2020 Annual Report Summary
Local Tax Increment Financing Projects in Missouri
February 1, 2021

All information is obtained from reports submitted by the authorizing municipalities and is current as of 02/01/2020. 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: 415
   a. "Blight" designation: 247
   b. "Conservation Area" designation: 58
   c. "Blight and Economic Development" designation: 54
   d. "Economic Development Area" designation: 16
   e. "Blight, Conservation Area, and Economic Development Area" designation: 39
   f. "Blight and Conservation Area" designation: 0
   g. "Conservation Area and Economic Development Area" designation: 1
   h. Status not designated in report: 0

2. Number of different municipalities reporting: 97

3. Number of new jobs:
   Estimated: 183,398
   Created to Date: 114,609

4. Number of retained jobs:
   Estimated: 28,699
   Retained to Date: 17,079

5. Total PILOTS and EATs received since inception: $3,330,131,549

6. Total anticipated TIF-reimbursable project costs: $7,538,795,855

7. Total anticipated project costs: $41,045,425,897
8. Total expenditures for TIF-eligible project costs by category:

a. Public infrastructure:
   i. Since Inception: $846,716,289
   ii. Report Period: $14,521,477

b. Site development:
   i. Since Inception: 254,397,988.86
   ii. Report Period: $20,423,331

c. Rehabilitation of existing buildings:
   i. Since Inception: $614,130,653
   ii. Report Period: $20,423,331

d. Acquisition of land or buildings:
   i. Since Inception: $325,930,441
   ii. Report Period: $2,579,062

e. Other (includes professional fees, financing costs, leasing fees, landscaping costs, planning and other not listed above):
   i. Since Inception: $941,151,985
   ii. Report Period: $20,233,048

f. P & I payments on outstanding bonded debt:
   i. Since Inception: $2,159,247,724
   ii. Report Period: $192,187,349

g. Reimbursement to developers for eligible costs:
   i. Since Inception: $1,654,803,582
   ii. Report Period: $100,666,117

h. Reimbursement to municipalities for eligible costs:
   i. Since Inception: $316,149,247
   ii. Report Period: $21,769,331

9. Original assessed real property value of project: $642,411,302

10. Assessed real property value at the end of the reporting period: $2,359,878,559
**Arnold**

**Arnold Crossroads Redevelopment Plan**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $143,363.60  
As of: 1/6/2020

**Payments in Lieu of Taxes:**

- Total received since inception: $1,148,710.39  
  Amount on Hand: $124.49

**Economic Activity Taxes:**

- Total received since inception: $2,375,852.37  
  Amount on Hand: $143,239.11

**Anticipated TIF Reimbursable Costs:**

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

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

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

**Financing Method:**

- TIF Notes

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

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

Arnold Crossroads Redevelopment Plan

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

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

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

Plan/Project Status: Fully-Operational
Area Type: 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: 150  Actual to Date: 268

Number of Retained Jobs:
    Projected: 300  Actual to Date: 300
## Ballwin Town Center TIF Redevelopment Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$62,203.00</th>
<th>As of:</th>
<th>12/21/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payments in Lieu of Taxes:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$9,363,617.00</td>
<td>Amount on Hand:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Economic Activity Taxes:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$13,730,482.00</td>
<td>Amount on Hand:</td>
<td>$62,203.00</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
- 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>Amount</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Financing Method:

- **TIF Bonds**

### Original estimated number of years to retirement:

- 20

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

- 2
Ballwin Town Center TIF Redevelopment Plan

Contact Agency: Ballwin
Contact Phone: 636-227-2007
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: 326

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: $0.00
As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $991,137.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $3,145,376.00  Amount on Hand: $0.00

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

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: District Dissolved

Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Belton
### Belton Town Centre 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>$1,175,405.00</td>
<td>11/13/2020</td>
</tr>
<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$8,233,373.00</td>
<td></td>
</tr>
<tr>
<td>Amount on Hand:</td>
<td>$97,887.00</td>
<td></td>
</tr>
<tr>
<td><strong>Economic Activity Taxes:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$23,419,116.00</td>
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<tr>
<td>Amount on Hand:</td>
<td>$961,105.00</td>
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<tr>
<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$26,340,186.00</td>
<td></td>
</tr>
<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>$0.00</td>
<td></td>
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<td>Other:</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$26,340,186.00</td>
<td></td>
</tr>
<tr>
<td><strong>Anticipated TOTAL Project Costs:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$26,340,186.00</td>
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</tr>
<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$59,956,714.00</td>
<td></td>
</tr>
</tbody>
</table>

### Financing Method:

TIF Bonds

### Original estimated number of years to retirement:

0

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

0
Belton

Belton Town Centre TIF Plan

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): Belton Associates, LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 10/1/2001

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

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

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

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

**Cedar Tree TIF 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>11/13/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $350,430.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $163,329.00
- Amount on Hand: $0.00

### 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>$2,734,203.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
<td>$233,500.00</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>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
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</table>

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

### Anticipated TOTAL Project Costs:

**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: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment 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: 11/13/2020

**Payments in Lieu of Taxes:**
- Total received since inception: $1,288,307.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $2,033,679.00
- 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

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

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

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

Original estimated number of years to retirement: 0

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

**Southtowne Plaza TIF Plan**

Contact Agency: Belton  
Contact Phone: (816) 331-4331  
Developer(s): Southtowne Assoc-Menard, Inc & Herman Enterprises  
Senate District: 31  
House District: 123  
Original Date Plan/Project Approved: 3/1/2009

Plan Description:

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

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

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

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
Belton
Y Highway Market Place TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation
$1,065,171.00
As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $773,996.00
Amount on Hand: $61,574.00

Economic Activity Taxes:
Total received since inception: $2,955,672.00
Amount on Hand: $1,003,597.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $4,008,500.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $4,275,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $8,283,500.00

Anticipated TOTAL Project Costs: $27,248,992.00

Financing Method:
Pay As You Go
TIF Bonds

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

Y Highway Market Place TIF Plan

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): Group Belton LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 12/1/2010

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

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

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

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: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $1,503,013.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $3,067,602.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $14,040,502.00
Property Acquisition and Relocation Costs: $9,055,889.00
Project Implementation Costs: $16,808,534.00
Other: $1,616,350.00
Other: $40,336,031.00

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

Anticipated TOTAL Project Costs: $146,934,020.00

Financing Method:
Pay As You Go

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

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): Y Belton LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 9/1/2007

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 0
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 $112,063.00 As of: 11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $152,913.00 Amount on Hand: $45,500.00

Economic Activity Taxes:
Total received since inception: $418,700.00 Amount on Hand: $66,563.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $445,500.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,411,500.00
Other: $50,000.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $1,907,000.00

Anticipated TOTAL Project Costs: $8,442,438.00

Financing Method:
Pay As You Go

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

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

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

Plan Description:
The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project 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: 15

Number of Retained Jobs:
Projected: 0  Actual to Date: 43
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$289,668.00</th>
<th>As of:</th>
<th>11/16/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $1,245,641.00 | Amount on Hand: | $125,840.00 |

**Economic Activity Taxes:**

| Total received since inception: | $981,810.00 | Amount on Hand: | $163,828.00 |

**Anticipated TIF Reimbursable Costs:**

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

**Total Anticipated TIF Reimbursable Project Costs:**

| $2,134,800.00 |

**Anticipated TOTAL Project Costs:**

| $11,444,588.00 |

**Financing Method:**

Pay As You Go

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

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): The R.H. Johnson Company
Senate District: 8
House District: 31
Original Date Plan/Project Approved: 6/1/2007

Plan Description:
The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project 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: 127

Number of Retained Jobs:
Projected: 0  Actual to Date: 21
Blue Springs
7 Highway and 40 Highway Tax Increment Project C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $602,048.00
As of: 11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $1,047,056.00
Amount on Hand: $138,509.00

Economic Activity Taxes:
Total received since inception: $3,585,747.00
Amount on Hand: $463,539.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,760,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,840,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $3,600,000.00

Anticipated TOTAL Project Costs: $13,221,164.00

Financing Method:
Pay As You Go

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

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Hy-Vee, Inc.
Senate District: 8
House District: 31
Original Date Plan/Project Approved: 6/1/2007

Plan Description:
The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project 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
Blue Springs
Adams Farm Tax Project A, B, &C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $3,686,806.00  As of:  11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $11,494,308.00  Amount on Hand: $1,496,606.00

Economic Activity Taxes:
Total received since inception: $19,697,274.00  Amount on Hand: $2,190,201.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $27,530,722.00
- Property Acquisition and Relocation Costs: $5,221,829.00
- Project Implementation Costs: $5,837,649.00
- Other: $3,238,121.00
- Other: $3,626,775.00
- Other:
- Other:
- Other:
- Other:

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

Anticipated TOTAL Project Costs: $138,399,688.00

Financing Method:
Other Bond

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

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

**Contact Agency:** Blue Springs  
**Contact Phone:** 816-228-0106  
**Developer(s):** Blue Springs Development Three, Inc.  
**Senate District:** 8  
**House District:** 32  
**Original Date Plan/Project Approved:** 2/1/2007

**Plan Description:**

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

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

**Number of New Jobs:**  
Projected: 1579  
Actual to Date: 1075

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 33
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $79,029.00

As of: 11/16/2020

Payments in Lieu of Taxes:

Total received since inception: $531,276.00
Amount on Hand: $55,054.00

Economic Activity Taxes:

Total received since inception: $137,367.00
Amount on Hand: $23,975.00

Anticipated TIF Reimbursable Costs:

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

Anticipated TOTAL Project Costs: $7,570,169.00

Financing Method:
Pay As You Go

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

**Copperleaf Village Shopping Center**

Contact Agency: Blue Springs  
Contact Phone: 816-228-0106  
Developer(s): Copperleaf Village, LLC  
Senate District: 8  
House District: 31  
Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The redevelopment of a retail center that comprises a series of current developments ranging in age from 30-45 years and impact 8 parcels of property located along Missouri Highway 7 between R.D. Mize Road and 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 significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0  
Actual to Date: 84

Number of Retained Jobs:

Projected: 0  
Actual to Date: 5
**Blue Springs**  
**Woods Chapel TIF, Project 1**

## 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>$148,020.00</td>
<td>11/16/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $629,258.00  
  - Amount on Hand: $106,645.00

### Economic Activity Taxes:

- Total received since inception: $242,179.00  
  - Amount on Hand: $41,374.00

## Anticipated TIF Reimbursable Costs:

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

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

## Anticipated TOTAL Project Costs: $19,185,046.00

### Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 23

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

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): I-70 Partners, LLC
Senate District: 8
House District: 30
Original Date Plan/Project Approved: 7/1/2008

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

Plan/Project Status: Fully-Operational
Area Type: 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: 15

Number of Retained Jobs:
Projected: 0  Actual to Date: 25
Blue Springs
Woods Chapel TIF, Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/16/2020

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

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

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

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

Anticipated TOTAL Project Costs: $15,833,459.00

Financing Method:
Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 10
Blue Springs
Woods Chapel TIF, Project 2

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): I-70 Partners, LLC
Senate District: 8
House District: 30
Original Date Plan/Project Approved: 7/1/2008

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

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

Number of New Jobs:

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

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<td>Number of Retained Jobs:</td>
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Blue Springs
Woods Chapel TIF, Project 3

TIF Revenues

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Payments in Lieu of Taxes:

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<th>Total received since inception:</th>
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Economic Activity Taxes:

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Anticipated TIF Reimbursable Costs:

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<th>Public Infrastructure/Site Development Costs:</th>
<th>$137,988.00</th>
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<td>Property Acquisition and Relocation Costs:</td>
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<td>Project Implementation Costs:</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$146,242.00</td>
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Anticipated TOTAL Project Costs:

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<th>$1,894,355.00</th>
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Financing Method:

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<table>
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<tbody>
<tr>
<td>Current anticipated estimated number of years to retirement:</td>
<td>10</td>
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Blue Springs
Woods Chapel TIF, Project 3

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): I-70 Partners, LLC
Senate District: 8
House District: 30
Original Date Plan/Project Approved: 7/1/2008

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

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

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

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

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $8,957,903.52
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $55,382,078.02
Amount on Hand: $0.00

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

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

Anticipated TOTAL Project Costs: $119,495,634.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
**Branson**

**Branson Hills Redevelopment Project**

Contact Agency: Branson  
Contact Phone: 417-337-8538  
Developer(s): Ozark Diversified Development Co.  
Senate District: 29  
House District: 156  
Original Date Plan/Project Approved: 7/1/2004

**Plan Description:**

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

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

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

**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>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
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<td>11/13/2020</td>
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### Payments in Lieu of Taxes:

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<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Status</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$16,844,789.12</td>
<td>Amount on Hand: $0.00</td>
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### Economic Activity Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$61,855,704.27</td>
<td>Amount on Hand: $0.00</td>
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### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $36,974,980.00
- **Property Acquisition and Relocation Costs:** $39,019,548.00
- **Project Implementation Costs:** $0.00
- **Other:** $55,345,520.00
- **Other:** $1,500,000.00
- **Other:**
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $148,440,048.00

### Anticipated TOTAL Project Costs:

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

### Financing Method:

- TIF Bonds
- Other Bond

---

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8
Branson

Branson Landing Redevelopment Project

Contact Agency: Branson
Contact Phone: 417-337-8533
Developer(s): HCW Development Company
Senate District: 29
House District: 156
Original Date Plan/Project Approved: 1/1/2003

Plan Description:
Public improvements include construction of an approximately 220,000 sq. ft. convention center, a new 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: 206  Actual to Date: 1978

Number of Retained Jobs:
Projected: 0  Actual to Date: 1978
Branson
Branson Meadows TIF 1995

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/13/2020

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

Economic Activity Taxes:
Total received since inception: $7,008,480.00 Amount on Hand: $0.00

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

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

Anticipated TOTAL Project Costs: $11,844,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 18
Current anticipated estimated number of years to retirement: 0
Branson

Branson Meadows TIF 1995

Contact Agency: Branson
Contact Phone: 417-337-8538
Developer(s): Marvin & Ivor Motley
Senate District: 29
House District: 156
Original Date Plan/Project Approved: 8/1/1995

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

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

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 445
## Brentwood
### Brentwood Pointe 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>12/4/2020</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:** $27,000,000.00

### Anticipated TOTAL Project Costs:

**$170,270,000.00**

### Financing Method:

- TIF Notes
- TIF Bonds

### Original estimated number of years to retirement:

12

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

0
**Brentwood**

**Brentwood Pointe Redevelopment Project**

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

**Plan Description:**

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate approximately 900,000 square feet of new development comprising retail, office, entertainment, and 1, apartment development. The Redevelopment Project consists of a commercial/retail center located on, Redevelopment Areas 2 & 3.

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

**Area Type:** Blight

**But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

Projected: 0  
Actual to Date: 369

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
**Brentwood**

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

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $0.00 | As of: 11/12/2020 |

#### Payments in Lieu of Taxes:
- Total received since inception: $6,833,233.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $2,731,696.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

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

### Anticipated TOTAL Project Costs:
- $46,340,000.00

**Financing Method:**
- TIF Bonds

**Original estimated number of years to retirement:** 12

**Current anticipated estimated number of years to retirement:** 5
**Brentwood**

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

Contact Agency: Brentwood  
Contact Phone: 314-963-8606  
Developer(s): MLP HANLEY STATION LLP  
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 CONDOS, RETAIL SPACE, A HOTEL AND PARKING GARAGES.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

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<thead>
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<th>Actual to Date</th>
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</thead>
<tbody>
<tr>
<td><strong>Projected:</strong></td>
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**Number of Retained Jobs:**

<table>
<thead>
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<th></th>
<th>Projected</th>
<th>Actual to Date</th>
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</thead>
<tbody>
<tr>
<td><strong>Projected:</strong></td>
<td>0</td>
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</tbody>
</table>
Brentwood
Kenilworth Redevelopment Area

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/11/2020

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:
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: 314-963-8606
Developer(s): PACE-ZELMAN DEVELOPMENT LLC
Senate District: 15
House District: 87
Original Date Plan/Project Approved: 5/1/1999

Plan Description:
ACQUISITION AND DEMO OF RESIDENTIAL AND COMMERCIAL STRUCTURES FOR REDEVELOPMENT OF RETAIL USES. BENEFITS INCLUDE ROADWAY AND PARKING IMPROVEMENTS.

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

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

Number of New Jobs:
Projected: 28  Actual to Date: 750

Number of Retained Jobs:
Projected: 50  Actual to Date: 40
**Brentwood**

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

**TIF Revenues**

<table>
<thead>
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<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$56,450.00</td>
<td>11/12/2020</td>
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</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $11,019,328.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $10,202,685.00
- Amount on Hand: $56,450.00

**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: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $19,600,000.00

**Anticipated TOTAL Project Costs:**

- Original estimated number of years to retirement: 10
- Current anticipated estimated number of years to retirement: 5
- Financing Method:
  - TIF Notes
  - TIF Bonds
- Total Anticipated TOTAL Project Costs: $133,683,000.00
**Brentwood**

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

Contact Agency: Brentwood  
Contact Phone: 314-963-8606  
Developer(s): EAGER ROAD ASSOCIATES, LLC  
Senate District: 24  
House District: 73  
Original Date Plan/Project Approved: 9/1/2000

Plan Description:

THIS IS A MIXED-USE REDEVELOPMENT PROJECT OF RETAIL AND OFFICE SPACE INCLUDING SURFACE AND STRUCTURED PARKING.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected: 0  
Actual to Date: 911

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: 12/30/2020

Payments in Lieu of Taxes:
Total received since inception: $233,411.10  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $3,742,258.15  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/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: 024-Senator Jill Shupp, 014-Senator Brian Williams  
Original Date Plan/Project Approved: 12/1/2007

**Plan Description:**

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

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

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

**Number of New Jobs:**

Projected: 400  
Actual to Date: 400

**Number of Retained Jobs:**

Projected: 400  
Actual to Date: 150
# Bridgeton
## St. Charles Rock Road Redevelopment Project (T4)

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>12/30/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

| Total received since inception | $1,434,321.04 | Amount on Hand | $0.00 |

#### Economic Activity Taxes:

| Total received since inception | $3,488,553.30 | Amount on Hand | $0.00 |

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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: (314) 739-7500
Developer(s): Bridgeton Rock Development LLC
Senate District: 024-Senator Schupp, 014-Senator Williams
Original Date Plan/Project Approved: 7/1/2010

Plan Description:
Expansion and relocation of WalMart Supercenter Store containing approximately 148,240 sq ft.

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

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

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

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

Oak Ridge Redevelopment Area

TIF Revenues

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

As of: 11/13/2020

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: $25,277,725.00
- 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:

- Pay As You Go
- Loan
- Other

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
Cape Girardeau

Downtown Cape Girardeau TIF  RPA 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/16/2020

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

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

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

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 0
Cape Girardeau

Downtown Cape Girardeau TIF RPA 2

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Cape Girardeau</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>5733396327</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>City of Cape Girardeau</td>
</tr>
<tr>
<td>Senate District:</td>
<td>27</td>
</tr>
<tr>
<td>House District:</td>
<td>147</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>6/1/2017</td>
</tr>
</tbody>
</table>

Plan Description:
RPA 2 has been terminated.

Plan/Project Status: District Dissolved

Area Type: Conservation

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

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

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
## Cape Girardeau
### Esquire 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>11/16/2020</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: $870,000.00
- Other: $0.00
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $870,000.00

### Anticipated TOTAL Project Costs:

- Amount: $2,650,000.00

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

- 23

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

- 23
**Cape Girardeau**

**Esquire TIF**

Contact Agency: Cape Girardeau

Contact Phone: 5733396327

Developer(s): TAG Development Team, LLC

Senate District: 27

House District: 147

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

Plan Description:

The Redevelopment Plan proposes the renovation and rehabilitation of the historic Esquire Theater for use as an event venue.

---

**Plan/Project 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
Charleston
1-57 Redevelopment Plan

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $86,235.45  
As of: 11/16/2020

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

**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: 13

Current anticipated estimated number of years to retirement: 13
Charleston

1-57 Redevelopment Plan

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

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

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

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

Number of Retained Jobs:
Projected: 50  Actual to Date: 25
# City of Aurora

## Aurora Marketplace TIF

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$2,894.18</th>
<th>As of:</th>
<th>10/19/2020</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: $12,144.24  
Amount on Hand: $10,834.73

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $335,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $435,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $770,000.00

### Anticipated TOTAL Project Costs:

$1,734,128.66

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

10

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

10
City of Aurora

Aurora Marketplace TIF

Contact Agency: City of Aurora
Contact Phone: 417-678-5121
Developer(s): Guffey Properties
Senate District: 29
House District: 132

Original Date Plan/Project Approved: 10/1/2017

Plan Description:
A mixed used development of retail service and quick serve restaurant, providing economical shopping and convenience dining opportunities to the area.

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

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

Number of New Jobs:
Projected: 30  Actual to Date: 7

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

## White Oak TIF

## TIF Revenues

<table>
<thead>
<tr>
<th>Fund: Current Amount of Revenue in Special Allocation Fund</th>
<th>As of</th>
<th>11/16/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $587,472.00
- Amount on Hand: $282,886.00

**Economic Activity Taxes:**
- Total received since inception: $1,008,341.00
- Amount on Hand: $379,453.00

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $4,117,581.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $2,461,224.00
- **Other:** $1,773,247.00
- **Other:** $522,500.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $8,874,552.00

## Anticipated TOTAL Project Costs:

**$49,639,471.00**

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

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

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

Contact Agency: City of Blue Springs
Contact Phone: 816-228-0106
Developer(s): Development Associates, LLC
Senate District: 8
House District: 31
Original Date Plan/Project Approved: 11/1/2014

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

Plan/Project Status: Fully-Operational
Area Type: 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: 102

Number of Retained Jobs:
Projected: 0  Actual to Date: 207
# City of Bonne Terre

## Highway 4767 T.I.F. District Development

### 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>$228,083.00</td>
<td>11/13/2020</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,480,121.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,137,146.00</td>
<td>$228,083.00</td>
</tr>
</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $9,122,246.00
- **Property Acquisition and Relocation Costs:** $40,000.00
- **Project Implementation Costs:** $1,425,000.00
- **Other:** $22,754.00
- **Other:** $400,000.00

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

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

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

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

**Current anticipated estimated number of years to retirement:** 2
City of Bonne Terre

Highway 4767 T.I.F. District Development

Contact Agency: City of Bonne Terre
Contact Phone: 573-358-2254
Developer(s): The Orchard LC James Bess
Senate District: 20
House District: 107
Original Date Plan/Project Approved: 7/1/1998

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

Plan/Project Status: Under Construction
Area Type: Blight

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

Number of New Jobs:

Projected: 500  Actual to Date: 207

Number of Retained Jobs:

Projected: 200  Actual to Date: 200
# City of Cameron

## Crossroads II Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$42,972.41</th>
<th>As of:</th>
<th>11/15/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $318,295.20
- Amount on Hand: $26,233.98

#### Economic Activity Taxes:

- Total received since inception: $238,291.48
- Amount on Hand: $16,738.43

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Public Infrastructure/Site Development Costs:</th>
<th>$3,309,897.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs:</td>
<td>$128,718.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$190,000.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### 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
Crossroads II Tax Increment Financing Plan

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

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

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

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

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

## Crossroads TIF District

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund: $0.00</th>
<th>As of: 11/15/2020</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:
- Other:
- Other:
- Other:

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

### Anticipated TOTAL Project Costs:

Anticipated TOTAL Project Costs: $13,730,000.00

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

Original estimated number of years to retirement: 23

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

Crossroads TIF District

Contact Agency: City of Cameron
Contact Phone: 816-632-2177
Developer(s): Walmart
Senate District: 12
House District: 2
Original Date Plan/Project Approved: 4/1/1994

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

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

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

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

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

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  11/15/2020

Payments in Lieu of Taxes:
   Total received since inception: $3,604.35  Amount on Hand: $0.00

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

Anticipated TIF Reimbursable Costs:
   Public Infrastructure/Site Development Costs: $74,192.57
   Property Acquisition and Relocation Costs: $0.00
   Project Implementation Costs: $11,511.09
   Other: $0.00
   Other: $0.00
   Other:
   Other:
   Other:
   Other:

Total Anticipated TIF Reimbursable Project Costs: $85,703.66

Anticipated TOTAL Project Costs: $386,342.03

Financing Method:
   Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
City of Cameron
MP-L4 Redevelopment Plan

Contact Agency: City of Cameron
Contact Phone: 816-632-2177
Developer(s): KMB Properties, L.L.C.
Senate District: 12
House District: 2

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

Plan Description:
The plan calls for the development of the site for commercial use the expansion of an existing business in a single phase with total project costs originally estimated at 500,000 but actual cost of 384,830.94. The redevelopment plan calls for the use of tax increment financing TIF funds originally estimated in the amount of 130,000 but actual costs were 84,192.57 plus interest for improvements including without limitation site preparation and improvements, and for professional services, all as further set forth in the redevelopment plan.

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

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: 12/5/2020

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

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: $476,689.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $476,689.00

Anticipated TOTAL Project Costs: $1,290,471.00

Financing Method:
Pay As You Go

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

811 Broadway

Contact Agency: City of Cape Girardeau
Contact Phone: 5733396327
Developer(s): Restoreme LLC
Senate District: 27
House District: 147
Original Date Plan/Project Approved: 9/1/2020

Plan Description:
The Redevelopment Plan proposes redeveloping the American Legion building to accommodate six luxury apartments and two commercial spaces which will initially be occupied by a coffee shop.

Plan/Project 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: $65,459.41  
As of: 11/16/2020

### Payments in Lieu of Taxes:
- Total received since inception: $299,044.77  
  Amount on Hand: $57,618.44

### Economic Activity Taxes:
- Total received since inception: $37,870.24  
  Amount on Hand: $7,840.97

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $3,500,000.00
- **Property Acquisition and Relocation Costs:** $400,000.00
- **Project Implementation Costs:** $408,000.00
- **Other:** $2,060,000.00
- **Other:** $200,000.00
- **Other:**
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $6,568,000.00

### Anticipated TOTAL Project Costs:
- **Total Anticipated TIF Reimbursable Project Costs:** $6,568,000.00
- **Anticipated TOTAL Project Costs:** $28,568,000.00

### 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 Cape Girardeau

Downtown Cape Girardeau TIF- RPA #1

Contact Agency: City of Cape Girardeau
Contact Phone: 5733396327
Developer(s): City of Cape Girardeau
Senate District: 27
House District: 147
Original Date Plan/Project Approved: 4/1/2016

Plan Description:
The Redevelopment Plan proposes redevelopment of RPA 1 for office, dining, hospitality and upper residential uses. The City will serve as master developer to coordinate public improvements and identify other developers to redevelop private buildings within RPA 1.

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: 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: 12/5/2020

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

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: $2,962,650.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,962,650.00

Anticipated TOTAL Project Costs: $4,970,277.00

Financing Method:
  Pay As You Go

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

North MiddleBroadway

Contact Agency: City of Cape Girardeau
Contact Phone: 5733396327
Developer(s): Rust Communications, Inc.
Senate District: 27
House District: 147
Original Date Plan/Project Approved: 8/1/2020

Plan Description:
The Redevelopment Plan proposes redeveloping four of the parcels to accommodate restaurants, retail space and apartments and renovating the structure at 260 N. Middle Street to accommodate the needs of a behavioral and therapeutic services company.

Plan/Project 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
CITY OF COLUMBIA
BROADWAY HOTEL PHASE TWO REDEVELOPMENT PLAN

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/12/2020

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

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

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,814,949.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $250,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,064,949.00

Anticipated TOTAL Project Costs: $20,250,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 21
CITY OF COLUMBIA

BROADWAY HOTEL PHASE TWO REDEVELOPMENT PLAN

Contact Agency: CITY OF COLUMBIA
Contact Phone: 573-874-6382
Developer(s): Broadway Lodging Two, LLC
Senate District: 19
House District: 25
Original Date Plan/Project Approved: 12/1/2017

Plan Description:
Demolition of existing building and construction of approximately 73,000 sq. feet, eight story hotel structure. Site improvements, new infrastructure, ingress/egress improvements, and landscaping enhancements.

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: 37  Actual to Date: 0

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

### Chambers - West Florissant 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>$22,419.00</td>
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<td><strong>Payments in Lieu of Taxes:</strong></td>
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<td>Total received since inception</td>
<td>$1,203,242.00</td>
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<tr>
<td>Total received since inception</td>
<td>$748,067.00</td>
<td>Amount on Hand: $78,604.00</td>
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<tr>
<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$1,000,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$2,650,000.00</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$400,000.00</td>
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<td>Other:</td>
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<tr>
<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
<td>$4,050,000.00</td>
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<tr>
<td><strong>Anticipated TOTAL Project Costs:</strong></td>
<td>$15,555,000.00</td>
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</tr>
</tbody>
</table>

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

- 23

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

- 23
City of Dellwood

Chambers - West Florissant TIF

Contact Agency: City of Dellwood
Contact Phone: 314-521-4339
Developer(s): Dellwood Aquistitions LLC
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

Current Amount of Revenue in Special Allocation Fund: $20,892.75  
As of: 11/2/2020

## Payments in Lieu of Taxes:

- Total received since inception: $9,386,896.18  
  Amount on Hand: $0.00

## Economic Activity Taxes:

- Total received since inception: $205,064.32  
  Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:

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

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

## Anticipated TOTAL Project Costs:

- $534,230,000.00

## Financing Method:

- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12
City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

Contact Agency: City of Eureka
Contact Phone: 6369385233
Developer(s): CV Eureka
Senate District: 26
House District: 89
Original Date Plan/Project Approved: 8/1/2005

Plan Description:
Retail and residential see file.

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project 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>$591,914.00</th>
<th>As of:</th>
<th>11/10/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $523,051.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $418,476.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $629,625.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $5,666,624.00
- **Other:**
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $6,296,249.00

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $6,296,249.00
- **Anticipated TOTAL Project Costs:** $22,203,161.00

### Financing Method:

- **Pay As You Go**

### Estimated Retirement:

- **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: 8163257183
Developer(s): City of Independence Initiated
Senate District: 11
House District: 21
Original Date Plan/Project Approved: 12/1/2013

Plan Description:
Public improvements include beautification and new streetscapes. In the future, facade and structural improvements to privately owned buildings.

Plan/Project Status: Under Construction
Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 70  Actual to Date: 0
City of Independence
Marketplace Shopping Center

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $48,581.00
As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $134,822.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $478,412.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,275,000.00
Property Acquisition and Relocation Costs: $3,500,000.00
Project Implementation Costs: $215,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $4,990,000.00

Anticipated TOTAL Project Costs: $33,920,842.00

Financing Method:
Pay As You Go

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

Marketplace Shopping Center

Contact Agency: City of Independence
Contact Phone: 8163257183
Developer(s): WNQE Independence VI
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 8/1/2016

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

Plan/Project Status: 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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$1,574,995.24</th>
<th>As of:</th>
<th>11/16/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $5,703,921.29
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $8,115,318.51
- 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: $0.00
- Other: $0.00
- Other: $0.00

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

### Anticipated TOTAL Project Costs:
- $3,893,700.00

### Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 4
City of Jennings

Buzz Westfall Plaza on the Blvd. TIF No. 3

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

Plan Description:

Area is approximately 56.29 acres. The development is known as the Buzz Westfall Plaza. It is a shopping and commercial district that includes banks, retail and commercial establishments as allowed and designated in the C-3 regional commercial district of the zoning code. In May 2020, the City of Jennings adopted a zoning ordinance that repealed & replaced the existing C-3 district at Buzz Westfall with the new South Gateway District.

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

Number of New Jobs:
Projected: 225  Actual to Date: 100

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

<table>
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<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$495,790.85</th>
<th>As of:</th>
<th>11/5/2020</th>
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</table>

### Payments in Lieu of Taxes:
- Total received since inception: $2,413,489.21
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $530,912.92
- 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: $25,000.00
- Other: $700,000.00
- Other: $0.00

### Total Anticipated TIF Reimbursable Project Costs: $1,425,000.00

### Anticipated TOTAL Project Costs: $15,000,000.00

### Financing Method:
- Other

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

### Current anticipated estimated number of years to retirement:
- 9
City of Jennings

River Roads Estate Redevelopment Project 7A

Contact Agency: City of Jennings
Contact Phone: 314.388-1164
Developer(s): SWH Investment, LLC
Senate District: 70
House District: 14

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

Plan Description:

Redevelopment Project plat 7A contains 11.80 acres that are proposed to be developed into a retail commercial district designed to accommodate a variety of general commercial activities intended to provide a wide range of goods and services normally used, consumed or needed in the home or by individuals.

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

Number of New Jobs:

Projected: 20  Actual to Date: 20

Number of Retained Jobs:

Projected: 5  Actual to Date: 5
# City of Jennings

## River Roads Estates Redevelopment Project 7B

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$513.37</th>
<th>As of:</th>
<th>11/5/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $696,355.72
- Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $25,302.37
- 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

### Total Anticipated TIF Reimbursable Project Costs:

$8,275,000.00

### Anticipated TOTAL Project Costs:

$30,000,000.00

### Financing Method:

- Other

### Original estimated number of years to retirement:

23

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

8
City of Jennings

River Roads Estates Redevelopment Project 7B

Contact Agency: City of Jennings
Contact Phone: 3143881164
Developer(s): SWH Investments, LLC
Senate District: 70
House District: 14

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

Plan Description:

RPA 7B has been amended to allow residential development. Developer has built 2 phases of tax credit, senior apartments with phase 3 under construction and a 4th phase proposed. Currently The City of Jennings is planning to build a new City Hall and Recreational Center in RPA 7B as well. The City is currently in negation's with the developer for land acquisition.

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

Number of New Jobs:
    Projected: 50    Actual to Date: 0

Number of Retained Jobs:
    Projected: 20    Actual to Date: 20
### City of Joplin
### 1717 Marketplace

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
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<th>As of:</th>
<th>11/25/2020</th>
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**Payments in Lieu of Taxes:**

<table>
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<tr>
<th>Total received since inception:</th>
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**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $9,339,491.00
- **Property Acquisition and Relocation Costs:** $1,631,786.00
- **Project Implementation Costs:** $275,000.00
- **Other:** $3,672,456.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $14,918,733.00

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

**Financing Method:**

- **Pay As You Go**

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

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

1717 Marketplace

Contact Agency: City of Joplin
Contact Phone: 417-624-0820
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
### City of Joplin
#### Northpark Crossing

## 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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<th>Description</th>
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<tr>
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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>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<td>Project Implementation Costs:</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project 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>$60,605,767.00</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 Joplin
Northpark Crossing

Contact Agency: City of Joplin
Contact Phone: 4176240820
Developer(s): MRV
Senate District: 32
House District: 128

Original Date Plan/Project Approved: 6/1/2004

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

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

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: 12/9/2020

Payments in Lieu of Taxes:
Total received since inception: $8,963,998.31
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $8,526,447.67
Amount on Hand: $0.00

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

Anticipated TOTAL Project Costs: $807,000,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 20
Current anticipated estimated number of years to retirement: 1
City of Joplin

Recovery TIF

Contact Agency: City of Joplin
Contact Phone: 4176240820
Developer(s): Joplin Redevelopment Corporation
Senate District: 32
House District: 128

Original Date Plan/Project Approved: 12/1/2012

Plan Description:
Following an EF-5 tornado that damaged or destroyed 30 of the community, the Redevelopment Plan called for the redevelopment of the approximate 3,100 acres in order to facilitate the recovery and economic revitalization of the area. The projects included land acquisition, market rate housing, affordable housing, and a new library.

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

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

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

Number of Retained Jobs:
Projected: 0      Actual to Date: 0
# City of Lee's Summit

## I-470 and View High Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$6,683.86</th>
<th>As of:</th>
<th>11/10/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$6,067.58</th>
<th>Amount on Hand:</th>
<th>$6,067.58</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:** $10,320,075.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $2,820,630.00

<table>
<thead>
<tr>
<th>Other:</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other:</td>
<td>$0.00</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:** $13,140,705.00

### Anticipated TOTAL Project Costs:

**$211,745,660.00**

**Financing Method:**

- **Pay As You Go**

<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>
City of Lee's Summit

I-470 and View High Tax Increment Financing Plan

Contact Agency: City of Lee's Summit  
Contact Phone: 8169691105  
Developer(s): Paragon Star LLC  
Senate District: 8  
House District: 56  
Original Date Plan/Project Approved: 3/1/2016

Plan Description:

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

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

But for Determination:

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

Number of New Jobs:

Projected: 0  
Actual to Date: 0

Number of Retained Jobs:

Projected: 0  
Actual to Date: 0
City of Lee's Summit
Village at View High Tax Increment Financing Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/11/2020

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

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

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $5,596,797.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $2,058,000.00
Other: $321,000.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $7,975,797.00

Anticipated TOTAL Project Costs: $68,983,570.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
City of Lee's Summit

Village at View High Tax Increment Financing Plan

Contact Agency: City of Lee's Summit
Contact Phone: 8169691105
Developer(s): Parrot Properties, LLC
Senate District: 8
House District: 56

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

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

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>Revenues Type</th>
<th>Current Amount of Revenue in Special Allocation</th>
<th>As of</th>
<th>11/17/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payments in Lieu of Taxes:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$10,753,215.00</td>
<td>Amount on Hand:</td>
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<tr>
<td>Economic Activity Taxes:</td>
<td></td>
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<tr>
<td>Total received since inception:</td>
<td>$36,965,215.00</td>
<td>Amount on Hand:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

#### 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: 9

Current anticipated estimated number of years to retirement: 5
City of Manchester

Highway 141 Manchester Road Redevelopment Area

Contact Agency: City of Manchester
Contact Phone: 636-227-1385
Developer(s): Pace Properties, Inc.
Senate District: 15
House District: 88/92
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. The project added about 500,000 square feet of retail space to the Highway 141/Manchester Road corridor. The major anchor tenants are Costco and Wal-Mart. Junior anchors include Best Buy, Petsmart and Nordstrom Rack

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

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

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

Number of Retained Jobs:
Projected: 0    Actual to Date: 845
**City of Maplewood**

**Ambride Commons**

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $1,037.00 |
| Fund: | As of: | 11/9/2020 |

**Payments in Lieu of Taxes:**

| Total received since inception: | $875,912.24 |
| Amount on Hand: | $1,037.00 |

**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

**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:** 23

**Current anticipated estimated number of years to retirement:** 14
City of Maplewood

Ambride Commons

Contact Agency: City of Maplewood
Contact Phone: 314-646-3606
Developer(s): Dennis Norman
Senate District: 24
House District: 73

Original Date Plan/Project Approved: 3/1/2005

Plan Description:
Demolition of the old Bruce School building & construction of 20 townhouses each with 3 bedrooms, 2.5 baths & a 2 car garage.

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

But for Determination:

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

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
City of Maryland Heights
Westport Plaza Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $4,463,374.00  Amount on Hand: $32,727.00

Economic Activity Taxes:
Total received since inception: $4,749,793.00  Amount on Hand: $3,061,645.00

Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$25,700,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td>Other</td>
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<td>Other</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$25,700,000.00</td>
</tr>
</tbody>
</table>

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

Westport Plaza Redevelopment

Contact Agency: City of Maryland Heights
Contact Phone: 314-738-2206
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 and 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

<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>11/17/2020</td>
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</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
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<td></td>
</tr>
<tr>
<td>Amount on Hand</td>
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### Economic Activity Taxes:

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

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$800,000.00</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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<tr>
<td>Other</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$2,500,000.00</td>
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</tbody>
</table>

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$9,000,000.00</td>
</tr>
</tbody>
</table>

### Financing Method:

- TIF Bonds

### Original estimated number of years to retirement:

- 8

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

- 8
City of Moline Acres

St. Cyr Road Redevelopment Project

Contact Agency: City of Moline Acres
Contact Phone: 314-868-2433
Developer(s): St Cyr Investment Company
Senate District: 013
House District: 069
Original Date Plan/Project Approved: 1/1/2004

Plan Description:
The purpose of the Redevelopment Plan was to 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 enhance the tax base of the taxing districts within area.

Plan/Project Status: Inactive

Area Type: Blight

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

Number of New Jobs:
Projected: 75    Actual to Date: 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>$16,962.00</td>
<td>11/13/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $34,177.00
- **Amount on Hand:** $16,962.00

### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $4,400,000.00
- **Property Acquisition and Relocation Costs:** $13,500,000.00
- **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:** $17,900,000.00

### Anticipated TOTAL Project Costs:

- **$73,000,000.00**

### Financing Method:

- TIF Notes
- TIF Bonds

### Original estimated number of years to retirement:

- **20**

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

- **20**
City of Olivette, Saint Louis County
Gateway I-170

Contact Agency: City of Olivette, Saint Louis County
Contact Phone: 314-993-0444
Developer(s): Keat Properties LLC dba Keat Olivette Gateway, LLC
Senate District: 24
House District: 88
Original Date Plan/Project Approved: 4/1/2017

Plan Description:
The Redevelopment Plan envisions the redevelopment project in two phases. Phase 1 includes the construction of retail, dining, entertainment and surface parking uses. Phase 2 consists of the addition of vertical density in the form of structured parking and multiples floors of office or other commercial uses incorporated into, above or surrounding the buildings housing Phase 1. The Redevelopment Plan is intended to eliminate or mitigate the conditions that qualify the area as a blighted area, create a desirable gateway into the City and provide a catalyst for other development along Olive Boulevard

Plan/Project Status: Under Construction

Area Type: Blight

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

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

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

Current Amount of Revenue in Special Allocation Fund: $290.00  
As of: 11/13/2020

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

Economic Activity Taxes:
- Total received since inception: $6,799,118.00  
  Amount on Hand: $137.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $480,223.00
- 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
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
City of Poplar Bluff

EIGHT POINTS TIF REDEVELOPMENT PLAN

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/20/2020

Payments in Lieu of Taxes:
Total received since inception: $565,467.66 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $5,700,473.04 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
- 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: 16
Current anticipated estimated number of years to retirement: 16


City of Poplar Bluff

EIGHT POINTS TIF REDEVELOPMENT PLAN

Contact Agency: City of Poplar Bluff
Contact Phone: 573-785-7474
Developer(s): Eight Points Development LLC
Senate District: 25
House District: 152/153
Original Date Plan/Project Approved: 8/1/2012

Plan Description:
The purpose of the Redevelopment Plan was to 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 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, Academy Sports and Wal-Mart Neighborhood Market.

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

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

Number of Retained Jobs:
  Projected: 0  Actual to Date: 50
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $57,346.00  As of: 11/16/2020

Payments in Lieu of Taxes:
  Total received since inception: $9,355,204.00  Amount on Hand: $238.00

Economic Activity Taxes:
  Total received since inception: $13,401,510.16  Amount on Hand: $57,108.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $9,146,142.00
  Property Acquisition and Relocation Costs: $3,401,343.00
  Project Implementation Costs: $3,854,709.00
  Other: $0.00
  Other: $0.00
  Other:
  Other:
  Other:
  Total Anticipated TIF Reimbursable Project Costs: $16,402,194.00

Anticipated TOTAL Project Costs: $54,953,000.00

Financing Method:
  TIF Bonds

Original estimated number of years to retirement: 13
Current anticipated estimated number of years to retirement: 23
City of Richmond Heights

Francis Place RPA 1&4, 2, 3 and Hadley Township

Contact Agency: City of Richmond Heights
Contact Phone: 3127895959
Developer(s): Condor Partners LLC purchased from Pace Properties
Senate District: 15
House District: 87
Original Date Plan/Project Approved: 3/1/2003

Plan Description:
Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 1 consists of a parking garage with 750 spaces, 110,000 SF of retail space and 35 residential units. RPA 4 consists of 5,000 to 6,000 SF of retail and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 340  Actual to Date: 400

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
City of Rolla
I-44 US 63 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $99,803.00 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $369,558.00 Amount on Hand: $46,454.00

Economic Activity Taxes:
Total received since inception: $925,153.00 Amount on Hand: $30,100.00

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: 573-426-6980
Developer(s): Kohls Department Store, Inc
Senate District: 16
House District: 121
Original Date Plan/Project Approved: 10/1/2010

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

Plan/Project Status: Fully-Operational
Area Type: 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: 75
Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $15,178.00

As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $361,088.00
Amount on Hand: $7.00

Economic Activity Taxes:
Total received since inception: $182,591.00
Amount on Hand: $15,171.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $4,600,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other:

Total Anticipated TIF Reimbursable Project Costs: $4,600,000.00

Anticipated TOTAL Project Costs: $18,375,000.00

Financing Method:
Pay As You Go
Loan

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
City of Sikeston
60 West-Malco

Contact Agency: City of Sikeston
Contact Phone: 5734753712
Developer(s): Sikeston Development Co., LLC Cotton Ridge Develop
Senate District: 27
House District: 149

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

Plan Description:
Construction of 8 plex movie theater and provide public infrastructure for further commercial development.

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: 10 Actual to Date: 10

Number of Retained Jobs:
Projected: 5 Actual to Date: 5
City of Sikeston
60 West-RPA-2A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $125,716.00  Amount on Hand: $0.00

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:
Pay As You Go

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

Contact Agency: City of Sikeston
Contact Phone: 5734753712
Developer(s): Cotton Ridge Development Co., LLC
Senate District: 27
House District: 149

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

Plan Description:
Construction of 100 room hotel

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

But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

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>$603,612.00</th>
<th>As of:</th>
<th>11/13/2020</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:
- Total received since inception: $4,434,576.69
- Amount on Hand: $363,053.04

## Economic Activity Taxes:
- Total received since inception: $6,223,241.17
- Amount on Hand: $240,558.96

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

## Anticipated TOTAL Project Costs:
- $5,645,000.00

### Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 4
CITY OF ST. JOHN

ST. JOHN CROSSING TIF

Contact Agency: CITY OF ST. JOHN
Contact Phone: 3144278700
Developer(s): St. John Crossings, LLC
Senate District: 24
House District: 81
Original Date Plan/Project Approved: 7/1/2001

Plan Description:

Nineteen 19 acres of Blighted Area to be a shopping center anchored by Shop N Save grocery store Schnucks grocery store as of 10/2018. 66,200 sq. ft. with 36,000 sq. ft. of retail space, plus two 2 out parcels and parking for 612 vehicles.

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

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 175    Actual to Date: 230

Number of Retained Jobs:

Projected: 0    Actual to Date: 0
# TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**
- **$0.00**
- **As of:** 11/18/2020

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

**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:** $13,697,871.00

**Anticipated TOTAL Project Costs:**
- **$99,216,627.00**

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

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

**Current anticipated estimated number of years to retirement:** 23
City of Strafford

Strafford South West MO Regional Rail Park TIF

Contact Agency: City of Strafford
Contact Phone: 4177362154
Developer(s): South West Missouri Rail and Business Park, LLC
Senate District: 20
House District: 137

Original Date Plan/Project Approved: 9/1/2019

Plan Description:
To establish TIF development assistance in the district in order to facilitate redevelopment of the Area, to cure the economic underutilization of the Area, to alleviate those conditions that cause the Area to be a Blighted Area, and to further the objectives of the City's Comprehensive Plan.

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

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

Number of New Jobs:
  Projected: 30  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>11/12/2020</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:** $13,697,871.00

#### Anticipated TOTAL Project Costs:
- $99,216,627.00

### Financing Method:
- TIF Notes

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

### Current anticipated estimated number of years to retirement:
- 23
City of Strafford

Strafford TIF District

Contact Agency: City of Strafford
Contact Phone: 4177362154
Developer(s): South West Missouri Rail and Business Park, LLC
Senate District: 20
House District: 137
Original Date Plan/Project Approved: 9/1/2019

Plan Description:
To establish TIF development assistance in the district in order to facilitate redevelopment of the Area, to cure the economic underutilization of the Area, to alleviate those conditions that cause the Area to be a Blighted Area, and to further the objectives of the City's Comprehensive Plan.

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

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

Number of New Jobs:
Projected: 30  Actual to Date: 0

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

<table>
<thead>
<tr>
<th>TIF Revenues</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$19,550.00</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: $934,506.00
- Amount on Hand: $82,703.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,043,000.00
- 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: $1,043,000.00

#### Anticipated TOTAL Project Costs: $5,087,607.23

### Financing Method:
- Pay As You Go

### Original estimated number of years to retirement: 23
### Current anticipated estimated number of years to retirement: 12
City of Strafford

Strafford TIF District

Contact Agency: City of Strafford
Contact Phone: 417-736-2154
Developer(s): Harter House and Dollar General
Senate District: 20
House District: 145 originally, 137 due to redistricting

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

Plan Description:
To establish TIF development assistance in the district to make the area more attractive to developers. Primary attraction for Harter House and Dollar General.

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.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
City of Warrensburg
Keystone & West View Pad Sites Tax Increment Finan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 12/14/2020

Payments in Lieu of Taxes:
Total received since inception: $328,605.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $42,856.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $364,956.00
Property Acquisition and Relocation Costs: $2,135,044.00
Project Implementation Costs: $75,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $2,575,000.00

Anticipated TOTAL Project Costs: $2,575,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 18
City of Warrensburg
Keystone & West View Pad Sites Tax Increment Finan

Contact Agency: City of Warrensburg
Contact Phone: 6602624640
Developer(s): J.W. Franklin Co., and Keystone Hospitality, LLC.
Senate District: 21
House District: 054 051
Original Date Plan/Project Approved: 10/1/2015

Plan Description:
The Redevelopment Plan proposed the development of an 83 room hotel, 4 restaurants or fast food businesses, a 10,000 sq ft office building and a 3,000 sq ft retail building totaling approximately 78,000 sq ft. The Redevelopment Plan calls for the developer to prepare the pad sites for sale to other owners/developers for construction of the stated 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: 189  Actual to Date: 82

Number of Retained Jobs:
Projected: 189  Actual to Date: 70
# TIF Revenues

| Current Amount of Revenue in Special Allocation | $1,428.73 | As of: | 11/12/2020 |
| Payments in Lieu of Taxes: | | | |
| Total received since inception: | $844,540.03 | Amount on Hand: | $0.00 |
| Economic Activity Taxes: | | | |
| Total received since inception: | $273,934.07 | Amount on Hand: | $1,428.73 |

## 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 |
| Other: | $0.00 |

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

## Anticipated TOTAL Project Costs:

$20,300,000.00

### Financing Method:

- TIF Notes
- TIF Bonds

### Original estimated number of years to retirement:

23

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

14
**Columbia**

**Regency Hotel Redevelopment Plan and Project TIF**

**Contact Agency:** Columbia  
**Contact Phone:** 573-874-6382  
**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:** 49

**Number of Retained Jobs:**

- **Projected:** 23  
- **Actual to Date:** 23
Columbia
TIGER Hotel Redevelopment TIF

TIF Revenues
Current Amount of Revenue in Special Allocation $2,530.28 As of: 11/13/2020
Fund:

Payments in Lieu of Taxes:
Total received since inception: $433,476.29 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $171,090.25 Amount on Hand: $2,530.28

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $235,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $200,000.00
- Other: $1,350,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

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

Anticipated TOTAL Project Costs: $8,925,000.00

Financing Method:
Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
Columbia

**TIGER Hotel Redevelopment TIF**

Contact Agency: Columbia
Contact Phone: 573-874-6382
Developer(s): Columbia Hotel Investments, 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:** 51

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
Country Club Hills
Lucas-HuntChandler Redevelopment area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $353,205.00 Amount on Hand: $327.00

Economic Activity Taxes:
Total received since inception: $154,035.00 Amount on Hand: $9,809.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $225,000.00
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: $225,000.00

Anticipated TOTAL Project Costs: $3,500,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Country Club Hills
Lucas-Hunt-Chandler Redevelopment area

Contact Agency: Country Club Hills
Contact Phone: 3142610845
Developer(s): Samsone
Senate District: 14
House District: 70

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

Plan Description:

Walgreens was constructed with in the boundries, Now Impire Beauty

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

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 10/30/2020

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

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

Total Anticipated TIF Reimbursable Project Costs: $15,000,000.00

Anticipated TOTAL Project Costs: $15,000,000.00

Financing Method:
- Pay As You Go
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Crestwood
Crestwood Plaza

Contact Agency: Crestwood
Contact Phone: 314-729-4781
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 components. This plan entails the removal of all existing site improvements on the largest parcel, the construction of various buildings, roadways, new site improvements, utility infrastructure, and open space. These components also include the construction of approximately 500,000 square feet of gross leasable area.

Plan/Project Status: Under Construction
Area Type: Blight

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

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

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

### 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>$1,958,789.00</td>
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**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
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**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>
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<td>$313,876.00</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>$18,695,797.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
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<td>Other:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
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</table>

**Total Anticipated TIF Reimbursable Project Costs:** $18,695,797.00

### Anticipated TOTAL Project Costs:

**Anticipated TOTAL Project Costs:** $4,000,000.00

**Financing Method:**

- Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 0
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 plan was to improve commercial development. As of December 31, 2019 the Highway 67 Tax Increment Financing District has been terminated.

Plan/Project Status: District Dissolved
Area Type: Blight
But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

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

Number of Retained Jobs:
Projected: 210  Actual to Date: 210
Farmington
Highway 67 Tax Increment Finance District

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $1.53  As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $1,069,359.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,619,987.00  Amount on Hand: $1.53

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
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

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): Menards Inc
Senate District: 003
House District: 106
Original Date Plan/Project Approved: 10/1/2005

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

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 337

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

**Karsch Downtown Redevelopment District**

## TIF Revenues

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

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<th>Amount on Hand</th>
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<tr>
<td>Total received since inception</td>
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## 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>$8,787,268.00</td>
<td>$297,757.00</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>$3,500,000.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$2,000,000.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$5,000,000.00</td>
</tr>
<tr>
<td>Other</td>
<td>$800,000.00</td>
</tr>
<tr>
<td>Other</td>
<td>$4,000,000.00</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
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<tr>
<td>Other</td>
<td></td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$14,800,000.00</td>
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## Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$66,000,000.00</td>
</tr>
</tbody>
</table>

## Financing Method:

- Pay As You Go
- Loan

## Estimated Number of Years to Retirement:

<table>
<thead>
<tr>
<th>Description</th>
<th>Years</th>
</tr>
</thead>
<tbody>
<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>
<td>23</td>
</tr>
</tbody>
</table>
Farmington

Karsch Downtown Redevelopment District

Contact Agency:  Farmington  
Contact Phone:  5737561701  
Developer(s):  Multiple  
Senate District:  003  
House District:  106  
Original Date Plan/Project Approved:  12/1/2003

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

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

Number of New Jobs:
Projected:  0  Actual to Date:  465

Number of Retained Jobs:
Projected:  0  Actual to Date:  277
**Ferguson**

*Downtown Redevelopment Plan*

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$162,076.00</th>
<th>As of:</th>
<th>2/25/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $2,902,561.00
- Amount on Hand: $75,738.00

**Economic Activity Taxes:**

- Total received since inception: $3,308,818.00
- Amount on Hand: $86,338.00

**Anticipated TIF Reimbursable Costs:**

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

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

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

**Financing Method:**

Pay As You Go

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

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

Downtown Redevelopment Plan

Contact Agency: Ferguson
Contact Phone: 314 524-5257
Developer(s): none
Senate District: 13,14
House District: 70,80
Original Date Plan/Project Approved: 9/1/2002

Plan Description:
The concept involves multiple developments and activities over the life of the plan, may include larger-scale developments undertaken by multiple developers, smaller-scale projects involving individual property owners, or projects implemented by the City.

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

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

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

## TIF Revenues

| Current Amount of Revenue in Special Allocation | $29,304.00 | As of: 10/23/2020 |

### Payments in Lieu of Taxes:

- Total received since inception: $1,992,230.00  
  - Amount on Hand: $18,103.00

### Economic Activity Taxes:

- Total received since inception: $1,151,766.00  
  - Amount on Hand: $11,201.00

## Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $3,500,000.00
- Property Acquisition and Relocation Costs: $2,024,000.00
- Project Implementation Costs: $1,558,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $7,082,000.00

## Anticipated TOTAL Project Costs:

- $7,082,000.00

## Financing Method:

- TIF Bonds

## Estimated Years to Retirement:

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


**Fulton**

**Fulton Commons Redevelopment Project**

Contact Agency: Fulton  
Contact Phone: 5735923131  
Developer(s): LG&D  
Senate District: 16  
House District: 20  

Original Date Plan/Project Approved: 11/1/2003

Plan Description:

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

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 45  
Actual to Date: 175

Number of Retained Jobs:

Projected: 0  
Actual to Date: 0
Grain Valley
Grain Valley Interchange TIF Project 1A

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $539,633.00
As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $205,614.00
Amount on Hand: $205,614.00

Economic Activity Taxes:
Total received since inception: $448,098.00
Amount on Hand: $334,019.00

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
Total Anticipated TIF Reimbursable Project Costs: $319,169.00

Anticipated TOTAL Project Costs: $319,169.00

Financing Method:
Other

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Grain Valley

Grain Valley Interchange TIF Project 1A

Contact Agency: Grain Valley
Contact Phone: 816-847-6281
Developer(s): None
Senate District: 8
House District: 32
Original Date Plan/Project Approved: 9/1/2010

Plan Description:
Redevelopment of 85 acres of blighted property into a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites with all necessary parking, utilities, and streets. Project 1A consists of an auto parts supply store and a fast food restaurant.

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

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

Number of Retained Jobs:
Projected: 90  Actual to Date: 90
Grain Valley
Grain Valley Marketplace TIF- Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $39,608.00 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $813,156.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,172,420.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $2,628,986.00
Property Acquisition and Relocation Costs: $4,000,000.00
Project Implementation Costs: $106,597.00
Other: $1,500,000.00
Other: $545,190.00

Total Anticipated TIF Reimbursable Project Costs: $12,380,773.00

Anticipated TOTAL Project Costs: $28,030,698.00

Financing Method:
Pay As You Go
Industrial Revenue Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
**Grain Valley**

*Grain Valley Marketplace TIF- Project #2*

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Grain Valley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-847-6281</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Star Acquisitions</td>
</tr>
<tr>
<td>Senate District:</td>
<td>8</td>
</tr>
<tr>
<td>House District:</td>
<td>32</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>9/1/2010</td>
</tr>
</tbody>
</table>

**Plan Description:**

Redevelopment of 85 acres of blighted property into a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites totaling approximately 175,000 square feet. In March of 2016, the TIF was amended to include an additional 124,381 square feet on the north side of project 2. The development was purchased by Star Acquisitions in March 2016.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

- **Projected:** 185
- **Actual to Date:** 170

**Number of Retained Jobs:**

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

**Grain Valley MarketplaceInterchange TIF**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$19,289.51</th>
<th>As of:</th>
<th>11/11/2020</th>
</tr>
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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>$19,289.51</th>
<th>Amount on Hand:</th>
<th>$19,289.51</th>
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**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Public Infrastructure/Site Development Costs:</th>
<th>$6,871,463.00</th>
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</thead>
<tbody>
<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>
<td>$0.00</td>
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<td>Other:</td>
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<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:**

<table>
<thead>
<tr>
<th>$6,871,463.00</th>
</tr>
</thead>
</table>

**Anticipated TOTAL Project Costs:**

<table>
<thead>
<tr>
<th>$6,871,463.00</th>
</tr>
</thead>
</table>

**Financing Method:**

Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 16
Grain Valley
Grain Valley MarketplaceInterchange TIF

Contact Agency: Grain Valley
Contact Phone: 816-847-6281
Developer(s): None
Senate District: 8
House District: 32
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 Projects 1B, 3, and 4 which were activated in April 2020.

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

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

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

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

Mall at Sni-A-Bar TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $20,488.00  As of: 11/12/2020

Payments in Lieu of Taxes:
- Total received since inception: $3,354,206.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $2,111,100.00  Amount on Hand: $20,488.00

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: 5
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: 32

Original Date Plan/Project Approved: 6/1/2002

Plan Description:
Development of 10.5 acres of blighted property into a mixed use project including a grocery store, in-line retail center and pad sites totaling approximately 145000 square feet of retail and office space plus 320 residential units, parking and necessary infrastructure.

Plan/Project Status: Under Construction

Area Type: Blight

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

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>148</td>
<td>150</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>
Harrisonville

Harrisonville Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:

$10,144.28 As of: 12/30/2020

Payments in Lieu of Taxes:

Total received since inception: $1,754,175.80 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $2,037,738.46 Amount on Hand: $10,144.28

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: 8163808973
Developer(s): Simmons Investments, Inc.
Senate District: 31
House District: 124

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

Plan Description:
A 34.5 acre retail project. Phase I abuts South Commercial St.. Phase II abuts Westchester Avenue. The center is in the process of absorbing 243,895 s.f. of space.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 30  Actual to Date: 30
### 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>$24,010.00</td>
<td>12/31/2020</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $1,747,751.78
- **Amount on Hand:** $0.00

#### Economic Activity Taxes:

- **Total received since inception:** $2,218,194.31
- **Amount on Hand:** $24,010.00

#### 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
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $6,541,800.00

#### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $6,541,800.00
- **Anticipated TOTAL Project Costs:** $22,134,800.00

#### Financing Method:

- TIF Notes
- TIF Bonds

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

- 21

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

- 9
Harrisonville Towne Center

Harrisonville

Contact Agency: Harrisonville
Contact Phone: 18163808973
Developer(s): DJ Christie, Inc.
Senate District: 31
House District: 124
Original Date Plan/Project Approved: 11/1/2005

Plan Description:
A 2-phase 42 acre retail project. Phase I is 22 acres with a Sutherlands Home Improvement Center, Comfort Inn a vacant former Russell Stovers, with two remaining pad sites. Phase II is approximately 20 acres with a new Dollar General and two vacant pad sites, a vacant site for a big box and storm detention and a small strip center.

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

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

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

**Hazelwood Logistics Center**

---

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $0.00 | As of: | 11/25/2020 |

**Payments in Lieu of Taxes:**

- Total received since inception: $7,963,645.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $449,875.00  
  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:** $43,000,000.00

**Financing Method:**

- TIF Notes

---

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 9
**Hazelwood**

**Hazelwood Logistics Center**

Contact Agency: Hazelwood  
Contact Phone: 3145135040  
Developer(s): North Point  
Senate District: 14  
House District: 76  
Original Date Plan/Project Approved: 11/1/2006

**Plan Description:**

The project removed blight from 221 acres of mixed use commercial and residential development, which included a dump site and land owned by both St. Louis County and Lambert Airport. The site was cleared and all but a church and one commercial use. There is one 405,000 square foot industrial building in the TIF.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 1000  
Actual to Date: 140

**Number of Retained Jobs:**

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

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 11/25/2020 |

#### Payments in Lieu of Taxes:
- Total received since inception: $65,264,242.00  
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $32,031,490.00  
- 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
- Other: $0.00

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

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

#### Financing Method:
- TIF Notes

#### Original estimated number of years to retirement: 10

#### Current anticipated estimated number of years to retirement: 0
**Hazelwood**

**Park 370**

Contact Agency: Hazelwood  
Contact Phone: 3145135040  
Developer(s): Tristar  
Senate District: 14  
House District: 76  
Original Date Plan/Project Approved: 4/1/1999

Plan Description:

Project seeks to convert a portion of the Missouri River floodplain into a light industrial park with access from MO 370. Project includes raising the land out of the floodplain to allow development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 3000  
Actual to Date: 362

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: 11/9/2020

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

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

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $31,300,000.00
- Property Acquisition and Relocation Costs: $800,000.00
- Project Implementation Costs: $1,900,000.00
- Other: $3,000,000.00
  Other: $0.00
  Other:
  Other:
  Other:
  Other:

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

Anticipated TOTAL Project Costs: $103,681,000.00

Financing Method:
- TIF Notes
- TIF Bonds

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

I-55/McNutt Street Tax Increment Financing

Contact Agency: Herculaneum
Contact Phone: 636-475-4447
Developer(s): Herculaneum Development Inc.
Senate District: 22
House District: 114
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate 1 approximately 312,000 square feet of new commercial space, 2 development of 10 commercial outlots and 3 an approximately 92-room hotel.

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

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

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

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

### First Amended I-70 Interchange Plan of Higginsville

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>10/29/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $1,091,864.12
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $1,802,017.91
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $707,100.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $116,500.00
- Other: $0.00
- Other: $803,280.00
- Other:
- Other:
- Other:
- Other:

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

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

**Financing Method:**
- Loan

Original estimated number of years to retirement: 23

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

**First Amended I-70 Interchange Plan of Higginsville**

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

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

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

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

Number of New Jobs:  
Projected: 4  
Actual to Date: 2

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

Current Amount of Revenue in Special Allocation Fund: $126,597.25 As of: 11/11/2020

Payments in Lieu of Taxes:
- Total received since inception: $1,008,027.67 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $2,427,028.41 Amount on Hand: $126,597.25

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,922,550.00
- Property Acquisition and Relocation Costs: $1,500,000.00
- Project Implementation Costs: $1,182,450.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $5,605,000.00

Anticipated TOTAL Project Costs: $22,115,549.00

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

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 19
**Hollister**

**Hollister Parkway Redevelopment Plan**

Contact Agency: Hollister  
Contact Phone: 417-334-3262  
Developer(s): Menard, Inc.  
Senate District: 29  
House District: 156  
Original Date Plan/Project Approved: 10/1/2016  

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

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

**Number of New Jobs:**  
Projected: 165  
Actual to Date: 135  

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

### Blue Ridge Crossing East Tax Increment Financing

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$12,821.00</th>
<th>As of:</th>
<th>11/10/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$140,550.00</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>$922,124.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $2,946,986.00
- **Property Acquisition and Relocation Costs:** $883,002.00
- **Project Implementation Costs:** $223,100.00
- **Other:** $158,958.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $4,212,046.00

### Anticipated TOTAL Project Costs:

**$15,533,600.00**

**Financing Method:**

- **Pay As You Go**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15
Independence

Blue Ridge Crossing East Tax Increment Financing

Contact Agency: Independence
Contact Phone: 8163257183
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 sqft. retail built, 12,500 sqft. multi-tenant retail, and 3,300 sqft. drive-thru restaurant.

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Crackerneck Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $5,661,859.00  As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $4,318,649.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $11,261,254.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $64,042,964.00
Property Acquisition and Relocation Costs: $7,282,000.00
Project Implementation Costs: $2,233,434.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
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: 25
**Independence**

**Crackerneck Creek Tax Increment Financing Plan**

Contact Agency: Independence  
Contact Phone: 8163257183  
Developer(s): Crackerneck Creek LLC  
Senate District: 11  
House District: 30  
Original Date Plan/Project Approved: 10/1/2004

**Plan Description:**

The Crackerneck Creek Redevelopment Project is on 192 acres and includes plans for 160,000 sqft of retail shops Bass Pro, restaurant, hotel and three adjoining commercial areas providing more than 500,000 sqft of additional retail space. The development also includes more than 80 acres of city-owned park spaces, two miles of walking trails, and a 15 acre lake and 60 ft waterfall.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**  
Projected: 2093  
Actual to Date: 450

**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 Fund: $8,199,100.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $30,873,699.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $42,346,968.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/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: $42,633,000.00

Anticipated TOTAL Project Costs: $254,002,000.00

Financing Method:
Pay As You Go

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

**Eastland Center Tax Increment Financing and Redevelopment**

- **Contact Agency:** Independence
- **Contact Phone:** 8163257183
- **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, specialist shopping, restaurants, a hotel and office space.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 500
- **Actual to Date:** 500

**Number of Retained Jobs:**

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

Golf Strategies Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,830,733.00  As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $7,437,333.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $337,204.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,832,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $150,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- 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: 2
Independence

Golf Strategies Tax Increment Financing Plan

Contact Agency: Independence
Contact Phone: 8163257183
Developer(s): Golf Strategies, Inc
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/1999

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

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

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

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: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $15,891,657.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $9,123,026.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $21,896,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $250,000.00
Other: $35,000.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $22,181,000.00

Anticipated TOTAL Project Costs: $113,026,000.00

Financing Method:
Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
Independence

Hartman Heritage Center Tax Increment Financing Pl

Contact Agency: Independence
Contact Phone: 8163257183
Developer(s): Inland American Independence Hartman, LLC
Senate District: 11
House District: 30
Original Date Plan/Project Approved: 5/1/1998

Plan Description:
The redevelopment project contains a combined hotel 200 guest rooms and convention center with a restaurant, and 15,000 sqft of meeting space and 270,000 sqft retail center and an out parcel development for additional restaurants and office space.

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

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

Number of Retained Jobs:
Projected: 0    Actual to Date: 0
**Independence**  
**I-70 and Little Blue Parkway Tax Increment Finance**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$99,375.00</th>
<th>As of:</th>
<th>11/10/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $2,209,458.00  
  **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $4,064,650.00  
  **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
- **Total Anticipated TIF Reimbursable Project Costs:** $25,379,588.00

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable 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**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>Independence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>8163257183</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Crackerneck Country Club, Inc (project 3 only)</td>
</tr>
<tr>
<td>Senate District</td>
<td>11</td>
</tr>
<tr>
<td>House District</td>
<td>30</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>12/1/2012</td>
</tr>
</tbody>
</table>

**Plan Description:**

To fund public improvements that benefit the Redevelopment Area. There will be 4 redevelopment projects. TIF revenues will be collected in 2 of the Redevelopment Project RP area. The remaining 2 will receive certain TIF revenues for completed public improvements that benefit the project area abut will not generate TIF revenues under this Plan. All remaining right-of-way portions of the area will not be designated as a RP.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 100
- **Actual to Date:** 382

**Number of Retained Jobs:**

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

### Independence Regional Medical Center Tax Increment

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,240,291.00</th>
<th>As of:</th>
<th>11/10/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $42,160,187.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $583,381.00
- 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:

- $3,025,066,059.00

#### Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7
Independence

Independence Regional Medical Center Tax Increment

Contact Agency: Independence
Contact Phone: 8163257183
Developer(s): Midwest Division IRHC, LLC
Senate District: 11
House District: 30
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
The plan called for the development of a 257-bed hospital on the project site. The amendment to the plan incorporated the redevelopment of an existing building into a regional cancer center. Funds from the TIF are to also be used to assist in the redevelopment of two hospitals vacated when the new facility was built.

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Mount Washington Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $47,138.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $222,778.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $143,082.00 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: 8163257183
Developer(s): Forever Enterprises, Inc.
Senate District: 11
House District: 19
Original Date Plan/Project Approved: 9/1/2000

Plan Description:

The redevelopment plan consists of a 229-acre cemetery. The plan includes the renovation of the Mount Washington Cemetery, improvements to the adjacent public right-of-way, construction of a new mausoleum and chapel funding for planning and implementing renovations of the nearby Fairmount Business District.

Plan/Project Status: Inactive
Area Type: Conservation
But for Determination:

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

Number of New Jobs:

Projected: 31  Actual to Date: 11

Number of Retained Jobs:

Projected: 13  Actual to Date: 13
Independence
Noland Road and 23rd Street Tax Increment Finance

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $20,074.00  As of:  11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $535,658.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,540,303.00  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: $0.00
Other: $0.00
Other: $0.00

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: 8163257183
Developer(s): Dodgion Street Acquisitions, KC PRop
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/2012

Plan Description:

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

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

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 75  Actual to Date: 50

Number of Retained Jobs:

Projected: 15  Actual to Date: 15
Independence
North Independence Redevelopment Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $28,116.00  As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $432,759.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $487,713.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $3,583,410.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $376,500.00
- Other: $125,000.00
- Other: $75,000.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $4,159,910.00

Anticipated TOTAL Project Costs: $40,592,210.00

Financing Method:
Pay As You Go

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

North Independence Redevelopment Tax Increment

Contact Agency: Independence
Contact Phone: 8163257183
Developer(s): Harlan Limpus
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
North Independence Redevelopment Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $28,116.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $432,759.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $487,713.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,583,410.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $376,500.00
- Other: $125,000.00
- Other: $75,000.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $4,159,910.00

Anticipated TOTAL Project Costs: $40,592,210.00

Financing Method:
Pay As You Go

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

North Independence Redevelopment Tax Increment

Contact Agency: Independence
Contact Phone: 8163257183
Developer(s): Harlan Limpus
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

North Independence Redevelopment Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $28,116.00
As of: 11/10/2020

Payments in Lieu of Taxes:
- Total received since inception: $432,759.00
- Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $487,713.00
- Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,583,410.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $376,500.00
- Other: $125,000.00
- Other: $75,000.00
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $4,159,910.00

Anticipated TOTAL Project Costs: $40,592,210.00

Financing Method:
- Pay As You Go

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

North Independence Redevelopment Tax Increment

Contact Agency: Independence
Contact Phone: 8163257183
Developer(s): Harlan Limpus
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 $4,564.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $2,768,798.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $134,371.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $13,640,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $535,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $14,175,000.00

Anticipated TOTAL Project Costs: $117,300,000.00

Financing Method:
Pay As You Go

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

Old Landfill Tax Increment Financing Plan

Contact Agency: Independence
Contact Phone: 8163257183
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-hold 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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$16,430.00</td>
<td>11/10/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $394,443.00  
  **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $3,102,266.00  
  **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $25,127,000.00  
- **Property Acquisition and Relocation Costs:** $0.00  
- **Project Implementation Costs:** $0.00  
- **Other:** $0.00  
- **Other:** $0.00  
- **Other:** $0.00  
- **Other:** $0.00  
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $7,315,450.00

### 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: 8163257183  
Developer(s): Recovery Management Corporation  
Senate District: 11  
House District: 29  
Original Date Plan/Project Approved: 12/1/1996

**Plan Description:**

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

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 0       Actual to Date: 15

**Number of Retained Jobs:**

Projected: 0       Actual to Date: 0
**Independence**  
**Santa Fe Trail Neighborhood 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>11/10/2020</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: **$305,988.00**  
- Amount on Hand: **$0.00**

#### Economic Activity Taxes:

- Total received since inception: **$938,303.00**  
- Amount on Hand: **$0.00**

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/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:** **$6,684,523.00**

### Anticipated TOTAL Project Costs:

- **$25,567,017.00**

#### Financing Method:

- Pay As You Go
- TIF Bonds

#### Estimated Retirement:

- 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:** 8163257183  
**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 15,000 sqft, a limited number of high density residential units and associated public improvements to local streets, and a state highway interchange.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 250  
Actual to Date: 50

**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 $47,830.00 As of: 11/10/2020

Payments in Lieu of Taxes:
  Total received since inception: $2,995,777.00 Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $1,538,292.00 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
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $7,765,000.00

Anticipated TOTAL Project Costs: $41,115,000.00

Financing Method:
  Pay As You Go

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

Trinity Tax Increment Financing Plan and Redevelop

Contact Agency: Independence
Contact Phone: 8163257183
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 of approximately 33,200 sqft, approximately 98,250 sqft of general commercial space, and a five-story class-A office building containing approximately 50,000 sqft. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for a multi-story Class A office building or hotel.

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

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

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

Redevelopment Plan for the Downtown TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $2,437.28

As of: 11/13/2020

Payments in Lieu of Taxes:

Total received since inception: $0.00

Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $2,437.28

Amount on Hand: $2,437.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $11,582,500.00

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

Project Implementation Costs: $909,000.00

Other: $0.00

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

Anticipated TOTAL Project Costs: $24,641,500.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18
Ironton

Redevelopment Plan for the Downtown TIF District

Contact Agency: Ironton
Contact Phone: 573-546-3545
Developer(s): None
Senate District: 3
House District: 144
Original Date Plan/Project Approved: 7/1/2016

Plan Description:
Rehabilitate vacant and predominately vacant structures in downtown, residential developments and increaseretail, restaurant, bed and breakfast, and residential loft space.

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

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

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

Number of Retained Jobs:
Projected: 80  Actual to Date: 80
The Interstate 55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,657,259.47
As of: 11/12/2020

Payments in Lieu of Taxes:
- Total received since inception: $2,819,698.81
- Amount on Hand: $530,323.03

Economic Activity Taxes:
- Total received since inception: $6,158,069.32
- Amount on Hand: $1,129,936.44

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: 1
**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: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment 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
# Capital Mall TIF Plan

## 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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<th>Amount</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,919,146.22</td>
<td>$0.00</td>
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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:** $15,696,524.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

### Total Anticipated TIF Reimbursable Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
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### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$15,696,524.00</td>
</tr>
</tbody>
</table>

## Financing Method:

- **TIF Bonds**

### 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: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  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: 11/4/2020

**Payments in Lieu of Taxes:**

- Total received since inception: $50,298.26  
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $104,608.33  
- Amount on Hand: $0.00

**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: District Dissolved
Area Type: Blight

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

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Jefferson City
Southside Tax Increment Financing Plan

TIF Revenues
Current Amount of Revenue in Special Allocation $0.00 As of: 11/4/2020

Payments in Lieu of Taxes:
Total received since inception: $151,204.86 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $209,451.02 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
Total Anticipated TIF Reimbursable Project Costs: $530,000.00

Anticipated TOTAL Project Costs: $530,000.00

Financing Method:
Loan

Original estimated number of years to retirement: 10
Current anticipated estimated number of years to retirement: 20
Southside Tax Increment Financing Plan

Jefferson City

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: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Jefferson City
## St. Marys Hospital TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

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

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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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<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$1,000,000.00</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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<td>Other:</td>
<td>$0.00</td>
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### Total Anticipated TIF Reimbursable Project Costs:

<table>
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<tr>
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<th>Amount</th>
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<tbody>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$30,904,350.00</td>
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### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$30,904,350.00</td>
</tr>
</tbody>
</table>

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original estimated number of years to retirement:</td>
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</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current anticipated estimated number of years to retirement:</td>
<td>23</td>
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</tbody>
</table>
Jefferson City

St. Marys Hospital TIF Plan

Contact Agency: Jefferson City
Contact Phone: 573-634-6459
Developer(s): F & F Development, LLC
Senate District: 6
House District: 60

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

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

Plan/Project Status: 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
Kansas City
11 Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $590,000.00  As of: 11/3/2020

Payments in Lieu of Taxes:
Total received since inception: $31,699,000.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $66,941,300.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $890,558.00
- Property Acquisition and Relocation Costs: $8,421,127.00
- Project Implementation Costs: $3,294,965.00
- Other: $80,416,401.00
- Other: $8,836,844.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $102,274,030.00

Anticipated TOTAL Project Costs: $267,936,524.00

Financing Method:
Pay As You Go

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

11 Street TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-591-2109
Developer(s): 11th Street Corridor Redevelopment Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1992

Plan Description:
The plan as amended through the 12th Amendment propose rehabilitation of the Centennial Building and attached garage, development of the Cathedral Square project with two office bldgs and underground parking, historic preservation including 1021, 1029, & 1032 Pennsylvania Ave and 1021, 1025, & 1033 Jefferson Street and Renovation existing structures for office space, rehabilitation & renovation of Thayer Place, the Poindexter Bldg, 700 central Bldg and the Lyric Bldg, & development of additional office, commercial, & residential space, including additional parking and utility and streetscape improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 895   Actual to Date: 3535

Number of Retained Jobs:
Projected: 2100   Actual to Date: 0
**11th Street Corridor TIF Plan**

**Proj C - Lyric**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>11/3/2020</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>Public Infrastructure/Site Development Costs:</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$2,400,000.00</td>
</tr>
<tr>
<td>Project Implementation Costs:</td>
<td>$14,551,533.00</td>
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<td>Other:</td>
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<td>Other:</td>
<td>$0.00</td>
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**Total Anticipated TIF Reimbursable Project Costs:** $16,951,533.00

### Anticipated TOTAL Project Costs: $34,477,711.00

**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**

**11th Street Corridor TIF PlanProj C - Lyric**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>Kansas City</th>
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<tbody>
<tr>
<td>Contact Phone</td>
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<tr>
<td>Developer(s)</td>
<td>Young Mens Christian Association of Greater KC</td>
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<td>Senate District</td>
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</table>

**Plan Description:**

The 12th Amendment to the Plan provides for the renovation of approx. 90,000 sq. ft. building located at 1029 Central, also known as The Lyric which shall serve as a facility for the YMCA to provide educational resources, fitness and athletic opportunities for the surrounding community.

**Plan/Project Status:** 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:** 146  
- **Actual to Date:** 19

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
Kansas City
11th Street TIF Plan/Project B- Blossom House

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/3/2020

Payments in Lieu of Taxes:
- Total received since inception: $302,500.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $175,800.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $1,992,506.00

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: 816-561-9622
Developer(s): Walnut Creek Ranch, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/2002

Plan Description:
The project provides 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: 8

Number of Retained Jobs:
Projected: 16     Actual to Date: 0
**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$5,972,822.00</th>
<th>As of:</th>
<th>11/13/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $6,968,000.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $53,438,800.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$1,660,822.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
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<td>Project Implementation Costs:</td>
<td>$26,336,534.00</td>
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<td>Other:</td>
<td>$33,783,707.00</td>
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<tr>
<td>Other:</td>
<td>$67,674,500.00</td>
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</tbody>
</table>

**Total Anticipated TIF Reimbursable Project Costs:** $164,948,209.00

**Anticipated TOTAL Project Costs:** $321,135,195.00

**Financing Method:**

- Other Bond

**Original estimated number of years to retirement:** 21

**Current anticipated estimated number of years to retirement:** 15
Kansas City

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

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Kansas City Live, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/2004

Plan Description:
Project 1 proposed acquisition, development, construction and rehabilitation of 350,000 to 425,000 sq ft of entertainment and retail uses, 2,000 parking spaces, streetscape, park development and associated public infrastructure and utility improvements.

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

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

Number of New Jobs:
Projected: 2034  Actual to Date: 1325

Number of Retained Jobs:
Projected: 1493  Actual to Date: 0
Kansas City
1200 Main/South TIF Plan-Project 13/14

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 11/13/2020

Payments in Lieu of Taxes:

Total received since inception: $1,397,900.00
Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $995,500.00
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

Total Anticipated TIF Reimbursable Project Costs: $4,800,000.00

Anticipated TOTAL Project Costs: $19,641,840.00

Financing Method:
Pay As You Go

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

**1200 Main/South TIF Plan-Project 13/14**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): Andrews McMeel Universal, Inc.  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 3/1/2004

Plan Description:  
The project proposed the renovation of a total of 84,271 sq ft of office space in the existing Boley Building and adjacent space in the Town Pavilion Building for Andrews McMeel Universal.

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

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

Number of Retained Jobs:  
Projected: 215  
Actual to Date: 186
Kansas City
1200 Main/South TIF Plan-Project 2

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $18,130,800.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $62,933,000.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $59,439,790.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $3,845,869.00
- Other: $32,155,951.00
- Other: $22,876,194.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $121,317,824.00

Anticipated TOTAL Project Costs: $308,399,088.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City
1200 Main/South TIF Plan-Project 2

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

Plan Description:
The project proposed construction of a new office building 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: 2040

Number of Retained Jobs:
Projected: 1493  Actual to Date: 0
Kansas City

12th & Wyandotte TIF/Aladdin Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/5/2020

Payments in Lieu of Taxes:
- Total received since inception: $1,540,500.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $1,435,800.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $1,155,000.00
- Project Implementation Costs: $916,500.00
- Other: $2,075,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $4,146,500.00

Anticipated TOTAL Project Costs: $34,043,780.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Kansas City
12th & Wyandotte TIF/Aladdin Hotel

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): KANSAS CITY, MO HOTEL PARTNERS, LP
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 2/1/2006

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

Number of New Jobs:
Projected: 110  Actual to Date: 46

Number of Retained Jobs:
Projected: 65  Actual to Date: 0
## Kansas City
### 13th & Washington 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>11/5/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $2,828,700.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $4,294,400.00
- 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 |

### 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
13th & Washington TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): DST Realty, Inc
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 9/1/1996

Plan Description:
The plan proposed a new commercial building of about 75,000 sf and 225 space parking area

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

Number of New Jobs:
Projected: 100  Actual to Date: 367

Number of Retained Jobs:
Projected: 350  Actual to Date: 0
Kansas City
19th Terrace & Central TIF Plan (Overall)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $219,800.00 As of: 11/5/2020

Payments in Lieu of Taxes:
Total received since inception: $2,463,300.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,857,500.00 Amount on 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**

**19th Terrace & Central TIF Plan (Overall)**

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Broadway Development, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 6/1/1999

**Plan Description:**

The plan proposes construction or rehabilitation of 5,000 sq ft of residential space, 11,000 sq ft of warehouse space, 142,000 sq ft of office/commercial space and 47,000 sq ft of retail space, plus associated parking Projects 3-18. Projects 2a, 2b, 2c, 3, 15, 17, & 18 have been terminated from the Plan.

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

**Area Type:** Conservation

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 147

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
Kansas City
22nd & Main TIF Plan/Project 10

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/5/2020

Payments in Lieu of Taxes:

  Total received since inception: $36,400.00  Amount on Hand: $0.00

Economic Activity Taxes:

  Total received since inception: $967,900.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

  Public Infrastructure/Site Development Costs: $0.00
  Property Acquisition and Relocation Costs: $0.00
  Project Implementation Costs: $76,000.00
  Other: $274,000.00
  Other: $0.00
  Other:
  Other:
  Other:
  Other:

  Total Anticipated TIF Reimbursable Project Costs: $350,000.00

Anticipated TOTAL Project Costs: $1,358,501.00

Financing Method:
   Pay As You Go

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

**22nd & Main TIF Plan/Project 10**

Contact Agency: Kansas City  
Contact Phone: 8166912109  
Developer(s): McFamily Properties, 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. 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 marketplace.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

Projected: 47  
Actual to Date: 30

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
# Kansas City

## 22nd & Main TIF/Candle Bldg-Project 28

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$175,100.00</th>
<th>As of:</th>
<th>11/5/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:  
| Total received since inception: | $305,000.00 | Amount on Hand: | $0.00 |

#### Economic Activity Taxes:  
| Total received since inception: | $448,400.00 | Amount on Hand: | $0.00 |

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $150,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $210,000.00
- **Other:** $1,689,550.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $2,049,550.00

### Anticipated TOTAL Project Costs:

| Anticipated TOTAL Project Costs: | $60,478,898.00 |

#### Financing Method:

- **Pay As You Go**

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

#### Current anticipated estimated number of years to retirement: 0
Kansas City

22nd & Main TIF/Candle Bldg-Project 28

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): 2101 Broadway LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/1998

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

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 141

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
22nd & Main TIF/Morr Transfer Building- Project 24

TIF Revenues

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

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<tbody>
<tr>
<td>Total received since inception</td>
<td>$630,900.00</td>
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Economic Activity Taxes:

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<tr>
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<th>Amount</th>
<th>Amount on Hand</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,570,500.00</td>
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Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$1,078,693.00</td>
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<td>Other:</td>
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<td>Other:</td>
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<tr>
<td>Other:</td>
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</tbody>
</table>

Total Anticipated TIF Reimbursable Project Costs: $1,078,693.00

Anticipated TOTAL Project Costs: $9,581,993.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

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

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

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): DST Realty
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/1998

Plan Description:
The project proposed renovation of the existing Morr Transfer Building to provide 82,268 sq ft of office space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

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

Number of New Jobs:
Projected: 0  Actual to Date: 137

Number of Retained Jobs:
Projected: 365  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>$0.00</td>
<td>11/5/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $1,502,400.00  
  **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $553,100.00  
  **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $467,711.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $386,938.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $854,649.00

### Anticipated TOTAL Project Costs:

- **Anticipated TOTAL Project Costs:** $10,740,317.00

### Financing Method:

- **Pay As You Go**

### Original estimated number of years to retirement:

- **Current estimated number of years to retirement:** 0

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

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

22nd & Main TIF Project 14 - The Safeway Bldg

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): Master Realty Properties, Inc.
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 7/1/2000

Plan Description:
The project proposed renovation of existing buildings to provide 36,550 sq ft of residential space for 28 units, 16,550 sq ft of office space and 3,000 sq ft of gallery space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

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

Number of New Jobs:
Projected: 82  
Actual to Date: 9

Number of Retained Jobs:
Projected: 0  
Actual to Date: 0
Kansas City
22nd & Main TIF Project 16

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

Payments in Lieu of Taxes:
Total received since inception: $516,900.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $136,800.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $301,794.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $49,817.00
Other: $1,092,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $1,443,611.00

Anticipated TOTAL Project Costs: $6,679,430.00

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 Project 16

Contact Agency:  Kansas City
Contact Phone:    8166912109
Developer(s):    No Developer
Senate District:  7
House District:   24

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

Plan Description:

Project 16, Columbia and Gray Buildings consists of 3 parcels located at 214 West 21st Street, 2006 Wyandotte, and 2020 Wyandotte. This project consists of 2,000 sq. ft. office space to remain as is 29,388 sq. ft. of office space to be rehabilitated, and 7,719 sq. ft. of retail space to be rehabilitated for a total of 39,107 sq. ft.

Plan/Project Status:  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
Kansas City
22nd & Main TIF Project 21 - Jacobson Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/5/2020

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

Economic Activity Taxes:
Total received since inception: $601,800.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $278,529.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $214,649.00
- Other: $3,954,616.00
- Other: $33,000.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $4,480,794.00

Anticipated TOTAL Project Costs: $20,948,644.00

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 Project 21 - Jacobson Bldg

Contact Agency: Kansas City
Contact Phone: 8166912109
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: 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: 368  Actual to Date: 60

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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</tr>
<tr>
<td>Payments in Lieu of Taxes:</td>
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<td>Economic Activity Taxes:</td>
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<td>Total received since inception</td>
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<td>Anticipated TIF Reimbursable Costs:</td>
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<tr>
<td>Public Infrastructure/Site Development Costs</td>
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<td>$6,589,750.00</td>
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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
Kansas City
22nd & Main/The Freight House Building- Project 1

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Lidias Freight House, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/1998

Plan Description:
The project proposed renovation of the existing Freight House building for restaurants and related uses, provision of 300-350 parking spaces and pedestrian improvements in the area.

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

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

Number of New Jobs:

Projected: 140  Actual to Date: 519

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>Remarks</th>
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<td>Public Infrastructure/Site Development Costs</td>
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<td>Project Implementation Costs</td>
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<td>Pay As You Go</td>
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Original estimated number of years to retirement: 0

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

**39th & Prospect**

<table>
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<tr>
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<th>Kansas City</th>
</tr>
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<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-691-2109</td>
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<tr>
<td>Developer(s):</td>
<td>ALDI, Inc</td>
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<tr>
<td>Senate District:</td>
<td>9</td>
</tr>
<tr>
<td>House District:</td>
<td>22</td>
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**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:** 8

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

811 Main, Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 11/10/2020

Payments in Lieu of Taxes:

Total received since inception: $741,700.00

Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $1,899,800.00

Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $1,120,500.00

Property Acquisition and Relocation Costs: $0.00

Project Implementation Costs: $256,750.00

Other: $5,210,900.00

Other: $0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: $6,588,150.00

Anticipated TOTAL Project Costs: $24,980,050.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City**  
**811 Main, Project 1 TIF Plan**

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Commerce Bank, NA  
**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:** 60

**Number of Retained Jobs:**
- **Projected:** 772  
- **Actual to Date:** 772
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/10/2020

Payments in Lieu of Taxes:
  Total received since inception: $2,985,400.00 Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $6,392,836.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $7,943,906.00
  Property Acquisition and Relocation Costs: $2,500,000.00
  Project Implementation Costs: $12,859,690.00
  Other: $1,723,950.00
  Other: $0.00
  Other:
  Other:
  Other:
  Other:
  Total Anticipated TIF Reimbursable Project Costs: $25,512,206.00

Anticipated TOTAL Project Costs: $26,667,784.00

Financing Method:
  Pay As You Go

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

87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Foley Industries, Inc.
Senate District: 9
House District: 27
Original Date Plan/Project Approved: 3/1/2005

Plan Description:

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.

Number of New Jobs:

Projected: 36  Actual to Date: 272

Number of Retained Jobs:

Projected: 163  Actual to Date: 0
Kansas City
9th & Central TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $410,600.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $664,000.00 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: $3,127,000.00
Other: $470,000.00
Other: $4,850,000.00
Total Anticipated TIF Reimbursable Project Costs: $6,170,000.00

Anticipated TOTAL Project Costs: $45,850,000.00

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
9th & Central TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): KC Owner, 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: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment 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: 113

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

**9th & Main Tax Increment Financing Plan**

### TIF Revenues

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<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
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<th>11/13/2020</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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<tr>
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<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:**

| $2,313,702.00 |
| $0.00 |
| $0.00 |

**Total Anticipated TIF Reimbursable Project Costs:**

| $2,313,702.00 |

### Anticipated TOTAL Project Costs:

| $16,431,843.00 |

**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**

**9th & Main Tax Increment Financing Plan**

**Contact Agency:** Kansas City  
**Contact Phone:** (816) 691-2109  
**Developer(s):** McCownGordon Construction, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 2/1/2018

**Plan Description:**

The 9th & Main TIF Plan contemplates the renovation and expansion of an office building for use as the headquarters for McCownGordon Construction, LLC. The project includes the renovation of approx. 43,000 sq. ft. of existing office space and the construction of an addition 6,500 sq. ft. of new office space located at 850 Main Street, Kansas City, MO. The First Amendment clarifies the amount of Economic Activity Taxes to be made available for the reimbursement of eligible Redevelopment Project Costs.

**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:** 22  
- **Actual to Date:** 158

**Number of Retained Jobs:**

- **Projected:** 222  
- **Actual to Date:** 222
# TIF Revenues

<table>
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## Payments in Lieu of Taxes:

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## Economic Activity Taxes:

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## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $15,549,676.00
- **Property Acquisition and Relocation Costs:** $500,000.00
- **Project Implementation Costs:** $1,035,000.00
- **Other:** $3,077,888.00
- **Other:** $1,120,149.00
- **Other:**
  - **Other:**
  - **Other:**
  - **Other:**
  - **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $21,282,713.00

## Anticipated TOTAL Project Costs:

$100,770,105.00

### Financing Method:

- **Pay As You Go**
- **Other**

### Original estimated number of years to retirement:

0

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

0
Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Antioch Redevelopment Partners, LLC
Senate District: 17
House District: 18

Original Date Plan/Project Approved: 4/1/2012

Plan Description:
The Plan will include the partial demolition of the existing AntiochCenter Mall to construction a mixed-use development including approx. 91,285 sq ft of new retail, approx. 96 units of Senior housing and rehab 169,344 sq ft of office and retail and construct necessary public improvements and infrastructure including parking, utilities and streetscaping.

Plan/Project Status: Under Construction

Area Type: Blight

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

Number of New Jobs:
Projected: 656  Actual to Date: 467

Number of Retained Jobs:
Projected: 446  Actual to Date: 0
Kansas City
Antioch Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $457,400.00
As of: 11/10/2020

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

Economic Activity Taxes:
Total received since inception: $822,400.00
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

Antioch Mall TIF Plan

Contact Agency: Kansas City
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. Area 3 includes commercial and retail operations located on the NW corner of Antioch Rd and Vivion Rd. 6 includes the commercial and retail operations located on the SE corner of Chouteau Trfwy and Vivion Rd. 8 includes the gas station located on the NE corner of Antioch Rd and Vivion Rd. 10 is located near the NE corner of NE Antioch Rd and NE 50th St. Proj 11 is located at the NE corner of NE Antioch Rd and NE 50th St. 12 is located near the NW corner of N. Chouteau Trfwy and NE 50th St

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: 24

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
## Kansas City
### Arlington Road TIF Plan

### TIF Revenues

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#### Payments in Lieu of Taxes:
- Total received since inception: $219,000.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $189,600.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

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<th>Public Infrastructure/Site Development Costs</th>
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<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
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### Anticipated TOTAL Project Costs: $93,947,864.00

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

Original estimated number of years to retirement: 0

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

**Arlington Road TIF Plan**

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Hunt Midwest Real Estate Development, Inc.  
**Senate District:** 17  
**House District:** 18  
**Original Date Plan/Project Approved:** 11/1/2014

**Plan Description:**

The Plan contemplates road and infrastructure improvements to encourage construction of above and below-ground development. The above-ground development area is 570 acres and it will be divided into 27 Project Areas for anticipated development that will include construction of industrial uses, data centers and related improvements. The below-ground development area is approximately 375 acres and it will be divided into 29 Project Areas for anticipated development that will include construction of industrial uses and data centers.

**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:** 27

**Number of Retained Jobs:**

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

Baltimore Place TIF PlanProjects 1 & 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/6/2020

Payments in Lieu of Taxes:
Total received since inception: $1,211,700.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $172,200.00 Amount on 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

Baltimore Place TIF Plan
Projects 1 & 2

Contact Agency: Kansas City
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: 14

Number of Retained Jobs:

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand</th>
<th>Date</th>
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<tbody>
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<td>$0.00</td>
<td>As of: 11/16/2020</td>
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### Payments in Lieu of Taxes:
- Total received since inception: $217,300.00
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $255,500.00
- Amount on Hand: $0.00

### 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
- Total Anticipated TIF Reimbursable Project Costs: $2,515,513.00

### Anticipated TOTAL Project Costs:
- $5,885,592.00

### Financing Method:
- Pay As You Go

### Years to Retirement:
- Original estimated number of years to retirement: 0
- Current anticipated estimated number of years to retirement: 0
Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Gee Whiz Holdings, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 2/1/2006

Plan Description:
Project 3 proposed renovation/rehabilitation of the Nelkin Building for approximately 30,500 sq ft of office space and improvements to the parking area north of the building.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.
Historic Preservation

Number of New Jobs:
Projected: 11  Actual to Date: 19

Number of Retained Jobs:
Projected: 41  Actual to Date: 41
Kansas City
Bannister & I-435 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  11/6/2020

Payments in Lieu of Taxes:
Total received since inception: $3,240,200.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $28,094,500.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $44,898,665.00
- Property Acquisition and Relocation Costs: $17,317,090.00
- Project Implementation Costs: $32,157,000.00
- Other: $775,603,947.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $869,976,701.00

Anticipated TOTAL Project Costs: $4,452,407,252.00

Financing Method:
Pay As You Go

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

Bannister & I-435 TIF Plan

Contact Agency: Kansas City
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: 3000  Actual to Date: 3037
### 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>11/6/2020</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: $3,315,500.00
- 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
- Other

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

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

Bannister & Wornall TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Burns & McDonnell Engineering Company, Inc.
Senate District: 7
House District: 25
Original Date Plan/Project Approved: 5/1/2014

Plan Description:
Demolition of an approx.. 75,000 Sq. Ft. existing structure located at 9400 Wornall Road, construction of approx.. 471,467 Sq. Ft. of office space, to be undertaken in two phases, along with approx.. 340 surface parking spaces, an approx.. 1,583 space parking garage, and all necessary infrastructure to support such improvements, including site preparation, utility construction and relocation, curbs, sidewalks, aesthetic improvements, landscaping and other improvements.

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

Number of New Jobs:
Projected: 2100  Actual to Date: 2746

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
Barrytowne (Project 1, 3a and 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  11/6/2020

Payments in Lieu of Taxes:
Total received since inception:  $12,914,800.00  Amount on Hand:  $0.00

Economic Activity Taxes:
Total received since inception:  $22,942,600.00  Amount on Hand:  $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs:  $26,782,011.00
Property Acquisition and Relocation Costs:  $0.00
Project Implementation Costs:  $1,259,958.00
Other:  $0.00
Other:  $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs:  $28,041,969.00

Anticipated TOTAL Project Costs:  $291,965,811.00

Financing Method:
Pay As You Go

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

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

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): MD 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, & 114, 957 sq ft of office space together with parking and appurtenances, as well as all necessary utilities.

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: 1262

Number of Retained Jobs:
   Projected: 0  Actual to Date: 0
Kansas City
Blue Ridge Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/6/2020

Payments in Lieu of Taxes:
Total received since inception: $7,350,200.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $124,530,500.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $15,648,188.00
Property Acquisition and Relocation Costs: $5,767,382.00
Project Implementation Costs: $516,748.00
Other: $4,604,037.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $26,536,355.00

Anticipated TOTAL Project Costs: $100,228,108.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 24
Current anticipated estimated number of years to retirement: 21
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: 876

Number of Retained Jobs:
Projected: 75  Actual to Date: 68
## Kansas City

### Briarcliff West 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>11/6/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $55,080,500.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $42,688,100.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $9,274,942.00
- **Property Acquisition and Relocation Costs:** $1,711,840.00
- **Project Implementation Costs:** $1,700,000.00
- **Other:** $46,250,805.00
- **Other:** $1,358,849.00
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $60,296,436.00

#### Anticipated TOTAL Project Costs:

$549,568,804.00

**Financing Method:**

- Pay As You Go
- TIF Bonds

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

**Current anticipated estimated number of years to retirement:** 4
Kansas City

Briarcliff West TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Briarcliff Development Company
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 5/1/1990

Plan Description:
To construct approx. 700,000 sq ft of office space 85,000 sq ft of Retail space 151 single family dwellings 84 villas 263 condominiums 120 multi-family units 200 room hotel and a Structured parking garage, together with all necessary utilities, street improvements and appurtenances.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had 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: 4000  Actual to Date: 1734

Number of Retained Jobs:
Projected: 22  Actual to Date: 0
**Kansas City**  
**Brush Creek TIF Plan/Plaza Library**

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>11/6/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- **Total received since inception**: $15,660,400.00  
  **Amount on Hand**: $0.00

### Economic Activity Taxes:
- **Total received since inception**: $10,071,000.00  
  **Amount on Hand**: $0.00

## Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$88,600.00</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$1,944,787.00</td>
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<td>Other:</td>
<td>$13,670,703.00</td>
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<tr>
<td>Other:</td>
<td>$1,164,740.00</td>
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</tbody>
</table>

### Total Anticipated TIF Reimbursable Project Costs:
- $16,868,830.00

### Anticipated TOTAL Project Costs:
- $91,221,998.00

### Financing Method:
- Industrial Revenue Bond

### Original estimated number of years to retirement:
- 10

### Current anticipated estimated number of years to retirement:
- 2


**Kansas City**

**Brush Creek TIF Plan/Plaza Library**

<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>CWB Plaza Development, L.L.C.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>7</td>
</tr>
<tr>
<td>House District:</td>
<td>25</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>3/1/1999</td>
</tr>
</tbody>
</table>

**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:** 889

**Number of Retained Jobs:**

- **Projected:** 25
- **Actual to Date:** 0
Kansas City
Brush Creek-Blue Parkway (Project B & C) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/6/2020

Payments in Lieu of Taxes:
- Total received since inception: $5,797,900.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $9,878,100.00  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:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $21,167,740.00

Anticipated TOTAL Project Costs: $69,713,602.00

Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 4
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:

Project A proposed 50,000 sq ft of office space and 8,000 sq ft of retail space. Projects B and C together proposed 19,450 sq ft of office space and 118,534 sq ft of retail space. Project D proposed 120,000 sq ft of office space and 55,700 sq ft 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.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 793    Actual to Date: 693

Number of Retained Jobs:

Projected: 0    Actual to Date: 0
**Kansas City**

**Brywood Centre TIF Plan**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>11/9/2020</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
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**Payments in Lieu of Taxes:**

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
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<tbody>
<tr>
<td>Total received since inception:</td>
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**Economic Activity Taxes:**

<table>
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<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
<th>$0.00</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$2,432,200.00</td>
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**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$614,392.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$4,982,313.00</td>
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<tr>
<td>Project Implementation Costs:</td>
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</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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**Anticipated TOTAL Project Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financing Method:</td>
<td></td>
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<tr>
<td>TIF Bonds</td>
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<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<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>
<td>15</td>
</tr>
</tbody>
</table>
**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:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
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</thead>
<tbody>
<tr>
<td>94</td>
<td>244</td>
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</table>

**Number of Retained Jobs:**

<table>
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<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>95</td>
<td>0</td>
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</table>
**Kansas City**

**Carondolet Drive**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.00</td>
</tr>
<tr>
<td>As of: 11/9/2020</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: $2,860,400.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,621,303.00
- Property Acquisition and Relocation Costs: $4,845,646.00
- Project Implementation Costs: $191,000.00
- Other: $103,103.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**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: 987

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

**Chouteau/I-35 TIF- Project 3**

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $879,500.00  As of: 11/9/2020

#### Payments in Lieu of Taxes:
- Total received since inception: $6,973,800.00  Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $13,813,500.00  Amount on Hand: $0.00

---

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $7,814,569.00
- Property Acquisition and Relocation Costs: $1,090,500.00
- Project Implementation Costs: $3,322,185.00
- Other: $872,177.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $13,099,431.00

---

### Anticipated TOTAL Project Costs:

**$32,614,157.00**

---

Financing Method:
- Pay As You Go
- Other Bond

---

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4
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:

The Plan provided for the construction of 244,709 sq ft of retail and street improvements along Chouteau Trfwy, Winn Road & 42nd Street Terrace North. Additionally, the plans 2nd Amendment extended the boundaries of the plan are to include properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods to implement a housing program focused on improving housing conditions.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 0  Actual to Date: 821

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
**Kansas City**  
**Commerce Bank Village TIF**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of: 11/9/2020</th>
</tr>
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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: $0.00</th>
</tr>
</thead>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$30,300.00</th>
<th>Amount on Hand: $29,700.00</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:** $7,000,000.00
- **Other:** $12,000,000.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

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

### Anticipated TOTAL Project Costs:

$138,212,726.00

### Financing Method:
- Pay As You Go

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

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

Commerce Bank Village TIF

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Commerce Tower Village, Inc.
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 6/1/2016

Plan Description:
Eehabilitation of the historic 31 story Commerce Tower bldg located at 911 Main St, & the pkg garage at 921 Main, & such development shall include approx 90,000 sq ft of commercial/retail uses an early childhood learning center in the basement, an elementary school & graduate school on floors 3-6, approximately 342 market-rate apts, an indoor dog park and outdoor greenspace, along with all necessary infrastructure and 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.

Number of New Jobs:
Projected: 295  Actual to Date: 76

Number of Retained Jobs:
Projected: 93  Actual to Date: 1
Kansas City
Country Club Plaza (Proj 1, Seville Square) TIF

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$201,500.00</th>
<th>As of:</th>
<th>11/10/2020</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

| Total received since inception: | $9,243,600.00 | Amount on Hand: | $0.00 |

Economic Activity Taxes:

| Total received since inception: | $7,044,100.00 | Amount on Hand: | $0.00 |

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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: $12,598,629.00

Anticipated TOTAL Project Costs: $31,745,150.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

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

Country Club Plaza (Proj 1, Seville Square) TIF

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Highwoods Properties
Senate District: 7
House District: 25

Original Date Plan/Project Approved: 4/1/1997

Plan Description:
The Seville Square project consists of an existing building at the northwest corner of Nichols Road and Jefferson Street, and a parking garage on the west side of Jefferson Street extending west to Summit Street.

Plan/Project Status: Fully-Operational

Area Type: Conservation

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

Number of New Jobs:

Projected: 140   Actual to Date: 129

Number of Retained Jobs:

Projected: 0   Actual to Date: 0
Kansas City

Country Club Plaza (Project 2, Granada & Saks) TIF

TIF Revenues

| Current Amount of Revenue in Special Allocation | $0.00 | As of: | 11/19/2020 |
| Payments in Lieu of Taxes: |
| Total received since inception: | $2,310,000.00 | Amount on Hand: | $0.00 |
| Economic Activity Taxes: |
| Total received since inception: | $2,420,000.00 | Amount on Hand: | $0.00 |

Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $0.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $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 (Project 2, Granada & Saks) TIF**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): Country Club Plaza JV, LLC  
Senate District: 7  
House District: 25  
Original Date Plan/Project Approved: 4/1/1997

Plan Description:

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The Saks project proposed new construction of a total of 156,820 sq ft of retail and garage space with 357 parking spaces.

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

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

Number of New Jobs:

- Projected: 70  
- Actual to Date: 91

Number of Retained Jobs:

- Projected: 190  
- Actual to Date: 0
Kansas City

Country Club Plaza (Project 7, Park Lane) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation $300.00 As of: 11/10/2020

Payments in Lieu of Taxes:
- Total received since inception: $2,597,500.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $131,400.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $1,961,138.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $28,204,457.00

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): Country Club Plaza JV, LLC  
Senate District: 7  
House District: 24  

**Original Date Plan/Project Approved:** 4/1/1997

**Plan Description:**

The Park Lane project is generally located between J. C. Nichols Parkway on the east and Wornall Road on the west, extending between points approximate 100 and 400 feet north of 46th Terrace.

---

**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>210</td>
<td>24</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>
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 11/19/2020

Payments in Lieu of Taxes:
Total received since inception: $30,136,500.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $16,934,500.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/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: $22,677,620.00

Financing Method:
- TIF Bonds

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

Country Club Plaza TIF Project 3 - Valencia Place

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Country Club Plaza JV, LLC
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.

Number of New Jobs:
Projected: 1060  Actual to Date: 1314

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
Country Club Plaza - Kirkwood Circle

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $400,000.00 As of: 11/19/2020

Payments in Lieu of Taxes:
Total received since inception: $18,001,262.00 Amount on Hand: $0.00

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

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $10,908,195.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $1,056,670.00
- Other: $1,000,000.00

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

Anticipated TOTAL Project Costs: $177,302,530.00

Financing Method:
Pay As You Go

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

**Country Club Plaza- Kirkwood Circle**

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

**Plan Description:**

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

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

**Area Type:** Conservation

**But for Determination:**

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

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

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 8

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
Kansas City
Downtown Library District Project 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $670,000.00 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $594,000.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $794,500.00 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
- 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: 816-691-2109
Developer(s): LIBRARY TIF, L.L.C.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/2002

Plan Description:
Renovation and restoration of the historic First National Bank Building for use by the Kansas City, Missouri Public Library, construction of a parking garage at the northwest corner of 10th and Baltimore Streets, streetscape improvements within and adjacent to the Redevelopment Area and creation of a neighborhood improvement program fund, Project 1 includes the library renovation and parking garage at 10th and Baltimore Streets. Project 2 northwest corner of 11th and Wyandotte Streets was activated solely as a revenue generator for plan area 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: 9  Actual to Date: 264

Number of Retained Jobs:
Projected: 637  Actual to Date: 260
Kansas City
East Village TIFProject 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $2,506,000.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $16,200,000.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $14,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $312,000.00
- Other: $5,232,755.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $19,544,755.00

Anticipated TOTAL Project Costs: $49,816,864.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 15
Kansas City

East Village TIF Project 1

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): JE Dunn Company
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/2006

Plan Description:

Project 1 proposed the construction of 150,000 sq ft of new office space for the J. E. Dunn headquarters and construction of a 550 space publicly owned garage, with streetscape and utility improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 100   Actual to Date: 813

Number of Retained Jobs:

Projected: 791   Actual to Date: 0
# Kansas City
## Gateway TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>11/10/2020</td>
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</tr>
<tr>
<td>Payments in Lieu of Taxes:</td>
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<tr>
<td>Total received since inception</td>
<td>$2,625,500.00</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>
<td>$6,840,000.00</td>
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<td>Project Implementation Costs:</td>
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<tr>
<td>Other</td>
<td>$2,250,000.00</td>
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<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$65,000,000.00</td>
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<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$101,421,335.00</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
**Kansas City**

**Gateway TIF Plan**

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Gateway, Inc.
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 10/1/1995

Plan Description:
The Gateway 2000 TIF Plan calls for the rehabilitation of a vacant, 150,000 sq ft warehouse for office use, construction of a 2-story, 60,000 – 70,000 sq ft office bldg in the north-central portion of the Redevelopment Area, and the construction of 1,077 pkg spaces in the south-central and western portion of the Redevelopment Area in Proj 1 Proj 2 proposed the construction of a 100,000 – 200,000 sq ft, 2-4 story office bldg and associated parking

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

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

Number of New Jobs:
- Projected: 0
- Actual to Date: 402

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

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 11/11/2020

**Payments in Lieu of Taxes:**

- Total received since inception: $7,206,100.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $4,855,300.00  
  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $335,000.00
- Other: $1,992,109.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $23,327,109.00

**Anticipated TOTAL Project Costs:**

$7,791,174.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0


**Kansas City**

**Grand Boulevard TIF Projects K1 & L1 - Watkins Bld**

<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>Watkins and Company, Inc.</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>11/1/1996</td>
</tr>
</tbody>
</table>

**Plan Description:**

The plan and its amendments proposed construction of a 200,000 sq ft UMB Tech and Oper Ct and 525-space structured parking, 247-space structured parking Project C-2, 10th to 11th, McGee to Oak, redeveof 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, beautification of two surface parking lots Project L1, district gateway features at 6th and Grand and 15th and Grand, and assoc 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:** 99

**Number of Retained Jobs:**

- **Projected:** 90
- **Actual to Date:** 0
## Kansas City
### Grand Reserve 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>11/16/2020</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:** $6,022,763.00
- **Other:** $8,480,181.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $14,502,934.00

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $148,509,612.00

### Financing Method:

- **Pay As You Go**

### Original estimated number of years to retirement:

- 0

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

- 0
Kansas City

Grand Reserve TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Delta Quad Holdings, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/2016

Plan Description:

The Plan provides for a the historic rehab and adaptive reuse of a 301,533 sq. ft., 21-story former Federal Reserve Bank of KC bldg. located at 925 Grand Blvd into an all-suite approx. 301 room hotel that will include restaurants, meeting and event facilities and the redevelopment of a four-story Annex Bldg into an approx. 24-room boutique hotel and coffee house, along with an approx. 86,443 sq. ft. data center and rehabilitation of the existing adjacent 150-stall parking garage in an area adjacent to and not within the Redevelopment Project Area.

Plan/Project Status: Under Construction
Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Kansas City
Hearth of the City Neighborhood TIF Plan

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,320,800.00</th>
<th>As of:</th>
<th>11/17/2020</th>
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Payments in Lieu of Taxes:

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<th>Total received since inception:</th>
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</table>

Economic Activity Taxes:

<table>
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<tr>
<th>Total received since inception:</th>
<th>$1,559,600.00</th>
<th>Amount on Hand:</th>
<th>$1,320,800.00</th>
</tr>
</thead>
</table>

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $1,276,500.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $638,250.00
- Other: $5,744,250.00
- Other: $2,553,000.00
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $12,765,000.00

Anticipated TOTAL Project Costs: $12,765,000.00

Financing Method:
Pay As You Go

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

Hearth of the City Neighborhood TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Proactive TIF Plan
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/2016

Plan Description:

The HCNS Plan provides for the demolition of blighted structures, the construction and/or renovation of approx. 100,000 sq. ft. of commercial space, the preservation, rehabilitation, and construction of safe residential structures, the construction of public infrastructure improvements, such as sidewalks, storm and sanitary sewer improvements, streetscape and signage, and all necessary parking, appurtenances and utilities. The Plan also provides for a housing improvement program and faade program for commercial structures within the Redevelopment Area.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Kansas City
Hickman Mills TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 11/10/2020

Payments in Lieu of Taxes:

Total received since inception: $9,226,800.00
Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $25,956,300.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $55,195,955.00
Property Acquisition and Relocation Costs: $13,098,205.00
Project Implementation Costs: $869,300.00
Other: $107,226,075.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $176,389,535.00

Anticipated TOTAL Project Costs: $655,199,595.00

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: 816-691-2109
Developer(s): Sanofi-Aventis U.S., LLC
Senate District: 7 & 39
House District: 27 & 36
Original Date Plan/Project Approved: 12/1/1992

Plan Description:
Construction of 700,000 sq ft of headquarter office space, 300,000 sq ft of R&D office and 200,000 sq ft of R&D laboratory space, street reconstruction/realignment/widening, upgrade utilities and other infrastructure, removal of a railroad bridge, rehabilitation of a former school for a visitors center, preparation of pad sites for 274,000 sq ft of office/warehouse space

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

Number of New Jobs:
Projected: 0  Actual to Date: 1185

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
Hotel Phillips, Project A TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $4,524,200.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $8,430,600.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,366,881.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,068,601.00
Other: $3,784,047.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $6,219,219.00

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 A TIF Plan**

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Marcus Hotels, Inc.  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 4/1/2000

**Plan Description:**
Project A proposed the renovation of the Hotel Phillips

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

**Number of New Jobs:**

- **Projected:** 45  
- **Actual to Date:** 79

**Number of Retained Jobs:**

- **Projected:** 90  
- **Actual to Date:** 0
# Kansas City

## Hotel Phillips, Project B and C TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of: 11/10/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$187,600.00</th>
<th>Amount on Hand: $0.00</th>
</tr>
</thead>
</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$349,600.00</th>
<th>Amount on Hand: $0.00</th>
</tr>
</thead>
</table>

### 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>$5,842,529.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Total Anticipated TIF Reimbursable Project Costs:** $5,842,529.00

### Anticipated TOTAL Project Costs:

**$7,318,507.00**

#### Financing Method:

- Pay As You Go

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

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

Hotel Phillips, Project B and C TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): City Center Square Equities, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 4/1/2000

Plan Description:

Project 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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 303  Actual to Date: 446

Number of Retained Jobs:

Projected: 1267  Actual to Date: 0
Kansas City
Judicial Square TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $380,800.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $272,500.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $87,498.00
Other: $600,000.00
Other: $0.00
Other:
Other:
Other:
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): 1301 Oak Level Office, LLC  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 5/1/2003

**Plan Description:**

The plan renovated the Griffith Building and parking garage to allow for professional office, restaurant and retail uses. from plan

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- Projected: 10  
- Actual to Date: 15

**Number of Retained Jobs:**

- Projected: 35  
- 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>$150,000.00</td>
<td>11/13/2020</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: $89,170,300.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $99,568,104.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $11,187,460.00
- Other: $2,530,237.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $113,285,801.00

### Anticipated TOTAL Project Costs:

- $277,449,449.00

### 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: 1
**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:**

\[
\begin{array}{ccc}
\text{Projected:} & 1000 & \text{Actual to Date:} & 2888 \\
\end{array}
\]

**Number of Retained Jobs:**

\[
\begin{array}{ccc}
\text{Projected:} & 0 & \text{Actual to Date:} & 0 \\
\end{array}
\]
Kansas City
Linwood Shopping Center TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $32,041.00
As of: 11/13/2020

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

Economic Activity Taxes:
Total received since inception: $298,100.00
Amount on Hand: $245,100.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $852,579.00
Other: $1,044,230.00
Other: $1,691,803.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $3,810,056.00

Anticipated TOTAL Project Costs:
$11,773,275.00

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
Linwood Shopping Center TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Linwood Shopping Center Redevelopment Company, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 6/1/2016

Plan Description:
The Plan provides for the construction of approx. 64,580 sq. ft. of retail space, including a grocery store, parking and all necessary appurtenances and utilities to support the development.

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
Metro North TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/16/2020

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

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

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $29,560,000.00
Property Acquisition and Relocation Costs: $3,000,000.00
Project Implementation Costs: $528,675.00
Other: $0.00
Other: $31,747,500.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $62,940,175.00

Anticipated TOTAL Project Costs:
$192,540,411.00

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**

**Metro North TIF Plan**

- **Contact Agency:** Kansas City
- **Contact Phone:** 816-691-2109
- **Developer(s):** Metro North Crossing, LLC
- **Senate District:** 17
- **House District:** 15/16
- **Original Date Plan/Project Approved:** 12/1/2015

**Plan Description:**

The Plan provides for the partial demolition of approx. 896,874 sq. ft. of the existing Metro North Mall, development of a substantially-sized courtyard/gathering area for community events, retail and office space, multi-family housing, a hotel, parking spaces and public infrastructure.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 1127
- **Actual to Date:** 255

**Number of Retained Jobs:**

- **Projected:** 154
- **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>11/10/2020</th>
</tr>
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</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$2,071,700.00</th>
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</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$5,300.00</th>
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</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Public Infrastructure/Site Development Costs:</th>
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</tr>
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<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs:</td>
<td>$2,870,678.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$246,000.00</td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>

### 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 Bldg TIF

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:

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 condo 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: $10,000.00 As of: 11/11/2020

Payments in Lieu of Taxes:
- Total received since inception: $4,944,000.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $3,849,100.00 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**

**New York Life TIF PlanNew York Life Bldg**

Contact Agency: Kansas City  
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: 14

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
Kansas City
North Oak TIF/Projects 3, 4, 5a, 5b, & 6

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/12/2020

Payments in Lieu of Taxes:
- Total received since inception: $3,112,400.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $12,955,000.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,710,582.00
- Property Acquisition and Relocation Costs: $2,840,252.00
- Project Implementation Costs: $9,825,578.00
- Other: $173,582.00
- Other: $304,500.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $16,854,494.00

Anticipated TOTAL Project Costs: $56,200,966.00

Financing Method:
- Pay As You Go
- Other Bond

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

**North Oak TIF/Projects 3, 4, 5a, 5b, & 6**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): HJ, LLC  
Senate District: 17  
House District: 18  
Original Date Plan/Project Approved: 2/1/2005

**Plan Description:**

The North Oak TIF Plan is a proactive Tax Increment Financing Plan implemented to provide a source of revenue for the implementation of a North Oak Corridor plan.

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

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

**Number of New Jobs:**

Projected: 56  
Actual to Date: 192

**Number of Retained Jobs:**

Projected: 241  
Actual to Date: 0
# Kansas City

## North Oak-Cerner (Project 1) TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,430,000.00</th>
<th>As of:</th>
<th>11/12/2020</th>
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</table>

#### Payments in Lieu of Taxes:

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<th>Total received since inception:</th>
<th>$490,600.00</th>
<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>$1,553,200.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

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

**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 of the North Oak Corridor TIF Plan consists of the Acquisition and improvement of 3301 North Oak Trafficway, which formerly housed Farmland Industries. The Redeveloper, agreed to create 400 jobs new to the state of Missouri and Kansas City, relocate 150 existing jobs, and invest 30 million in real and personal property and improvements over an eight year period

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

Number of New Jobs:
Projected: 400  Actual to Date: 3037

Number of Retained Jobs:
Projected: 0  Actual to Date: 56
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $4,992,600.00 As of: 11/11/2020

Payments in Lieu of Taxes:
  Total received since inception: $31,465,200.00 Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $16,167,300.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $39,338,573.00
  Property Acquisition and Relocation Costs: $4,925,444.00
  Project Implementation Costs: $7,198,847.00
  Other: $1,180,919.00
  Other: $0.00
  Other:
  Other:
  Other:
  Other:
  Total Anticipated TIF Reimbursable Project Costs: $52,643,783.00

Anticipated TOTAL Project Costs: $87,104,981.00

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**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): HUNT MIDWEST  
Senate District: 17/7  
House District: 17/24  

Original Date Plan/Project Approved: 12/1/2000

Plan Description:

1. To provide improved public infrastructure to serve approx. 1,334 acres of surface area and approx. 315 acres of Subsurface area.  
2. To create an additional 6,782 jobs and retain 4,403 jobs.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

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

Number of New Jobs:

- Projected: 5673  
- Actual to Date: 3799

Number of Retained Jobs:

- Projected: 4793  
- Actual to Date: 0
Kansas City

Pershing Road (IRS) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 11/12/2020

Payments in Lieu of Taxes:

Total received since inception: $48,477,500.00
Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $60,805,800.00
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
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: 14
Kansas City

Pershing Road (IRS) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Pershing Road Development Company, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 4/1/2003

Plan Description:
The plan proposed demolition of 188,121 sq ft of industrial space, new construction of 775,000 sq ft of office space, 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 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:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment 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: 4860

Number of Retained Jobs:
Projected: 2000  Actual to Date: 0
Kansas City  
Platte Purchase TIF Plan

**TIF Revenues**

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 11/13/2020 |

**Payments in Lieu of Taxes:**

| Total received since inception: | $110,000.00 | Amount on Hand: | $0.00 |

**Economic Activity Taxes:**

| Total received since inception: | $2,067,900.00 | Amount on Hand: | $0.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $63,234,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $2,500,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $65,734,000.00

**Anticipated TOTAL Project Costs:** $65,734,000.00

**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
**Kansas City**  
**Platte Purchase TIF Plan**

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** MD MANAGEMENT INC.  
**Senate District:** 17  
**House District:** 15/16  
**Original Date Plan/Project Approved:** 7/1/2016

**Plan Description:**
The Plan provides for public infrastructure improvements within and adjacent to the Redevelopment Area including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development in the area.

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

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 247

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
Kansas City
Prospect North TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $1,523,800.00  Amount on Hand: $301,300.00

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

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $15,925,099.00
- Property Acquisition and Relocation Costs: $1,585,000.00
- Project Implementation Costs: $2,292,508.00
- Other: $350,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $20,149,192.00

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: 3
Kansas City

Prospect North TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): none
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 marketplace.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 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: $0.00 As of: 11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $1,114,000.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $10,200.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $3,680,498.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $3,680,498.00

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
River Market TIF Plan
Project 17 - Republic Bldg

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Cortlandt Holding Company, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1999

Plan Description:
The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 17 proposed the rehabilitation of an existing building to provide 6,450 sq ft of retail space and 25 residential units,

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

Number of New Jobs:
Projected: 6 Actual to Date: 0

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
Kansas City
River Market TIF#500 SAF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,121,300.00

As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $6,333,400.00
Amount on Hand: $0.00

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: $5,762,000.00

Anticipated TOTAL Project Costs: $5,762,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7
**Kansas City**

**River Market TIF#500 SAF**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
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
### Kansas City
### River Market-Project 16 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>
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<td>11/12/2020</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $338,700.00  
  Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $311,400.00  
  Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:

<table>
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<th>Description</th>
<th>Amount</th>
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<tr>
<td>Public Infrastructure/Site Development Costs</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
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#### Anticipated TOTAL Project Costs:

$1,296,967.00

#### Financing Method:

- Pay As You Go

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

0

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

0
Kansas City

River Market-Project 16 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): 450 X, LLC
Senate District: 7
House District: 24

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

Plan Description:
The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 16 proposed rehabilitation of an existing structure to provide 17,800 sq ft of commercial space and associated parking.

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

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

Number of New Jobs:
Projected: 40  Actual to Date: 53

Number of Retained Jobs:
Projected: 30  Actual to Date: 12
Kansas City
Santa Fe TIF

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $525,600.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $4,258,500.00
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: $12,562,350.00
Other: $134,098,353.00
Other: $0.00
Other:
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $166,368,907.00

Anticipated TOTAL Project Costs: $670,400,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Kansas City**  
**Santa Fe TIF**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
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<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-691-2109</td>
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<tr>
<td>Developer(s):</td>
<td>Pursell Mid-City Development, LLC</td>
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<td>Senate District:</td>
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<td>Original Date Plan/Project Approved:</td>
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**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:** 343

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
Kansas City
Shoal Creek

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $24,990,000.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $150,567,900.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $130,029,300.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $183,413,001.00
- 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: $184,310,367.00

Anticipated TOTAL Project Costs: $284,049,688.00

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 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:** 5608

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
Kansas City
Southtown Corridor31st & Baltimore TIFProject H

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $221,700.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $542,100.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,030,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $803,200.00
- Other: $146,200.00
- Other: $1,235,000.00
- Other:
- Other:
- Other:
- Other:
Total Anticipated TIF Reimbursable Project Costs: $3,068,200.00

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

Southtown Corridor 31st & Baltimore TIF Project H

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Metro Plaza, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/1994

Plan Description:
The plan as amended proposes rehabilitation/new construction of approximately 112,000 sq ft of commercial space, parking lot improvements and streetscape/infrastructure improvements.

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

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

Number of New Jobs:
Projected: 102     Actual to Date: 152

Number of Retained Jobs:
Projected: 36     Actual to Date: 36
Kansas City
Southtown/31st and Baltimore TIF Plan

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$765,900.00</th>
<th>As of: 11/12/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $28,680,500.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $12,510,900.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

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

Total Anticipated TIF Reimbursable Project Costs: $38,413,476.00

**Anticipated TOTAL Project Costs:**

Anticipated TOTAL Project Costs: $115,715,177.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

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

**Southtown/31st and Baltimore TIF Plan**

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Hospital Corporation of America (HCA)  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 5/1/1994

**Plan Description:**
Proposals by project, as amended  
Project A terminated on 5/19/94, Project A-1 terminated on 8/24/17, Project B terminated on 8/24/17, Projects C & D terminated on 7/12/18, F and N streetscape improvements, Project E rehab/new construction for 22-28 residential units  
Project J 20,744 sq ft retail/bank, Project K 170,000 sq ft commercial  
Project L 185,000 sq ft commercial  
Project M residential neighborhood reha

**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:** 3322

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
Kansas City
Summit-Output Technologies TIFProj 1, 2, 21, & 26

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/19/2020

Payments in Lieu of Taxes:
  Total received since inception: $1,580,000.00  Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $2,040,000.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $0.00
  Property Acquisition and Relocation Costs: $0.00
  Project Implementation Costs: $0.00
  Other: $0.00
  Other: $0.00
  Other: $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 TIFProj 1, 2, 21, & 26

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Output Technologies, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/1995

Plan Description:
Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures parking landscape improvements

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 33

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
Summit-Pershing TIF Project 8 - Pershing Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $134,000.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $1,231,100.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $704,700.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $791,500.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $4,026,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $4,817,500.00

Anticipated TOTAL Project Costs: $13,590,000.00

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 TIF Project 8 - Pershing Bldg

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: 135

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
Tower Properties TIF Project A

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $1,262,600.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $45,000.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $20,608,961.00
Other: $476,000.00
Other: $0.00
Other:
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

Tower Properties TIF Project A

Contact Agency: Kansas City
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
Tower Properties TIF Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $1,239,400.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $68,100.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $20,608,961.00
Other: $476,000.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $21,084,961.00

Anticipated TOTAL Project Costs: $23,288,121.00

Financing Method:
Pay As You Go

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

Tower Properties TIF Project B

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Tower Properties Company
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/1991

Plan Description:

Project B proposed development of a 339 space parking garage at the northwest corner of 9th Walnut Streets.

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

But for Determination:

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

Number of New Jobs:

Projected: 0  Actual to Date: 1

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Kansas City
Tower Properties TIF Project H

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  11/13/2020

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: $4,569,900.00  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: $14,932,000.00
Other: $418,000.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $16,350,000.00

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: 0
Kansas City

Tower Properties TIF Project H

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): WI 929 Walnut, LLC
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 11/1/1991

Plan Description:

Project H proposed rehabilitation of the 34 story building at 909 Walnut Street and the 9 story building at 927 Walnut Street, construction of a 347 space parking garage and necessary utility and street improvements, including streetscaping. Certificate of Completion for Project H, 2/25/09

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

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

Number of New Jobs:

Projected: 0  Actual to Date: 203

Number of Retained Jobs:

Projected: 0  Actual to Date: 2
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<th>As of: 11/13/2020</th>
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<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
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<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
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<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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<td><strong>Anticipated TOTAL Project Costs:</strong></td>
<td>$96,308,761.00</td>
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<td>Financing Method:</td>
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<tr>
<td>TIF Bonds</td>
<td></td>
<td></td>
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</tr>
<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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<td></td>
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</tr>
</tbody>
</table>
Kansas City
Union Hill TIF

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Union Hill Development Company
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 12/1/1997

Plan/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: 124

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
Universal Floodwater TIF

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $5,695,400.00
As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $25,343,800.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $18,327,900.00
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: $0.00
- Other: $0.00
- Other: $0.00

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

Universal Floodwater TIF

Contact Agency: Kansas City
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: 1194

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>11/13/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: **$140,800.00**
- Amount on Hand: **$0.00**

### Economic Activity Taxes:

- Total received since inception: **$575,300.00**
- Amount on Hand: **$0.00**

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** **$2,967,000.00**
- **Property Acquisition and Relocation Costs:** **$2,500,000.00**
- **Project Implementation Costs:** **$1,702,000.00**
- **Other:** **$0.00**
- **Other:** **$0.00**
- **Other:** **$0.00**
- **Other:** **$0.00**
- **Total Anticipated TIF Reimbursable Project Costs:** **$7,169,000.00**

### Anticipated TOTAL Project Costs:

- **$22,416,000.00**

### 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

West 17th Street TIF Project C - Vitagraph Bldg

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Sobel Development Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/2008

Plan Description:
The Plan provides for the rehabilitation of the Vitagraph Building, 1701 Wyandotte Street and the surface parking lot immediately adjacent to its south

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

Number of New Jobs:

Projected: 130  Actual to Date: 340

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
## Kearney

### Northland Development Redevelopment Area

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
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<td><strong>Anticipated TIF Reimbursable Costs:</strong></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><strong>Anticipated TOTAL Project Costs:</strong></td>
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<td>Financing Method:</td>
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<tr>
<td>TIF Bonds</td>
<td></td>
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</tr>
</tbody>
</table>

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Kearney

Northland Development Redevelopment Area

Contact Agency: Kearney
Contact Phone: 8166284142
Developer(s): Platte Clay Industrial Development Corporation
Senate District: 12
House District: 12
Original Date Plan/Project Approved: 9/1/1995

Plan Description:
This TIF DISTRICT WAS DISSOLVED Jan 7, 2019 BY ORDINANCE 1387-2019,
THE PREVIOUS REPORTING PERIOD

Plan/Project Status: District Dissolved
Area Type: Blight

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

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

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

Current Amount of Revenue in Special Allocation Fund: $33,495.00  As of: 11/2/2020

Payments in Lieu of Taxes:
Total received since inception: $1,196,478.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,252,831.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $13,828,752.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $13,828,752.00

Anticipated TOTAL Project Costs: $39,000,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 19
Current anticipated estimated number of years to retirement: 23
**Kearney**

**Shoppes at Kearney**

Contact Agency: Kearney  
Contact Phone: 8169034729  
Developer(s): Star Acquisitions, Inc.  
Senate District: 12  
House District: 12  
Original Date Plan/Project Approved: 1/1/2010  

**Plan Description:**

Construct a 170,000 sq. ft. retail area including a grocery store on 37 acres consisting 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: 328

**Number of Retained Jobs:**  
Projected: 50  
Actual to Date: 50
# Kirkville

## Kirkville Downtown Improvement TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,109,043.00</th>
<th>As of:</th>
<th>1/7/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception | $3,549,716.00 | Amount on Hand: | $1,109,043.00 |

**Economic Activity Taxes:**

| Total received since inception | $1,464,120.00 | Amount on Hand: | $0.00 |

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- 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:** 3
**Kirksville**

*Kirksville Downtown Improvement TIF Plan*

Contact Agency: Kirksville  
Contact Phone: 660-627-1224  
Developer(s): na  
Senate District: 18  
House District: 3  
Original Date Plan/Project Approved: 12/1/1999

**Plan Description:**

Plan is intended to fund the implementation of the Kirksville Downtown Development Plan. Plan calls for the area to be developed as one mixed-use development project. Project includes construction of new business buildings, remodeling of existing buildings facade & infrastructure improvements renovation of streets, sidewalks & other public areas, enhanced way-finding/pedestrian access, improved traffic, sales & property tax in downtown.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 142  
Actual to Date: 142

**Number of Retained Jobs:**

Projected: 411  
Actual to Date: 411
## Kirksville Downtown Improvement TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$1,284,874.00</th>
<th>As of: 11/6/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $3,827,783.00 | Amount on Hand: $1,284,874.00 |

**Economic Activity Taxes:**

| Total received since inception: | $1,580,209.00 | Amount on Hand: $0.00 |

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/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:

**$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: 2
**Kirkville**

**Kirkville Downtown Improvement TIF Plan**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Kirkville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
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<tr>
<td>Senate District</td>
<td>18</td>
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<td>House District</td>
<td>3</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/1999</td>
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</table>

**Plan Description:**

Plan is intended to fund the implementation of the Kirkville Downtown Development Plan. Plan calls for the area to be developed as one mixed-use development project. Project includes construction of new business buildings, remodeling of existing buildings facade & infrastructure improvements renovation of streets, sidewalks & other public areas, enhanced way-finding/pedestrian access, improved traffic, sales & property tax in downtown.

---

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

| Projected: | 90 | Actual to Date: | 160 |

**Number of Retained Jobs:**

| Projected: | 90 | Actual to Date: | 382 |
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Amount of Revenue in Special Allocation Fund:</strong></td>
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<td>11/6/2020</td>
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<td><strong>Payments in Lieu of Taxes:</strong></td>
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<tr>
<td>Total received since inception</td>
<td>$1,209.00</td>
<td>Amount on Hand: $0.00</td>
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<td><strong>Economic Activity Taxes:</strong></td>
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<tr>
<td>Total received since inception</td>
<td>$552,669.00</td>
<td>Amount on Hand: $0.00</td>
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</table>

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $7,053,736.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $7,053,736.00

**Anticipated TOTAL Project Costs:** $7,053,736.00

**Financing Method:** Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 12
Kirksville
South Highway 63 Corridor

Contact Agency: Kirksville
Contact Phone: 660-627-1224
Developer(s): Kirksville Mall, LLC
Senate District: 18
House District: 3

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

Plan Description:
Project plans include private development & construction of public infrastructure including construction & renovation of various commercial uses office, general commercial, institutional, retail with est. building area of approx. 137,918 sq. ft. of gross leaseable retail area, w/ adequate parking & sidewalks. Also includes constructions of public improvements such as sidewalks, roads, traffic control & utility infrastructure

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 5   Actual to Date: 17

Number of Retained Jobs:
Projected: 87   Actual to Date: 66
Lake Ozark
Horseshoe Bend Interior District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/12/2020

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

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

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $49,202,885.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $3,340,850.00
- Other: $76,270,200.00
- Other: $32,203,389.00

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: 5733655378
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: 11/12/2020

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

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

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $18,850,534.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $6,057,171.00
- Other: $688,725.00
- Other: $4,863,322.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $30,459,862.00

Anticipated TOTAL Project Costs: $140,268,862.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 21
Current anticipated estimated number of years to retirement: 21
Lake Ozark
The Briscoe's Ozark Development Group

Contact Agency: Lake Ozark
Contact Phone: 5733655378
Developer(s): The Briscoes Ozark Development Group, LLC
Senate District: 006
House District: 126
Original Date Plan/Project Approved: 1/1/2008

Plan Description:
The redev proj area comprises approx 88 acres. The TIF Plan proposes to dev the proj in 3 separate redev proj. Redev Proj 1 consists of approx 10 acres and results in approx 77,000 sq. feet of general comm office, institutional and retail uses. Redev Proj 2 allows for the dev of 41 acres of comm uses totaling 297,414 sq.ft. 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.

Number of New Jobs:
Projected: 1916  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**Lake Ozark**

**US Highway 54 and Business US Highway 54 TIF Plan**

**TIF Revenues**

Current Amount of Revenue in Special Allocation: $4,722.68  
As of: 11/18/2020

**Payments in Lieu of Taxes:**

Total received since inception: $1,821,523.52  
Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $10,029,563.20  
Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $44,931,382.00
- Property Acquisition and Relocation Costs: $6,000,000.00
- Project Implementation Costs: $835,876.00
- Other: $1,072,632.00
- Other: $4,493,138.00
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $60,360,029.00

**Anticipated TOTAL Project Costs:** $239,581,707.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Lake Ozark

US Highway 54 and Business US Highway 54 TIF Plan

Contact Agency: Lake Ozark
Contact Phone: 5733655378
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
### TIF Revenues

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<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>11/11/2020</th>
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**Payments in Lieu of Taxes:**

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<th>Total received since inception:</th>
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<th>Amount on Hand:</th>
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</table>

**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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</thead>
</table>

**Anticipated TIF Reimbursable Costs:**

| Public Infrastructure/Site Development Costs: | $13,417,500.00 |
| Property Acquisition and Relocation Costs: | $1,150,000.00 |
| Project Implementation Costs: | $1,176,000.00 |
| Other: | $1,600,000.00 |
| Other: | $0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

**Total Anticipated TIF Reimbursable Project Costs:**

| $17,343,500.00 |

**Anticipated TOTAL Project Costs:**

| $35,842,500.00 |

**Financing Method:**

- Pay As You Go
- TIF Notes
- Loan
- TIF Bonds

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

| 23 |

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

| 20 |
**Leadington**

**Highway 6732 Corridor**

Contact Agency: Leadington  
Contact Phone: 573-461-5196  
Developer(s): None  
Senate District: 3  
House District: 117  
Original Date Plan/Project Approved: 11/1/2017

**Plan Description:**

The plan proposes to alleviate existing conditions, such as, existing deteriorated and vacant buildings and parcels into retail, office, residential and service spaces.

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

**Area Type:** Conservation

**But for Determination:**

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

**Number of New Jobs:**

- Projected: 150  
- Actual to Date: 0

**Number of Retained Jobs:**

- Projected: 75  
- Actual to Date: 0
**Lee's Summit**

**2nd and Douglas TIF Plan**

### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: 11/10/2020 |

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

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

### Anticipated TIF Reimbursable Costs:

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

**Other:** $8,039,380.00

**Total Anticipated TIF Reimbursable Project Costs:** $8,039,380.00

### Anticipated TOTAL Project Costs:

$51,820,210.00

**Financing Method:**

- Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 0
Lee's Summit
2nd and Douglas TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 8169691105
Developer(s): DTLS Apartments LLC
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 5/1/2019

Plan Description:
The Project includes a redevelopment of the Project Area to create 274 Multifamily Housing Units along with a parking structure for access by residents of the apartments.

Plan/Project Status: Under Construction
Area Type: Blight

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

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

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 11/12/2020

Payments in Lieu of Taxes:

Total received since inception: $13,519,690.38
Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $2,079,133.58
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $47,036,277.00
Property Acquisition and Relocation Costs: $642,628.00
Project Implementation Costs: $70,000.00
Other: $97,100.00
Other: $0.00
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $47,846,005.00

Anticipated TOTAL Project Costs: $250,000,000.00

Financing Method:

Pay As You Go
Loan
Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 8169691105
Developer(s): Project Area 4 -- Todd George Marketplace Inc.
Senate District: 8
House District: 35
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
The Plan anticipated four project areas. Project Area-1 Medical facilities, and offices and commercial office space. Project Area-2 Mixed use on 105 acres. Project Area-3 -- Retail mixed use on 38.77 acres. Project Area-4 Retail, mixed use on 15.17 acres. Project Areas 1 and 4 were activated, but Project Areas 2 and 3 were not activated.

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

Number of New Jobs:
Projected: 0  Actual to Date: 176

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Lee's Summit
I-470 Business & Technology Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $411,579.79
As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $5,869,053.25
Amount on Hand: $141,510.25

Economic Activity Taxes:
Total received since inception: $1,762,261.81
Amount on Hand: $270,069.54

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,881,791.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $220,973.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $4,101,764.00

Anticipated TOTAL Project Costs: $66,151,947.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Lee's Summit
I-470 Business & Technology Center Tax Increment

Contact Agency: Lee's Summit
Contact Phone: 8169691105
Developer(s): LBC Development Corp., a Missouri Corporation
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
The Project is expected to consist of over 503,925 square feet of office and warehouse space, approximately 64,500 square feet of retail space, 13,150 square feet of restaurant space, and a 42,250 square foot hotel and a 45,250 square foot retail strip center. The Plan provides for on-site improvements to facilitate storm-water runoff near the Development, Wetland mitigation, and Public Road Improvements.

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

Number of New Jobs:
Projected: 0  Actual to Date: 275

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### Lee's Summit

#### New Longview Tax Increment Financing Plan

<table>
<thead>
<tr>
<th>TIF Revenues</th>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>11/10/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $3,039,925.82
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $1,294,204.57
- 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: $200,000.00
- Other: $6,400,458.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $6,600,458.00

**Anticipated TOTAL Project Costs:** $200,665,294.00

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

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

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

---
Lee's Summit

New Longview Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 8169691105
Developer(s): M-III Longview, LLC
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 5/1/2002

Plan Description:
The amended Plan includes the stabilization and rehabilitation of 9 historic structures using TIF revenues generated in the Redevelopment Project Areas 1B, 2C, 3 and 6. The remaining project areas shown in the original plan will not be redeveloped under the amended plan.

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

Number of New Jobs:
Projected: 0  Actual to Date: 112

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>$294,256.71</td>
<td>11/12/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$342,048.79</td>
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<tr>
<td>Amount on Hand</td>
<td>$294,256.71</td>
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### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$89,694.25</td>
</tr>
<tr>
<td>Amount on Hand</td>
<td>$0.00</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:** $13,900,000.00
- **Other:** $3,039,463.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $16,939,463.00

### Anticipated TOTAL Project Costs:

**$81,802,498.00**

### Financing Method:

- Pay As You Go
- Loan
- Other

### Estimated Retirement:

- Original estimated number of years to retirement: 0
- Current anticipated estimated number of years to retirement: 0
Lee's Summit

New Longview Tax Increment Financing Plan (2016)

Contact Agency: Lee's Summit
Contact Phone: 8169691105
Developer(s): M-III Longview, LLC
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 12/1/2015

Plan Description:

The TIF Plan is a Conservation TIF Plan with the purpose of rehabilitating Historic Structures in the Tax Increment District Project 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: 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: 116

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>$287,253.31</th>
<th>As of:</th>
<th>11/12/2020</th>
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### Payments in Lieu of Taxes:

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<tr>
<th>Total received since inception:</th>
<th>$695,563.42</th>
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### Economic Activity Taxes:

<table>
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<tr>
<th>Total received since inception:</th>
<th>$333,316.46</th>
<th>Amount on Hand:</th>
<th>$287,253.31</th>
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</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Public Infrastructure/Site Development Costs:</th>
<th>$2,899,650.00</th>
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<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$434,102.00</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>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**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: 8169691105
Developer(s): Ritter Plaza LLC
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 11/1/2007

Plan Description:
The project consists of 41,000 square feet of retail development on 7.2 acres of land, and, necessary infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann Road.

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 99

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Lee's Summit
Streets of West Pryor Tax Increment Financing Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/11/2020

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

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

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $14,383,134.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $2,450,394.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $16,833,528.00

Anticipated TOTAL Project Costs: $178,559,545.00

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
Lee's Summit

Streets of West Pryor Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 8169691105
Developer(s): Streets of West Pryor, L.L.C
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 1/1/2019

Plan Description:
The Project includes a mixed use development likely containing national, regional, and local retailers and restaurants, multi-family and age restricted apartments, a hotel and other 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
Lee's Summit
Summit Fair Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $13,747,197.37  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $13,747,611.72  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

Total Anticipated TIF Reimbursable Project Costs: $41,620,488.00

Anticipated TOTAL Project Costs: $217,268,488.00

Financing Method:
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 17
Lee's Summit

Summit Fair Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 8169691105
Developer(s): RED Lees Summit East, LLC and RED LSE, LLC
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Project Area 1 consists of a shopping center with approximately 497,000 square feet of retail, along with related infrastructure improvements. Project Area 2a and 2b have not been developed. Project Area 5 consists of limited retail and infrastructure improvements required for the total project.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 0  Actual to Date: 1158

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
# Liberty Commons

## 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>$1,018,569.00</td>
<td>10/23/2020</td>
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</table>

## Payments in Lieu of Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand:</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$1,395,292.00</td>
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## Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$2,186,802.00</td>
<td>$0.00</td>
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</table>

## Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$3,144,680.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$9,026,367.00</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$642,246.00</td>
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<td>Other:</td>
<td>$245,964.00</td>
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<td>Other:</td>
<td>$864,632.00</td>
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<tr>
<td>Other:</td>
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<tr>
<td>Other:</td>
<td></td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$32,428,621.00</td>
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</tbody>
</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>$80,640,326.00</td>
</tr>
</tbody>
</table>

## Financing Method:

- TIF Bonds

## Original estimated number of years to retirement:

- 23

## Current anticipated estimated number of years to retirement:

- 23
Liberty Commons

Contact Agency: Liberty
Contact Phone: 816 4394532
Developer(s): dlowe@legacydevelopment.com
Senate District: 17
House District: 34

Original Date Plan/Project Approved: 12/1/2014

Plan Description:
The TIF Plan calls for a mixed use project including retail, restaurants, and a hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary 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: 511

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Liberty Triangle Tax Increment Financing District

## TIF Revenues

| Current Amount of Revenue in Special Allocation | $4,121,580.00 | As of: | 10/26/2020 |
| Payments in Lieu of Taxes: |  |
| Total received since inception: | $6,852,446.00 | Amount on Hand: | $0.00 |
| Economic Activity Taxes: |  |
| Total received since inception: | $12,600,395.00 | Amount on Hand: | $0.00 |

## Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $12,934,371.00 |
| Property Acquisition and Relocation Costs: | $4,995,271.00 |
| Project Implementation Costs: | $328,457.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: |  |
| Other: |  |
| 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 Enterprises  
Senate District: 17  
House District: 34  
Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Redevelopment from underutilized land into retail and mixed use together with public infrastructure to support these uses. The property included 28 different properties. It is divided into several Project Areas A-H, Area A, B-2 through Areas E-4 and Area B-1 are each financed separately.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project 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: 1091

Number of Retained Jobs:
- Projected: 0  
  Actual to Date: 0
### Liberty Triangle (Blue Jay crossing-Area I) 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>$107,513.00</td>
<td>10/26/2020</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $1,381,692.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $1,282,754.00
- 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

#### Total Anticipated TIF Reimbursable Project Costs: $8,913,372.00

#### Anticipated TOTAL Project Costs: $12,102,784.00

**Financing Method:**

- Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 18
**Liberty**

**Liberty Triangle (Blue Jay crossing-Area I) TIF**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Liberty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>8167772833</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>
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<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 TIF Triangle project, but maintains a separate TIF Fund from the Triangle and therefore the project is tracked separately. The project includes mixed use retail and commercial buildings. A theater is the most recent building to be added.

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

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment 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: 173

**Number of Retained Jobs:**

- Projected: 35
- Actual to Date: 35
Liberty
Rober's Plaza Tax Increment Financing Dist

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation fund</th>
<th>$1,106,305.00</th>
<th>As of:</th>
<th>10/26/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $2,459,359.00
- Amount on Hand: $241,776.00

**Economic Activity Taxes:**

- Total received since inception: $1,819,118.00
- Amount on Hand: $215,401.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $5,638,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $593,000.00
- Other: $1,600,000.00
- Other: $530,000.00
- Other:
- Other:
- Other:
- Other:

| Total Anticipated TIF Reimbursable Project Costs: | $8,631,000.00 |

**Anticipated TOTAL Project Costs:**

| $32,032,902.00 |

**Financing Method:**

- TIF Bonds

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

- 23

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

- 23
**Liberty**

**Rober's Plaza Tax Increment Financing Dist**

Contact Agency: Liberty  
Contact Phone: 816 439-4532  
Developer(s): Rogers Sporting Goods  
Senate District: 17  
House District: 34  
Original Date Plan/Project Approved: 12/1/2006

**Plan Description:**

Redevelopment of 14 acres from vacant, unimproved land into a retail commercial shopping center. Includes 99,500 sq ft of commercial retail space, 15,000 sq ft of warehouse area, a 22,500 sq ft hotel and a medical clinic. All but two parcels are developed.

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

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

**Number of New Jobs:**

- Projected: 199  
- Actual to Date: 158

**Number of Retained Jobs:**

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

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 10/26/2020

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

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:
- Other

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

Whitehall Station

Contact Agency: Liberty
Contact Phone: 8167772833
Developer(s): John Ferguson
Senate District: 17
House District: 34

Original Date Plan/Project Approved: 9/1/2006

Plan Description:
Mixed use retail center

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Madison County

## Redevelopment Plan for the Hwy 67/72 Tax Increment

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$388,606.83</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $263,202.09
- Amount on Hand: $256,480.51

### Economic Activity Taxes:

- Total received since inception: $5,963,397.68
- Amount on Hand: $132,126.32

### 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: $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:

4
Madison County

Redevelopment Plan for the Hwy 67/72 Tax Increment

Contact Agency: Madison County
Contact Phone: 573-783-2176
Developer(s): None
Senate District: 27
House District: 145
Original Date Plan/Project Approved: 12/1/2001

Plan Description:
Providing infrastructure to the City of Fredericktown's industrial park and to help with hazard mitigation due to flooding of the City's water plant. Also provide a by-pass around flood areas and to make road and street improvements and signals.

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

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$541,956.48</th>
<th>As of:</th>
<th>11/9/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $1,991,498.08  
  **Amount on Hand:** $514,724.53

#### Economic Activity Taxes:

- **Total received since inception:** $2,686,309.74  
  **Amount on Hand:** $27,231.95

### 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
- **Total Anticipated TIF Reimbursable Project Costs:** $8,500,000.00

### Anticipated TOTAL Project Costs:

- **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:

- 16
Maplewood
Deer Creek

Contact Agency: Maplewood
Contact Phone: 314-646-3606
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 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
Current Amount of Revenue in Special Allocation Fund: $38,541.16 As of: 11/9/2020

Payments in Lieu of Taxes:
Total received since inception: $5,224,230.16 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $8,356,394.42 Amount on Hand: $38,541.16

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $9,500,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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: 9
**Maplewood**  
**Hanley Road South of Folk**

Contact Agency: Maplewood  
Contact Phone: 314-646-3606  
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 & industrial area including a large hazardous chemical contaminated area into a retail area to include a big box retailer & restaurants.

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

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

Number of Retained Jobs:  
Projected: 277  
Actual to Date: 344
Maryland Heights
East Dorsett Redevelopment District

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $14,958.00  As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $2,523,002.00  Amount on Hand: $14,958.00

Economic Activity Taxes:
Total received since inception: $121,220.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $11,000,000.00
- Property Acquisition and Relocation Costs: $18,000,000.00
- Project Implementation Costs: $500,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $29,500,000.00

Anticipated TOTAL Project Costs: $29,500,000.00

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

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

**East Dorsett Redevelopment District**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Maryland Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-738-2206</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>NA</td>
</tr>
<tr>
<td>Senate District:</td>
<td>24</td>
</tr>
<tr>
<td>House District:</td>
<td>79</td>
</tr>
</tbody>
</table>

**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:** 5  
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
## Maryville
### Maryville Town Center- Redevelopment Area I

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$200.00</th>
<th>As of:</th>
<th>11/9/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $1,361,153.00
- Amount on Hand: $199.00

**Economic Activity Taxes:**
- Total received since inception: $2,122,637.00
- Amount on Hand: $1.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $905,000.00
- Property Acquisition and Relocation Costs: $1,000,000.00
- Project Implementation Costs: $45,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- 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:** 18
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 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
Miner

Miner Gateway Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $1,000,720.86
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,542,648.63
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: $250,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $2,100,000.00

Anticipated TOTAL Project Costs: $15,050,000.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 9
Current anticipated estimated number of years to retirement: 9
Miner

Miner Gateway Redevelopment Project

Contact Agency: Miner
Contact Phone: 573-471-8520
Developer(s): Drury Development Corporation
Senate District: 27
House District: 148

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

Plan Description:
Demolition of old blighted hotel and construction of a new Drury Hotel and complimentary commercial properties 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.
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: 27

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>$88.61</td>
<td>10/23/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $5,952,024.90
- **Amount on Hand:** $29.22

### Economic Activity Taxes:

- **Total received since inception:** $8,323,964.90
- **Amount on Hand:** $59.39

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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:

**Total Anticipated Project Costs:** $0.00

### Financing Method:

- TIF Bonds

### Original estimated number of years to retirement:

- 23

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

- 0
Monett

TIF 1 Redevelopment Area

Contact Agency: Monett
Contact Phone: 417-235-3763
Developer(s): NA
Senate District: 29
House District: 68 & 132

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

Plan Description:
The improvements included, but were not limited to, the widening of Business Highway 60 and the removal of hills and blind spots, and the widening of U.S. Highway 60 and the installation of traffic signals, storm sewers, and storm water detention.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 0  Actual to Date: 365

Number of Retained Jobs:
Projected: 0  Actual to Date: 365
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$204,373.59</th>
<th>As of:</th>
<th>10/23/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $1,245,420.16
- **Amount on Hand:** $141,069.01

### Economic Activity Taxes:

- **Total received since inception:** $3,544,723.32
- **Amount on Hand:** $63,304.58

### Anticipated TIF 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:** $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:

- **8**
Monett

TIF 2 Redevelopment Area

Contact Agency: Monett
Contact Phone: 417-235-3763
Developer(s): NA
Senate District: 29
House District: 158

Original Date Plan/Project Approved: 3/1/2005

Plan Description:
Improving, widening, and installing traffic signals on U.S. Highway 60 for Redevelopment Plan Area 1 Lowe's Store Development.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 110  Actual to Date: 154

Number of Retained Jobs:
Projected: 0  Actual to Date: 154
Moscow Mills

Redevelopment Plan for the Highway 61 Redevelopment

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>11/2/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

| Public Infrastructure/Site Development Costs: | $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 |
| Other: | $0.00 |
| Total Anticipated TIF Reimbursable Project Costs: | $23,500,000.00 |

**Anticipated TOTAL Project Costs:**

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

**Financing Method:**

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Moscow Mills**

**Redevelopment Plan for the Highway 61 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.  
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 2540  
Actual to Date: 0

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

Neosho Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation $2,665,199.00  As of: 11/5/2020

Payments in Lieu of Taxes:

Total received since inception: $2,542,059.00  Amount on Hand: $1,682,490.00

Economic Activity Taxes:

Total received since inception: $2,783,438.00  Amount on Hand: $982,709.00

Anticipated TIF Reimbursable Costs:

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

## Neosho Tax Increment Finance District

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Neosho</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>4174518050</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>None</td>
</tr>
<tr>
<td>Senate District:</td>
<td>32</td>
</tr>
<tr>
<td>House District:</td>
<td>160</td>
</tr>
</tbody>
</table>

### 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
Natural Bridge Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $650,895.48  As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $809,657.90  Amount on Hand: $650,895.48

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

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

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: 23
**Normandy**

**Natural Bridge Redevelopment**

Contact Agency: Normandy  
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 Natural Bridge Road

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**

**North Kansas City Destination Developers TIF Plan**

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Current Amount of Revenue in Special Allocation</th>
<th>As of:</th>
<th>11/12/2020</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:** $12,096,612.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $100,724,853.00
- **Other:** $12,138,000.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $137,455,412.00

**Anticipated TOTAL Project Costs:** $183,015,726.00

### 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
North Kansas City

North Kansas City Destination Developers TIF Plan

Contact Agency: North Kansas City
Contact Phone: 8164127814
Developer(s): North Kansas City Destination Developers, LLC
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 10/1/2017

Plan Description:
Developers vision for the Redevelopment Area is to make it a destination for recreation, shopping, overnight stays, and conferences. This concept is to promote and sustain economic activity within the Redevelopment Area, and to create a unique space that supports a mix of commercial uses and community amenities. The intent is to make this area a destination to draw users and visitors from both within and outside of the City.

Plan/Project 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
North Kansas City
Northgate Village Tax Increment Financing Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $9,916,844.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $232,445.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $9,649,602.00
Property Acquisition and Relocation Costs: $14,364,203.00
Project Implementation Costs: $612,641.00
Other: $538,935.00
Other: $1,018,959.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $26,184,340.00

Anticipated TOTAL Project Costs: $28,240,995.00

Financing Method:
Pay As You Go

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

North Kansas City
Northgate Village Tax Increment Financing Plan
Contact Agency: North Kansas City
Contact Phone: 8164127814
Developer(s): Hunt-Midwest Enterprises & Rainen Companies Inc.
Senate District: 17
House District: 31
Original Date Plan/Project Approved: 2/1/2000

Plan Description:
The Northgate Redevelopment involved the replacement of single-story garden style apartments 666 with a mixed-use redevelopment. The last years of the complex saw an increasing amount of unattended deterioration which became an increasing blight upon the community and surrounding neighborhoods. Given it made up such a significant portion of the city's residential community, the City decided to take the significant step of designating the area for redevelopment. The City solicited proposals in 1999, selecting the development team of Hunt Midwest, Inc., in partnership with The Rainen Companies. The development agreement approved in tandem with the TIF plan states that the City is responsible for acquiring the property, relocating residents of the apartments, demolishing the old apartment complex, and installing the infrastructure. The City would then sell the land to each respective developer, with no additional funds required of the City. The City would receive any TIF proceeds as reimbursement of the pre-development costs developers do not receive any TIF proceeds. As of December of 2009, the City has activated all 15 designated TIF project areas that make up the redevelopment project.

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: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Osage Beach
Arrowhead Development Group, LLC

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 10/26/2020

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

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

Total Anticipated TIF Reimbursable Project Costs: $55,835,595.00

Anticipated TOTAL Project Costs: $385,731,340.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Osage Beach

Arrowhead Development Group, LLC

Contact Agency: Osage Beach
Contact Phone: 5733022000
Developer(s): Arrowhead Development Group, LLC
Senate District: 4
House District: 155

Original Date Plan/Project Approved: 2/1/2016

Plan Description:

The Plan proposes to develop eight redevelopment areas/districts. Upon full completion of all districts, is anticipated that the Redevelopment will be a mixed-use development and will include institutional, residential, recreation, retail and office.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

Number of New Jobs:

Projected: 0  Actual to Date: 0

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: 10/23/2020

**Payments in Lieu of Taxes:**

- Total received since inception: $566,629.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $3,868,955.00
- 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: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $5,100,000.00

**Anticipated TOTAL Project Costs:** $34,234,400.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 23
Osage Beach

Dierbergs Osage Beach Redevelopment Project

Contact Agency: Osage Beach
Contact Phone: 5733022000
Developer(s): Dierbergs Osage Beach LLC
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 12/1/2010

Plan Description:

The project calls for the construction of approximately 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approximately 76,500 square feet of space, next to Dierbergs will be approximately 8,000 of retail space. Another building occupied by Bed, Bath and Beyond and Dicks Sporting Goods.

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

Other describe 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 increase

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

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 10/23/2020

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $1,700,000.00
Property Acquisition and Relocation Costs: $2,000,000.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $3,700,000.00

Anticipated TOTAL Project Costs: $98,888,200.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Osage Beach
Marina View Redevelopment Area

Contact Agency: Osage Beach
Contact Phone: 5733022000
Developer(s): JWH-Lake of the Ozarks Development LLC
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 10/1/2007

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:
Other describe 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 increme

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: $4,578.13 As of: 10/23/2020

Payments in Lieu of Taxes:
Total received since inception: $8,117,898.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $27,451,760.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $13,763,947.00
- Property Acquisition and Relocation Costs: $2,400,000.00
- Project Implementation Costs: $700,000.00
- Other: $250,000.00
- Other: $162,000.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $17,275,947.00

Anticipated TOTAL Project Costs: $101,130,093.00

Financing Method: TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Osage Beach

Prewitt's Highway 54 Enterprises LLC

Contact Agency: Osage Beach
Contact Phone: 5733022000
Developer(s): Prewitt's Hwy 54 Enterprises LLC
Senate District: 9
House District: 115
Original Date Plan/Project Approved: 7/1/2000

Plan Description:
Development of big box retail and small stores, road improvements to the intersection of 54 Highway and 42 Highway including the addition of stop lights and rerouting of Missouri Route D were approved and recommended by MODOT. Infrastructure improvements also include the extension of fire protection, water and sewer to the School of the Osage.

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

Number of New Jobs:
Projected: 0  Actual to Date: 850

Number of Retained Jobs:
Projected: 0  Actual to Date: 8
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 10/26/2020

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

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

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,200,000.00
- Property Acquisition and Relocation Costs: $3,000,000.00
- Project Implementation Costs: $350,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $4,550,000.00

Anticipated TOTAL Project Costs: $30,500,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Osage Beach

TSG Osage Beach, LLC

Contact Agency: Osage Beach
Contact Phone: 5733022000
Developer(s): The Staenberg Group - TSG Osage Beach, LLC
Senate District: 4
House District: 155

Original Date Plan/Project Approved: 9/1/2017

Plan Description:
The Plan proposes a 30,500,000 project. Retail space encompassing multiple buildings containing approximately 131,000 square feet of space and the out lot, as well as approximately 672 surface parking spaces.

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

But for Determination:
The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

Number of New Jobs:
- Projected: 210
- Actual to Date: 0

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

Current Amount of Revenue in Special Allocation Fund: $37.00  As of: 11/16/2020

Payments in Lieu of Taxes:
- Total received since inception: $425,400.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $586,778.00  Amount on Hand: $37.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $905,000.00
- Property Acquisition and Relocation Costs: $1,000,884.00
- Project Implementation Costs: $1,751,175.00
- Other: $2,443,084.00  Amount on Hand: $0.00
  Other:
  Other:
  Other:
  Other:

Total Anticipated TIF Reimbursable Project Costs: $6,100,143.00

Anticipated TOTAL Project Costs: $47,239,175.00

Financing Method:
- TIF Notes

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

**Pagedale TIF Redevelopment Plan**

**Contact Agency:** Pagedale  
**Contact Phone:** 3147261200  
**Developer(s):** Beyond Housing, inc  
**Senate District:** 14  
**House District:** 86  
**Original Date Plan/Project Approved:** 12/1/2007  

**Plan Description:**
Redevelop the area to build a variety of mixed-use project commercial, retail, and residential. Key projects include a grocery store, bank, multi-family residential, health services center, 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 significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**
- **Projected:** 253  
- **Actual to Date:** 205

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

Redevelopment Plan for the Highway 51/61 Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $139,612.42 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $675,616.00 Amount on Hand: $117,236.00

Economic Activity Taxes:
Total received since inception: $81,933.00 Amount on Hand: $22,375.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $5,132,500.00
Property Acquisition and Relocation Costs: $530,000.00
Project Implementation Costs: $1,742,500.00
Other: $1,072,250.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $12,427,250.00

Anticipated TOTAL Project Costs: $46,800,000.00

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

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
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: 116, 145

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

Plan Description:
Street, water, sewer, gas, property acquisition and 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 Fund: $121,359.94 As of: 11/13/2020

**Payments in Lieu of Taxes:**

Total received since inception: $15,306.27 Amount on Hand: $6,568.84

**Economic Activity Taxes:**

Total received since inception: $267,478.65 Amount on Hand: $114,791.10

**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: 14
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, façade 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 Fund: $798,103.00 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $1,026,745.00 Amount on Hand: $670,407.00

Economic Activity Taxes:
Total received since inception: $199,211.00 Amount on Hand: $127,696.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $40,837,500.00
- Property Acquisition and Relocation Costs: $1,000,000.00
- Project Implementation Costs: $5,875,000.00
- Other: $0.00
- Other: $0.00
- Other:
- 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: 14
**Perryville**

*Redevelopment Plan for the I-55/Perryville Blvd.*

**Contact Agency:** Perryville  
**Contact Phone:** 573-547-2594  
**Developer(s):** None  
**Senate District:** 27  
**House District:** 116, 145

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

**Plan Description:**
Streets, water and sewer, site improvements and 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>11/13/2020</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
- 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

### Other:
- 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: 8168583046  
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 7.5 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
Raymore

Foxwood Village Shops Tax Increment Finance Plan

TIF Revenues

| Current Amount of Revenue in Special Allocation | $32,761.70 | As of: 11/11/2020 |

Payments in Lieu of Taxes:

| Total received since inception: | $101,301.05 | Amount on Hand: $0.00 |

Economic Activity Taxes:

| Total received since inception: | $514,870.64 | Amount on Hand: $32,761.70 |

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 |

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: Inactive
Area Type: Blight

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

Number of New Jobs:

Projected: 142  Actual to Date: 50

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Raymore
Highway 58 and Dean Avenue TIF

TIF Revenues
Current Amount of Revenue in Special Allocation $12,746.73 As of: 11/11/2020

Payments in Lieu of Taxes:
Total received since inception: $29,405.04 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $371,007.86 Amount on Hand: $18,878.90

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $525,000.00
Property Acquisition and Relocation Costs: $850,000.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $1,375,000.00

Anticipated TOTAL Project Costs: $9,170,328.00

Financing Method:
Pay As You Go

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

Highway 58 and Dean Avenue TIF

Contact Agency: Raymore
Contact Phone: (816) 331-5000
Developer(s): Raymore Partners, LLC co Cadence Commercial Real
Senate District: 31
House District: 55
Original Date Plan/Project Approved: 3/1/2016

Plan Description:
See Attachment 2 - will be e-mailed.

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: 50  Actual to Date: 50

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

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/11/2020

Payments in Lieu of Taxes:
- Total received since inception: $3,969,345.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $13,826,386.66  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $8,459,276.00
- Property Acquisition and Relocation Costs: $4,509,546.00
- Project Implementation Costs: $793,000.00
- Other: $0.00
- Other: $0.00
- Other:
  - Other:
  - Other:
- 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: 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: 153
Actual to Date: 458

Number of Retained Jobs:
Projected: 0
Actual to Date: 0
Richmond Heights
Hadley Township Redevelopment Project Area-North

TIF Revenues

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

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

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Anticipated TIF Reimbursable Costs:

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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$0.00</td>
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<tr>
<td>Project Acquisition and Relocation Costs:</td>
<td>$1,128,500.00</td>
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<td>Project Implementation Costs:</td>
<td>$228,899.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$1,357,399.00</td>
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Anticipated TOTAL Project Costs: $1,357,399.00

Financing Method:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 15
Richmond Heights

Hadley Township Redevelopment Project Area-North

Contact Agency: Richmond Heights
Contact Phone: 3127895959
Developer(s): No Comprehensive Developer
Senate District: 24
House District: 72
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
Sub-Area B & C will be redeveloped into a variety of commercial & residential uses, including retail, office, hotel, multi-family housing & in-fill single family housing. There is a 14,000 SF retail center and a Quick Trip convenience store/gas station on 3 acres fronting Hanley Rd. in Sub-Area B. Summit Development Group built 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.

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: $851,781.00 As of: 11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $2,160,459.00 Amount on Hand: $493,029.00

Economic Activity Taxes:
Total received since inception: $2,444,873.00 Amount on Hand: $363,752.00

Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
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<tr>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$15,020,266.00</td>
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</table>

Anticipated TOTAL Project Costs: $15,020,266.00

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: 3127895959
Developer(s): Menards
Senate District: 24
House District: 72
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
Sub-Area A has 10 retail and restaurants. Sub-Area M has a 246,346 SF two story Menards Home Improvement store, with associated yard, covered storage and parking lot with 406 parking spaces.

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

Number of New Jobs:
Projected: 160  Actual to Date: 245

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

### I-385 Levee 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>11/12/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $48,728,822.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $5,258,984.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $79,000,000.00
- Property Acquisition and Relocation Costs: $2,000,000.00
- Project Implementation Costs: $86,000,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $89,600,000.00

**Anticipated TOTAL Project Costs:**

- $167,600,000.00

**Financing Method:**

- Pay As You Go
- TIF Bonds

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

**Current anticipated estimated number of years to retirement:** 6
**Riverside**

**I-385 Levee Redevelopment Plan**

Contact Agency: Riverside  
Contact Phone: 816-741-3993  
Developer(s): Northpoint Realty  
Senate District: 34  
House District: 32  
Original Date Plan/Project Approved: 7/1/1996

**Plan Description:**

The construction of the Riverside and Quindaro Bend Levees to provide flood protection a full diamond interchange at I-635 and Van de Populier Road and improvements to Mattox Road and Van de Populier Road, internal storm drainage system, east-west access roads and utilities development of a mixed use retail/commercial/industrial development.

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

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

**Number of New Jobs:**

<table>
<thead>
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<tbody>
<tr>
<td></td>
<td>12664</td>
<td>4300</td>
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**Number of Retained Jobs:**

<table>
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<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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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>
<td>$0.00</td>
<td>11/12/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $715,365.35
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $36,575.55
- Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,193,752.00
- Property Acquisition and Relocation Costs: $750,748.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

### Total Anticipated TIF Reimbursable Project Costs:

- $2,944,500.00

## Anticipated TOTAL Project Costs:

- $70,000,000.00

### Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

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

**West Platte Road Redevelopment Plan**

Contact Agency: Riverside  
Contact Phone: 816-741-3993  
Developer(s): Briarcliff Development Company  
Senate District: 34  
House District: 32  
Original Date Plan/Project Approved: 7/1/2007  

**Plan Description:**

The plan consists of 2 projects 1 demolition of dilapidated commercial structures, removal of mobile homes and construction of the linear park along W. Platte Road 2 construction of 75,000 sq. ft. of commercial buildings.

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

**But for Determination:**

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

**Number of New Jobs:**

Projected: 50  
Actual to Date: 27

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
**Rock Hill**  
**City Center at McKnight**  

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$211,744.00</th>
<th>As of:</th>
<th>11/10/2020</th>
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</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$718,179.00</th>
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<th>$120,284.00</th>
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#### Economic Activity Taxes:

<table>
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<tr>
<th>Total received since inception:</th>
<th>$91,460.00</th>
<th>Amount on Hand:</th>
<th>$91,460.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $450,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $10,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $460,000.00

### Anticipated TOTAL Project Costs:

$500,000.00

**Financing Method:**  
- Other

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

**Current anticipated estimated number of years to retirement:** 0
**Rock Hill**

**City Center at McKnight**

Contact Agency: Rock Hill
Contact Phone: 314-561-4302
Developer(s): Missouri CVS Pharmacy, LLC
Senate District: 24
House District: 87

**Original Date Plan/Project Approved:** 3/1/2005

**Plan Description:**

Create new retail development along Manchester Road. Reimburse the developer for environmental remediation costs associated with the construction of a new CVS Pharmacy. Relocated the city's fire department out of the redevelopment area.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 0  Actual to Date: 0

**Number of Retained Jobs:**

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

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

- As of: 11/10/2020
- $74,884.00

### Payments in Lieu of Taxes:

- Total received since inception: $5,276,696.00
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $6,705,018.00
- Amount on Hand: $74,884.00

### 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
Rolla
Westside Marketplace Redevelopment Project

TIF Revenues

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

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<tbody>
<tr>
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Economic Activity Taxes:

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

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<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>
<tr>
<td>Project Implementation Costs:</td>
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</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
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</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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</tr>
</tbody>
</table>

Anticipated TOTAL Project Costs: $0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 17
Rolla

Westside Marketplace Redevelopment Project

Contact Agency: Rolla
Contact Phone: 573-426-6980
Developer(s): UTW Rolla Development, LLC
Senate District: 16
House District: 121
Original Date Plan/Project Approved: 9/1/2016

Plan Description:
The purpose of the Redevelopment Project is to reduce/eliminate blighted conditions on the subject property in order to facilitate economic development and revitalization of RPA 1. The Redevelopment Plan contains strategies and projections to construct a new retail center consisting of 339,000 SF of space for 5 retailers anchored by a Menards Store to retain and grow retail opportunities in the Rolla region.

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

Number of New Jobs:
Projected: 250  Actual to Date: 275

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: $16,593.24  
As of: 11/12/2020

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

- Total received since inception: $16,593.24  
  Amount on Hand: $16,593.24

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $903,434.00
- Property Acquisition and Relocation Costs: $1,155,000.00
- Project Implementation Costs: $230,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $2,288,464.00

**Anticipated TOTAL Project Costs:** $11,129,616.00

**Financing Method:**

- Pay As You Go

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

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

50 Highway Tax Increment Financing Plan

Contact Agency: Sedalia
Contact Phone: 660-827-3000
Developer(s): Star Acquisitions
Senate District: 28
House District: 118
Original Date Plan/Project Approved: 11/1/2015

Plan Description:

Redevelopment of two areas of vacant land connected by Highway 50 right-of-way and including the design and construction of approximately 22,000 square feet of restaurant, retail, and/or other commercial facilities. The TIF resources are need to offset the extraordinary costs of the development to cure the blight.

Plan/Project Status: 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: 10

Number of Retained Jobs:

Projected: 0   Actual to Date: 0
### Sedalia

#### Sedalia Midtown TIF Redevelopment Plan & 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>11/12/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $1,113,899.83
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $3,757.99
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $700,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $50,000.00
- **Other:** $1,598,000.00
- **Other:** $100,000.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $3,086,066.00

### Anticipated TOTAL Project Costs:

**$12,599,500.00**

### Financing Method:

- **Pay As You Go**

### Original estimated number of years to retirement:

0

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

0
**Sedalia**

**Sedalia Midtown TIF Redevelopment Plan & Project**

Contact Agency: Sedalia  
Contact Phone: 660-827-3000  
Developer(s): None  
Senate District: 28  
House District: 118  
Original Date Plan/Project Approved: 11/1/2008

**Plan Description:**

The redevelopment plan focuses resources to provide opportunities for infrastructure development and rehab, residential reinvestment and private investment. Activities to be undertaken as part of the redevelopment plan to achieve this goal include building rehab, infill development, street improvements and enhancements to pedestrian facilities. This investment is intended to spur additional private development throughout the district.

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

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure 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>
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<th>Projected</th>
<th>Actual to Date</th>
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</thead>
<tbody>
<tr>
<td>18</td>
<td>166</td>
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</table>

**Number of Retained Jobs:**

<table>
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<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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</tbody>
</table>
Shrewbury
The Kenrick Plaza Redevelopment Project

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/12/2020

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

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

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $29,705,000.00
  Property Acquisition and Relocation Costs: $11,129,000.00
  Project Implementation Costs: $6,000,000.00
  Other: $0.00
  Other: $0.00
  Other:
  Other:
  Other:
  Total Anticipated TIF Reimbursable Project Costs: $15,000,000.00

Anticipated TOTAL Project Costs: $50,000,000.00

Financing Method:
  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: 314-647-5075
Developer(s): Kenrick Developers, LLC
Senate District: 15
House District: 91
Original Date Plan/Project Approved: 2/1/2013

Plan Description:
Redevelopment of area that was deemed blighted and to encourage a consumer-friendly commercial environment that promotes economic health. To allow the City to carry out comprehensive redevelopment of the area as consistent with the City's Comprehensive Plan.

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

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

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:  11/8/2020

Payments in Lieu of Taxes:
- Total received since inception: $1,536,717.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $5,226,973.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $6,775,000.00
- Property Acquisition and Relocation Costs: $75,000.00
- Project Implementation Costs: $150,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $7,000,000.00

Anticipated TOTAL Project Costs: $43,707,000.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 15
Current anticipated estimated number of years to retirement: 0
**Sikeston**

**60/61 TIF District**

**Contact Agency:** Sikeston  
**Contact Phone:** 5734753712  
**Developer(s):** Four Corners Development Co., Inc.  
**Senate District:** 25  
**House District:** 149  
**Original Date Plan/Project Approved:** 6/1/2020  

**Plan Description:**  
a mixture of commercial and residential development  

**Plan/Project Status:** District Dissolved  
**Area Type:** Blight  

**But for Determination:**  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**  
**Projected:** 180  
**Actual to Date:** 387

**Number of Retained Jobs:**  
**Projected:** 80  
**Actual to Date:** 100
Sikeston

Colton's Steakhouse and Grill

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $15,054.00  As of: 10/22/2020

Payments in Lieu of Taxes:

Total received since inception: $96,588.00  Amount on Hand: $5.00

Economic Activity Taxes:

Total received since inception: $274,741.00  Amount on Hand: $15,050.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $381,362.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $381,362.00

Anticipated TOTAL Project Costs: $2,800,000.00

Financing Method:

Pay As You Go

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

Colton's Steakhouse and Grill

Contact Agency: Sikeston
Contact Phone: 5734753712
Developer(s): Six Thirty Two, LLC
Senate District: 27
House District: 149
Original Date Plan/Project Approved: 10/1/2012

Plan Description:

Franchise steakhouse and grill which will provide a restaurant along the Hwy 60 corridor. Square footage is 6,716 consisting of wood frame with hardboard lap siding, manufactured stone veneer and stucco on 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
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $100.00  
As of: 10/22/2020

**Payments in Lieu of Taxes:**
- Total received since inception: $252,708.00  
- Amount on Hand: $100.00

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

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $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: 0
Current anticipated estimated number of years to retirement: 0
Sikeston

Holiday Inn Express

Contact Agency: Sikeston
Contact Phone: 573-475-3712
Developer(s): Select Hospitality, LLC
Senate District: 25
House District: 140
Original Date Plan/Project Approved: 10/1/2012

Plan Description:
Construction of new Holiday Inn Express Select Service Hotel - 73 rooms

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

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

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

**North Main & Malone Development 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>$46,916.00</td>
<td>11/6/2020</td>
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#### Payments in Lieu of Taxes:

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<th>Description</th>
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<tr>
<td>Total received since inception</td>
<td>$867,724.00</td>
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#### Economic Activity Taxes:

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<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,287,885.00</td>
<td>$46,915.00</td>
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#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $1,000,000.00
- Property Acquisition and Relocation Costs: $700,000.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$1,700,000.00</td>
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</tbody>
</table>

#### Anticipated TOTAL Project Costs: $8,250,000.00

#### Financing Method:

- TIF Notes

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

#### Current anticipated estimated number of years to retirement: 0
Sikeston

North Main & Malone Development Area

Contact Agency: Sikeston
Contact Phone: 5734753712
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: 0

Number of Retained Jobs:
- Projected: 70  Actual to Date: 0
**SMITHVILLE**

*Smithville Commons TIF Redevelopment Plan (2017)*

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$29,659.18</th>
<th>As of: 11/12/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

| Total received since inception: | $15,224.59 | Amount on Hand: $15,224.59 |

### Economic Activity Taxes:

| Total received since inception: | $14,434.59 | Amount on Hand: $14,434.59 |

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs**: $5,135,156.00
- **Property Acquisition and Relocation Costs**: $3,700,000.00
- **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**: $8,835,156.00

### Anticipated TOTAL Project Costs:

- $31,786,500.00

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

- 23

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

- 22
SMITHVILLE

Smithville Commons TIF Redevelopment Plan (2017)

Contact Agency: SMITHVILLE
Contact Phone: 816-532-3897
Developer(s): Development Associates Smithville, LLC
Senate District: 17
House District: 35

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

Plan Description:
See Attachment 2 - 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: 114  Actual to Date: 20

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Springfield
### Commercial Street TIF

### TIF Revenues

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

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<th>Total received since inception:</th>
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<tbody>
<tr>
<td></td>
<td>$1,058,088.15</td>
<td>$687,166.66</td>
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#### Economic Activity Taxes:

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<tbody>
<tr>
<td></td>
<td>$25,798.13</td>
<td>$16,184.37</td>
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### Anticipated TIF Reimbursable Costs:

<table>
<thead>
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<th>Cost Category:</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$4,216,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$750,000.00</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$240,000.00</td>
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<tr>
<td>Other:</td>
<td>$250,000.00</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### 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
The Commercial Street Redevelopment Plan consists of a private Redevelopment Project professional massage school, day spa, and laundry and Public Improvement Projects undertaken by the City of Springfield. Almost 20 public projects are proposed, comprised primarily of public infrastructure improvements with a few programs, such as a rehabilitation loan/grant program, included.

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

Number of New Jobs:
- Projected: 0
- Actual to Date: 27

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

Jordan Valley Park TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $2,491.77 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $3,161,461.00 Amount on Hand: $1,358.25

Economic Activity Taxes:
Total received since inception: $341,568.71 Amount on Hand: $1,133.52

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):** Atrium Holding Company  
**Senate District:** 30  
**House District:** 132 & 135  
**Original Date Plan/Project Approved:** 10/1/2000

**Plan Description:**

The Plan will revitalize the Area and positively impact all of central Springfield through the development of public improvements and concurrent private development. Projects within the area include a municipally-owned recreational ice facility, exposition hall, a public park, privately owned minor league baseball stadium, parking deck, and a business class hotel.

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

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

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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</thead>
<tbody>
<tr>
<td>335</td>
<td>387</td>
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</table>

**Number of Retained Jobs:**

<table>
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<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>293</td>
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</tbody>
</table>
Springfield
Springfield Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $108,559.96 As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $97,388.90 Amount on Hand: $14,122.35

Economic Activity Taxes:
Total received since inception: $651,249.86 Amount on Hand: $94,437.61

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: $0.00
- Other: $0.00
- 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: Fully-Operational
Area Type: Blight

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

Number of New Jobs:
Projected: 0  Actual to Date: 114

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St Joseph
Gilmore Building Redevelopment

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $4.94 As of: 11/14/2020

Payments in Lieu of Taxes:
Total received since inception: $37,336.65 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $4,224.92 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $63,500.00
Other: $102,500.00
Other: $65,000.00
Other:
Other:
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: 18
**St Joseph**

**Gilmore Building Redevelopment**

**Contact Agency:** St Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** R&M Machines, LLC  
**Senate District:** 34  
**House District:** 27  
**Original Date Plan/Project Approved:** 11/1/2014

**Plan Description:**

The 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 other floors will be converted to 15 residential loft apartments. Renovations include repairing and restoring the exterior of the building to maintain the historical façade.

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

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment 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:** 6

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
### St. Charles

#### Elm Point Redevelopment Area Phase I & II

**TIF Revenues**

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

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$21,578,969.00</td>
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<tr>
<td>Amount on Hand:</td>
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**Economic Activity Taxes:**

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<tr>
<th>Description</th>
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</thead>
<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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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<td>Other:</td>
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**Total Anticipated TIF Reimbursable Project Costs:**

<table>
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<tr>
<td>$8,000,000.00</td>
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**Anticipated TOTAL Project Costs:**

<table>
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<th>Amount</th>
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<tbody>
<tr>
<td>$99,724,668.00</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: 1
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: Fully-Operational
Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Charles**  
**Fountain Lake/West 370 Redevelopment**

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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<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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<tr>
<td>TIF Notes</td>
<td></td>
<td></td>
<td></td>
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</table>

Original estimated number of years to retirement: 16
Current anticipated estimated number of years to retirement: 0
St. Charles

Fountain Lake/West 370 Redevelopment

Contact Agency: St. Charles
Contact Phone: 636-949-3302
Developer(s): MB Properties LLC
Senate District: 23
House District: 65

Original Date Plan/Project Approved: 12/1/1997

Plan Description:
The plan includes development of a business park, which will include retail, commercial and light industrial activities. The project will include raising the site out of the flood plain, realignment of Cole Creek, relocation of Huster Road, utility relocation and development of a 123 acre public park.

Plan/Project Status: District Dissolved
Area Type: Blight

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

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
St. Charles
Plaza at Noah's Ark

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $49,943.00 As of: 10/28/2020

Payments in Lieu of Taxes:
Total received since inception: $7,032,126.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,943,357.00 Amount on Hand: $49,943.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $44,786,225.00
Property Acquisition and Relocation Costs: $6,209,088.00
Project Implementation Costs: $2,500,000.00
Other: $0.00
Other: $250,000.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $55,000,000.00

Anticipated TOTAL Project Costs: $385,000,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 11
**St. Charles**

**Plaza at Noah's Ark**

Contact Agency: St. Charles  
Contact Phone: 636-9493302  
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:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment 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>10/28/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- **Total received since inception:** $3,364,726.00  
  **Amount on Hand:** $0.00

### Economic Activity Taxes:
- **Total received since inception:** $12,607,334.00  
  **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $2,460,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $35,000.00
- **Other:** $9,705,000.00
- **Other:** $0.00

### 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: 0
**St. Charles**

**St. Charles Center/Mark Twain Mall**

Contact Agency: St. Charles  
Contact Phone: 636-949-3302  
Developer(s): American Commercial Realty  
Senate District: 23  
House District: 65  
Original Date Plan/Project Approved: 2/1/1996

Plan Description:

The proposed plan will expand and upgrade retail within the development area. The redevelopment projects include site improvements, new building construction, upgrades and renovations. The TIF funding will be used for building rehab, roadway and parking lot construction, landscaping and lighting.

Plan/Project Status: District Dissolved  
Area Type: Blight  

But for Determination:

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

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

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
St. Charles County Convention Center Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $5,107.95

As of: 10/28/2020

Payments in Lieu of Taxes:

Total received since inception: $8,255,817.00
Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $1,235,213.00
Amount on Hand: $5,107.95

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

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: 1
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: $34,724.00 As of: 10/28/2020

Payments in Lieu of Taxes:
Total received since inception: $1,612,046.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,306,173.00 Amount on Hand: $34,724.00

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

Total Anticipated TIF Reimbursable Project Costs: $10,500,000.00

Anticipated TOTAL Project Costs: $28,850,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 16
**St. Charles**

**West Clay Extension**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Charles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>636-949-3302</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>SM Properties UV, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>23</td>
</tr>
<tr>
<td>House District:</td>
<td>65</td>
</tr>
</tbody>
</table>

**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:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

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

Project 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>
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<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>
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</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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</table>
**St. Clair**

**I-44 East Redevelopment Project 1**

---

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>10/12/2020</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: $0.00
- Amount on Hand: $0.00

### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $11,250,000.00
- Property Acquisition and Relocation Costs: $9,000,000.00
- Project Implementation Costs: $3,050,000.00
- Other: $3,200,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $26,500,000.00

### Anticipated TOTAL Project Costs:

- Total: $0.00

### Financing Method:

- TIF Notes
- TIF Bonds

---

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
St. Clair

I-44 East Redevelopment Project 1

Contact Agency: St. Clair
Contact Phone: 636-629-0333
Developer(s): Osage Fund, LLC
Senate District: 26
House District: 98

Original Date Plan/Project Approved: 12/1/2009

Plan Description:
Redevelopment of non-utilized lands within the designated district for commercial use to be implemented in phases over several years, in accordance with the approved redevelopment plan, and amendments.

Plan/Project Status: Starting-Up

Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Joseph
American Electric Building Redevelopment

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $2,593.21 As of: 11/13/2020

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

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

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $2,980,654.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $2,980,654.00

Anticipated TOTAL Project Costs: $25,934,060.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 21
**St. Joseph**

**American Electric 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>302 N. 3rd Street, 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>3/1/2018</td>
</tr>
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</table>

**Plan Description:**

The proposed project involves the rehab and restoration of an existing 200,000 square foot historic building called the American Electric Building located at 302 North 3rd Street for the development of market rate apartments and commercial retail and office space.

**Plan/Project Status:** 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
St. Joseph  
Cook Road Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $14,780.00  As of: 11/13/2020

Payments in Lieu of Taxes:
- Total received since inception: $2,292,764.49  Amount on Hand: $14,780.00

Economic Activity Taxes:
- Total received since inception: $6,136.88  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

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: 11
**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 consist of the development of a residential subdivision on approx 185 acres of land into over 350 single family & townhouse housing units, 2 improvements to Cook Road resulting in a 3-lane section, concrete curb & gutter, storm water drainage, & raised grass medians, 3 sewer system improvements including gravity sewer lines, a new pump station & the construction of a 2000 ft. waterline.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

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

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
**St. Joseph**

**East Hills Mall**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $3,500.10  
As of: 11/13/2020

**Payments in Lieu of Taxes:**

Total received since inception: $6,079,819.40  
Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $4,276,923.88  
Amount on Hand: $3,500.10

**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: $8,279,791.00
- Other: $2,837,315.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $30,897,042.00

**Anticipated TOTAL Project Costs:** $131,056,412.00

**Financing Method:**

- Pay As You Go
- Industrial Revenue Bond
- Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11
**St. Joseph**

**East Hills Mall**

Contact Agency: St. Joseph  
Contact Phone: 816-271-5266  
Developer(s): MD Management, Inc.  
Senate District: 34  
House District: 28  
Original Date Plan/Project Approved: 1/1/2008

Plan Description:

Improvements to Belt Hwy & Frederick Blvd intersection including traffic & crosswalk signals, illuminated street signs, landscaping, streetscape, etc. 2 Upgrade Belt entry & Frederick entry signals, 3 demo and renovate significant portions of exterior, 4 demo and renovate significant portions of the interior including construction of a food court, 5 construct 45,000 sq ft of new lifestyle retail space 6 enhance area sidewalks.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:  
Projected: 600  
Actual to Date: 430

Number of Retained Jobs:  
Projected: 756  
Actual to Date: 279
**TIF Revenues**

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

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

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<th>On Hand</th>
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<tr>
<td>Total received since inception</td>
<td>$1,973,829.02</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>$3,656,539.00</td>
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<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
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<td>Project Implementation Costs</td>
<td>$265,954.00</td>
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<tr>
<td>Other</td>
<td>$1,000,000.00</td>
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<td>Other</td>
<td>$607,127.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$5,529,620.00</td>
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**Anticipated TOTAL Project Costs:**

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<tr>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Financing Method</td>
<td>Pay As You Go</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<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>
<td>9</td>
</tr>
</tbody>
</table>
**St. Joseph**

**EBR Enterprises, LLC/HHS Properties Inc.**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Joseph</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-271-5526</td>
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<tr>
<td>Developer(s):</td>
<td>EBR Enterprises, LLC  Mosaic Life Care Properties</td>
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<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>1/1/2006</td>
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</table>

**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: | 364 |

**Number of Retained Jobs:**

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

Current Amount of Revenue in Special Allocation Fund: $98,890.24 As of: 11/14/2020

Payments in Lieu of Taxes:
Total received since inception: $5,093,567.78 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $168,559.57 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $5,093,768.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $178,905.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $5,272,673.00

Anticipated TOTAL Project Costs: $33,427,829.00

Financing Method:
- Pay As You Go
- Industrial Revenue Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
**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 has developed plans for a new building addition to be constructed. The project will also include the construction of new gravity flow sewers & traffic improvements to Mitchell Ave. to enhance traffic safety as well to increase traffic volume capacity. The gravity flow sewers & traffic improvements will benefit not only the Company & Missouri Western State University, but all development along the Mitchell Avenue corridor.

Plan/Project Status:  
Fully-Operational

Area Type:  
Blight

But for Determination:

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

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

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

Number of New Jobs:

- **Projected:** 400  
- **Actual to Date:** 47

Number of Retained Jobs:

- **Projected:** 825  
- **Actual to Date:** 711
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$2,044.52</td>
<td>11/14/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $1,064,128.59
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $21,324.16
- **Amount on Hand:** $2,004.52

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $2,035,830.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $1,946,820.00
- **Other:** $19,284,210.00
- **Other:** $5,547,520.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

### Total Anticipated TIF Reimbursable Project Costs:

$29,410,380.00

### Anticipated TOTAL Project Costs:

$37,551,440.00

**Financing Method:**

- Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 18
**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, the demo and reconstruction of the City-owned public parking structure at Felix & 8th Street and the repaving and striping of two surface parking lots. The new parking structure will include three levels one for the employees, one for public City use, and the bottom level will consist of a grocery store, which is much needed in the downtown area.

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

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

**Number of New Jobs:**

- **Projected:** 20  
- **Actual to Date:** 16

**Number of Retained Jobs:**

- **Projected:** 300  
- **Actual to Date:** 232
**St. Joseph**  
*North County Development - Project #1*

## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$1,201,494.03</td>
<td>11/14/2020</td>
</tr>
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</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $15,253,088.82  
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $41,084,589.75  
- **Amount on Hand:** $0.00

## Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$33,957,346.00</td>
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<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
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<td>Project Implementation Costs</td>
<td>$1,800,619.00</td>
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<td>Other</td>
<td>$1,139,035.00</td>
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<td>Other</td>
<td>$160,000.00</td>
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<td>Other</td>
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<td>Other</td>
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<td>Other</td>
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<tr>
<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
<td>$37,643,581.00</td>
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</tbody>
</table>

## Anticipated TOTAL Project Costs:

- **Amount:** $107,643,091.00

### Financing Method:

- TIF Bonds

### Original estimated number of years to retirement:

- **23**

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

- **6**
St. Joseph

North County Development - Project #1

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St. Joseph Development Company, LLC
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 8/1/2003

Plan Description:
The plan for this Project is to construct a general retail shopping center totaling approximately 646,000 square feet, together with all necessary parking and utilities.

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

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

Number of New Jobs:
Projected: 1640  Actual to Date: 1115

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: $20,011.80 As of: 11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $13,428.83 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $9,705.21 Amount on Hand: $0.00

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: 10
**St. Joseph**

**Ryan's Block Redevelopment Project-Uptown**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Joseph</th>
</tr>
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<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-271-5526</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>St. Joseph Restoration</td>
</tr>
<tr>
<td>Senate District:</td>
<td>34</td>
</tr>
<tr>
<td>House District:</td>
<td>27</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2006</td>
</tr>
</tbody>
</table>

**Plan Description:**

Ryans Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building at 1137-1141 Frederick Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building.

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

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 22

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
St. Joseph
Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $458,422.08
As of: 11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $9,011,414.25
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,424,469.21
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,450,000.00
- Property Acquisition and Relocation Costs: $5,600,000.00
- Project Implementation Costs: $150,000.00
- Other: $8,500,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 6
**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: 2837

**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>$5,415.78</td>
<td>11/13/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $103,489.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $271,169.13
- **Amount on Hand:** $5,415.78

### 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>$903,630.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$144,378.00</td>
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<tr>
<td>Other:</td>
<td>$307,089.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**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:** 13
The approved plan consists of renovating the Center Building which encompasses 609 thru 613 Edmond & 119 thru 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. The entire building will be divided into one 15,250 sq ft unit for restaurant/banquet facilities with three planned retail/office units.

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

Number of New Jobs:
Projected: 59  Actual to Date: 61

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Joseph**

**The Tuscany Towers**

## 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>$627.30</td>
<td>11/16/2020</td>
<td></td>
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<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$690,951.42</td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Economic Activity Taxes:</strong></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$326,984.82</td>
<td></td>
<td>$0.00</td>
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<tr>
<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
<td></td>
<td></td>
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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$19,602,986.00</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>
<td>$82,000.00</td>
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<tr>
<td>Other:</td>
<td>$10,077,380.00</td>
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<tr>
<td>Other:</td>
<td>$10,000.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$29,772,366.00</td>
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<tr>
<td><strong>Anticipated TOTAL Project Costs:</strong></td>
<td>$148,492,231.00</td>
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</tr>
</tbody>
</table>

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

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

**Current anticipated estimated number of years to retirement:** 18
**St. Joseph**

**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 rehabilitation of a structure currently existing in the Phase 1 Redevelopment Area, 2 the construction of several one to four-level commercial, retail and office buildings within the Redevelopment Areas, including a hotel, restaurant, financial institution and convenience store and 3 the construction of several parking lots and public infrastructure servicing the development.

**Plan/Project Status:** 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: 74

**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: 11/14/2020

**Payments in Lieu of Taxes:**

Total received since inception: $1,240,683.94  
Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $838,600.07  
Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $493,000.00
- Property Acquisition and Relocation Costs: $1,100,000.00
- Project Implementation Costs: $100,000.00
- Other: $807,000.00
- Other: $175,000.00

**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**

<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>NA</td>
</tr>
<tr>
<td>Senate District:</td>
<td>34</td>
</tr>
<tr>
<td>House District:</td>
<td>27</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>1/1/2004</td>
</tr>
</tbody>
</table>

**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 of 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:** 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: 11/16/2020

Payments in Lieu of Taxes:
  Total received since inception: $10,009.74 Amount on Hand: $0.00

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: $0.00
  Other: $0.00
  Other: $0.00
  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: 17
**St. Joseph**

**Uptown St. Joseph**

<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>Uptown St. Joseph Redevelopment Corporation</td>
</tr>
<tr>
<td>Senate District</td>
<td>34</td>
</tr>
<tr>
<td>House District</td>
<td>27</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>3/1/2005</td>
</tr>
</tbody>
</table>

**Plan Description:**

The plan will consist of the redevelopment of the Heartland West Campus, the renovation of commercial structures, and the renovation of residential structures within the project area. The demolition of the Heartland West Campus will provide approximately 13.6 acres for development of 50 new single family residential units and 24 new single family town-home units. The area will also include park like amenities and green space.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

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

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
**St. Louis**

**100 N. Euclid (352-136)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$166,908.00</th>
<th>As of:</th>
<th>11/12/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $3,281,379.00
- Amount on Hand: $166,908.00

#### Economic Activity Taxes:

- Total received since inception: $1,223,956.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

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

- 23

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

- 16
St. Louis

100 N. Euclid (352-136)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): City Walk on Euclid, LLC
Senate District: 5
House District: 77

Original Date Plan/Project Approved: 7/1/2013

Plan Description:
Newly constructed mixed-use 7 story structure with 177 market rate apartments, 438 parking garage spaces and 39,000 SF of retail on a 1.65 acre site. Retail space occupied by Whole Foods grocery store.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 120  Actual to Date: 80

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**1001 Locust (352-108)**

---

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$19.00</th>
<th>As of:</th>
<th>11/12/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $470,867.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $548,676.00
- Amount on Hand: $19.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $1,950,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,950,000.00

**Anticipated TOTAL Project Costs:** $10,218,750.00

**Financing Method:**

- TIF Notes

---

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11
**St. Louis**

**1001 Locust (352-108)**

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loftworks - Kinloch TIF, Inc

Senate District: 5

House District: 78

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

Plan Description:

The project consists of the rehabilitation of a six-story office building with approximately 8,800 SF of retail space and 45,000 SF of office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 200  Actual to Date: 336

Number of Retained Jobs:

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

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 11/12/2020

**Payments in Lieu of Taxes:**
- Total received since inception: $923,297.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $473,683.00  
  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $2,350,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
St. Louis

1111 Olive (352-127)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Infomedia, Inc.
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 3/1/2010

Plan Description:
Mixed use redevelopment of underutilized commercial building in the Downtown Core. Uses include 77,000 SF of office space, 10,000 SF of storage space and ground floor retail space.

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

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

Number of New Jobs:
Projected: 80  Actual to Date: 85

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

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/9/2020

Payments in Lieu of Taxes:
Total received since inception: $642,873.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $73,843.00 Amount on Hand: $0.00

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

Total Anticipated TIF Reimbursable Project Costs: $1,100,000.00

Anticipated TOTAL Project Costs: $11,574,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
**St. Louis**

*1133 Washington Ave. (352-48)*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Washington Avenue Apartments, L.P.  
Senate District: 5  
House District: 78  
Original Date Plan/Project Approved: 8/1/2004

**Plan Description:**
Renovation of former Days in Motel in 127 apartment units for rental, commercial usage, and related parking.

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

**Area Type:** Blight

**But for Determination:**
Project required significant public infrastructure investment to 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:** 2

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
**St. Louis**

**1136 Washington Avenue (A.D. Brown Bldg.) (352-58)**

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $107,415.00

As of: 11/10/2020

#### Payments in Lieu of Taxes:

Total received since inception: $2,956,965.00

Amount on Hand: $107,415.00

#### Economic Activity Taxes:

Total received since inception: $232.00

Amount on Hand: $3.00

### Anticipated TIF Reimbursable Costs:

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

**Total Anticipated TIF Reimbursable Project Costs:** $3,650,000.00

### Anticipated TOTAL Project Costs:

$25,371,000.00

### Financing Method:

- **TIF Notes**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7
**St. Louis**

**1136 Washington Avenue (A.D. Brown Bldg.) (352-58)**

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** AD Brown Acquisition Corp., LLC
- **Senate District:** 5
- **House District:** 78
- **Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

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

**Number of New Jobs:**

- **Projected:** 40
- **Actual to Date:** 4

**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: $99,258.00  
As of: 11/5/2020

**Payments in Lieu of Taxes:**

Total received since inception: $1,018,943.00  
Amount on Hand: $97,338.00

**Economic Activity Taxes:**

Total received since inception: $1,063,542.00  
Amount on Hand: $1,920.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/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: 23

Current anticipated estimated number of years to retirement: 5
St. Louis
1141-51 S. 7th St. (352-23)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): KRM Properties II, LLC
Senate District: 5
House District: 77

Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Adapt an historic 48,000 s/f two-story industrial building for office use. Provide an expanded job source for the southern edge of downtown.

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

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

Number of New Jobs:
Projected: 100  Actual to Date: 259

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**1225 Washington (352-122)**

### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $755.00 | As of: | 11/12/2020 |

**Payments in Lieu of Taxes:**

Total received since inception: $401,053.00  
Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $2,318,522.00  
Amount on Hand: $755.00

### 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

**Total Anticipated TIF Reimbursable Project Costs:** $6,300,000.00

### Anticipated TOTAL Project Costs:

$21,672,113.00

**Financing Method:**

- Pay As You Go
- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 12
**St. Louis**

**1225 Washington (352-122)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): 1227 Washington TIF, Inc.  
Senate District: 5  
House District: 78  
Original Date Plan/Project Approved: 2/1/2009

Plan Description:
The historic rehab of 45 residential apartments with ground floor commercial space

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 116  
Actual to Date: 251

Number of Retained Jobs:
Projected: 0  
Actual to Date: 0
St. Louis
1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/9/2020

Payments in Lieu of Taxes:

Total received since inception: $279,072.00 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $23,029.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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: $870,000.00

Anticipated TOTAL Project Costs: $9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
St. Louis

1300 Convention Plaza (352-47)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Convention Plaza Apartments, LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Renovation

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
1312 Washington (Garment Row Lofts 352-30)

TIF Revenues

Current Amount of Revenue in Special Allocation $40,599.00 As of: 11/6/2020

Payments in Lieu of Taxes:
Total received since inception: $615,816.00 Amount on Hand: $40,599.00

Economic Activity Taxes:
Total received since inception: $49,780.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/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: $500,000.00

Anticipated TOTAL Project Costs: $3,211,132.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 6
1312 Washington (Garment Row Lofts 352-30)

St. Louis

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 1312 Washington Avenue, LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 6/1/2003

Plan Description:
Adaptive reuse of 7-story, 36,250 s/f building for 12 condos plus ground floor retail.

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

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

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

Current Amount of Revenue in Special Allocation Fund: $221,960.00 As of: 11/12/2020

**Payments in Lieu of Taxes:**
- Total received since inception: $305,238.00
- Amount on Hand: $63,118.00

**Economic Activity Taxes:**
- Total received since inception: $589,869.00
- Amount on Hand: $158,842.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $2,170,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,170,000.00

**Anticipated TOTAL Project Costs:** $8,685,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 15
**St. Louis**

1449-1601 S. Jefferson (352-132)

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** Green Street Properties, LLC
- **Senate District:** 5
- **House District:** 79
- **Original Date Plan/Project Approved:** 3/1/2012

**Plan Description:**
Renovate 47,000 SF commercial building for new tenants and construct 7,500 SF commercial out lot.

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

**Area Type:** Blight

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

**Number of New Jobs:**
- **Projected:** 76
- **Actual to Date:** 5

**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>
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<tbody>
<tr>
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<td>Payments in Lieu of Taxes:</td>
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<td>Total received since inception</td>
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<tr>
<td>Total received since inception</td>
<td>$6,330.00</td>
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<td>Public Infrastructure/Site Development Costs:</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Project Implementation Costs:</td>
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<td></td>
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<tr>
<td>Other:</td>
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<tr>
<td>Other:</td>
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<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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<td>Anticipated TOTAL Project Costs:</td>
<td>$2,676,000.00</td>
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</table>

Financing Method:

- TIF Notes

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

Current anticipated estimated number of years to retirement: **5**
**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: 79
Original Date Plan/Project Approved: 1/1/2006

Plan Description:
Adaptive reuse of an historic church for 12 condo residential units. Upgraded a deteriorating church structure in the middle of an historic neighborhood

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:

Projected: 0  Actual to Date: 0

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>$41,324.00</th>
<th>As of:</th>
<th>11/12/2020</th>
</tr>
</thead>
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### Payments in Lieu of Taxes:
- Total received since inception: $359,719.00  
  Amount on Hand: $41,324.00

### Economic Activity Taxes:
- Total received since inception: $541,933.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,400,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $1,400,000.00

### Anticipated TOTAL Project Costs:
- Total Anticipated TIF Reimbursable Project Costs: $8,756,326.00

### Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 10
**St. Louis**

*1910 Locust (352-102)*

<table>
<thead>
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<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
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<tr>
<td>Developer(s):</td>
<td>1891 Locust LLC</td>
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<td>Senate District:</td>
<td>5</td>
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<td>House District:</td>
<td>79</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2007</td>
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</table>

**Plan Description:**

The project consists of the renovation and rehabilitation of the building located at 1910 Locust originally for the relocation of Paradowski Creative, now leaseable office space. The building includes 29,155 square feet of leaseable space.

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

**Area Type:**            Blight

**But for Determination:**

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

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
<tr>
<td>40</td>
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**Number of Retained Jobs:**

<table>
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<th>Actual to Date:</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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</table>
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/11/2020

Payments in Lieu of Taxes:
  Total received since inception: $502,406.00  Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $130,098.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/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: 9
**St. Louis**

**2200 Gravois (352-85)**

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 2200 Gravois, LLC
Senate District: 5
House District: 79

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Rehabilitation of a historic structure into mixed-use commercial and residential uses.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 50  
Actual to Date: 12

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
### St. Louis

#### 2727 Washington (352-133)

**TIF Revenues**

<table>
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<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
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<th>11/12/2020</th>
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**Payments in Lieu of Taxes:**

<table>
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<tr>
<th>Total received since inception:</th>
<th>$272,513.00</th>
<th>Amount on Hand:</th>
<th>$13,867.00</th>
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**Economic Activity Taxes:**

<table>
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<tr>
<th>Total received since inception:</th>
<th>$39,515.00</th>
<th>Amount on Hand:</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>Property Acquisition and Relocation Costs:</td>
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**Total Anticipated TIF Reimbursable Project Costs:**

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<tr>
<th>$450,000.00</th>
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**Anticipated TOTAL Project Costs:**

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<th>$1,699,700.00</th>
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**Financing Method:**

- TIF Notes

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

<table>
<thead>
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<th>23</th>
</tr>
</thead>
</table>

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

| 15 |
St. Louis
2727 Washington (352-133)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Birch LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 3/1/2012

Plan Description:
Rehabilitate unoccupied two story 13,000 SF building for use as VA Medical Clinic.

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

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

Number of New Jobs:
Projected: 32  Actual to Date: 0

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

Current Amount of Revenue in Special Allocation Fund: $148,646.00  As of: 11/12/2020

Payments in Lieu of Taxes:
  Total received since inception: $267,456.00  Amount on Hand: $127,083.00

Economic Activity Taxes:
  Total received since inception: $297,794.00  Amount on Hand: $21,563.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $4,500,000.00
  Property Acquisition and Relocation Costs: $0.00
  Project Implementation Costs: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $4,500,000.00

Anticipated TOTAL Project Costs: $31,897,340.00

Financing Method:
  TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 18
**St. Louis**

**32 North Euclid (352-149)**

<table>
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<th>Contact Agency:</th>
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<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
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<tr>
<td>Developer(s):</td>
<td>North Euclid Developer, Inc. (The Koman Group)</td>
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<tr>
<td>Senate District</td>
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<tr>
<td>House District</td>
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**Original Date Plan/Project Approved:** 11/1/2015

**Plan Description:**

Demolish and redevelop outdated commercial space with a newly constructed apartment building with ground floor retail space.

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

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

- **Projected:** 70
- **Actual to Date:** 84

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**St. Louis**

**3693 Forest Park (352-115)**

**TIF Revenues**

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

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Total received since inception</td>
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<td>Amount on Hand</td>
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**Economic Activity Taxes:**

<table>
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<td>Amount on Hand</td>
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**Anticipated TIF Reimbursable Costs:**

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
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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>Total Anticipated TIF Reimbursable Project Costs</td>
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**Anticipated TOTAL Project Costs:**

$12,477,500.00

**Financing Method:**

- TIF Notes

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

23

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

12
St. Louis
3693 Forest Park (352-115)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Lancaster
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 12/1/2008

Plan Description:
Project includes the rehabilitation of existing building into a mix of residential apartments on the 2nd and 3rd floors and commercial/retail space on the ground floor. The residential component includes 48 units with 48 parking spaces.

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

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**  
**374 South Grand (352-113)**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $236,597.00  
As of: 11/12/2020

**Payments in Lieu of Taxes:**
- Total received since inception: $2,972,502.00  
  Amount on Hand: $236,417.00

**Economic Activity Taxes:**
- Total received since inception: $157,700.00  
  Amount on Hand: $180.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $4,550,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $4,550,000.00

**Anticipated TOTAL Project Costs:** $67,094,000.00

**Financing Method:**
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
St. Louis

374 South Grand (352-113)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Union Square Enterprises, LLC
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 12/1/2008

Plan Description:
The redevelopment project proposes the rehabilitation of the building into a mix of residential units and commercial space. This includes 129 student housing units with a total of 298 beds, 1,2,3 bedroom units and 7,200 sf of commercial space for dining and coffee shops. The building will house 380 parking spaces beneath the project, with will include 100 for public use.

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

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

Number of New Jobs:
Projected: 42  Actual to Date: 75

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: $0.00  
As of: 11/3/2020

**Payments in Lieu of Taxes:**

- Total received since inception: $225,926.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $184,310.00  
  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/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: 4
St. Louis

3800 Park Ave. (352-12)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Park Property Management, LLC
Senate District: 5
House District: 79

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

Plan Description:
Project has resulted in the redevelopment of a two-story, 24,000 sf building to suit the needs of a high technology company with investment of 1.3 million. The developer is leasing unneeded space to other complimentary high-tech businesses. Public benefit comprises the conversion of vacant and deteriorated building into productive tax-producing site.

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 72

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**3949 Lindell Blvd (352-70)**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $2,002.00 As of: 11/10/2020

**Payments in Lieu of Taxes:**

- Total received since inception: $3,309,660.00 Amount on Hand: $2,002.00

**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:** $3,000,000.00

**Anticipated TOTAL Project Costs:** $26,478,856.00

**Financing Method:**

TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 8
St. Louis
3949 Lindell Blvd (352-70)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Hepfner, Smith, Airhart & Day, Inc.
Senate District: 5
House District: 77
Original Date Plan/Project Approved: 8/1/2005

Plan Description:
The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly known as the SJI Building for National Systems Inc. The total cost of the project is approximately 12.3 million

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:

Projected: 60  Actual to Date: 5

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
St. Louis
410 N. Jefferson (West Gate) Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $2,127.00  As of: 11/9/2020

Payments in Lieu of Taxes:
Total received since inception: $1,119,729.00  Amount on Hand: $2,127.00

Economic Activity Taxes:
Total received since inception: $16,170.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/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: $1,525,000.00

Anticipated TOTAL Project Costs: $12,027,490.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 237
Current anticipated estimated number of years to retirement: 7
St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 410 No. Jefferson, LLC
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of 5-story, 85,000 s/f warehouse building into a 49 condominium units with related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

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

#### 4100 Forest Park (352-86)

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$117,494.00</th>
<th>As of:</th>
<th>11/11/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $3,924,943.00
- Amount on Hand: $117,490.00

**Economic Activity Taxes:**

- Total received since inception: $111,088.00
- 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
- 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:** 9
St. Louis

4100 Forest Park (352-86)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Acme Development, LLC
Senate District: 5
House District: 77
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
Rehabilitate 1921 warehouse into mixed-use commercial, office, and residential.

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

Number of New Jobs:
Projected: 125  Actual to Date: 22

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: $3,130.00 As of: 11/3/2020

Payments in Lieu of Taxes:
Total received since inception: $1,107,549.00 Amount on Hand: $3,130.00

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: $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: 5
St. Louis

4200 Laclede Ave. (352-19)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 4200 Laclede Corporation
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 6/1/2002

Plan Description:
Project consists of renovation of 4200 Laclede Building into 18 new condominium units. This has preserved a historical building in the city and increased the 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.

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>$7,516.00</th>
<th>As of:</th>
<th>11/12/2020</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: $7,516.00
- Amount on Hand: $7,516.00

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

**Total Anticipated TIF Reimbursable Project Costs:** $1,500,000.00

## Anticipated TOTAL Project Costs:
- **Total:** $10,022,116.00

### Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18
St. Louis
4494 Lindell TIF (352-148)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Lindell Developer, Inc.
Senate District: 1
House District: 80
Original Date Plan/Project Approved: 11/1/2015

Plan Description:
Rehab of the Optimist Club for Commercial Tenant use.

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### St. Louis
#### 4900 Manchester (352-112)

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$38,209.00</th>
<th>As of:</th>
<th>11/12/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $516,503.00  
  Amount on Hand: $38,209.00

**Economic Activity Taxes:**

- Total received since inception: $333,373.00  
  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $1,320,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- 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:** 23

**Current anticipated estimated number of years to retirement:** 11
St. Louis

4900 Manchester (352-112)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): BDG Realty, LLC
Senate District: 4
House District: 77

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

Plan Description:
Construction of a 50,000 SF commercial property, including St. Louis Science Center and headquarters for Boxes, Inc.. Public benefit is to eliminate blight through the construction of a new building.

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

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

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

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: $0.00

As of: 11/10/2020

Payments in Lieu of Taxes:

Total received since inception: $2,001,106.00

Amount on Hand: $0.00

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: $1,340,000.00

Anticipated TOTAL Project Costs: $15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8
St. Louis

5700 Arsenal (352-60)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): The 5700 Property, LLC
Senate District: 4
House District: 83

Original Date Plan/Project Approved: 12/1/2005

Plan Description:
15 million redevelopment of the Area. The project involves the demolition of the former Truman Center facility and the construction of approximately 34 single-family homes and 22 town homes in the Area.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

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>$166,609.00</th>
<th>As of:</th>
<th>11/13/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $5,632,709.00  
  Amount on Hand: $166,315.00

#### Economic Activity Taxes:

- Total received since inception: $471,335.00  
  Amount on Hand: $294.00

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $30,600,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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:

- Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9
St. Louis

600 Washington Ave.-St.Louis Centre (352-88)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Spinnaker St. Louis
Senate District: 5
House District: 78

Original Date Plan/Project Approved: 8/1/2006

Plan Description:
Converting the old St. Louis Centre Mall into a parking structure with first floor retail and a second floor movie theater. The project also included the significant renovation of the One City Center office building into competitive Class A office space renamed as 600 Washington.

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

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

Number of New Jobs:
Projected: 1000  Actual to Date: 966

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

#### 6300 Clayton Ave. (352-156)

| TIF Revenues |  
|---------------|----------------|
| Current Amount of Revenue in Special Allocation Fund | $22,542.00 As of: 11/12/2020 |

| Payments in Lieu of Taxes: |  
|---------------------------|----------------|
| Total received since inception | $22,291.00 Amount on Hand: $22,291.00 |

| Economic Activity Taxes: |  
|-------------------------|----------------|
| Total received since inception | $251.00 Amount on Hand: $251.00 |

### Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs | $3,800,000.00 |
| Property Acquisition and Relocation Costs | $0.00 |
| Project Implementation Costs | $0.00 |
| Other | $0.00 |
| Other | $0.00 |
| Other | $0.00 |
| Other | $0.00 |
| Other | $0.00 |

Total Anticipated TIF Reimbursable Project Costs: $3,800,000.00

### Anticipated TOTAL Project Costs:

| Anticipated TOTAL Project Costs | $25,683,600.00 |

Financing Method:

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19
**St. Louis**

**6300 Clayton Ave. (352-156)**

<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>Hibernia Dogtown Development, Inc.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>4</td>
</tr>
<tr>
<td>House District:</td>
<td>87</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2017</td>
</tr>
</tbody>
</table>

**Plan Description:**

Redevelopment of a vacant lumber yard with a proposed newly constructed five-story building with ground floor retail including grocery store and 100 units of market rate apartments.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 55
- **Actual to Date:** 0

**Number of Retained Jobs:**

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

Current Amount of Revenue in Special Allocation Fund: $49,301.00  
As of: 11/12/2020

## Payments in Lieu of Taxes:
- Total received since inception: $62,482.00  
  Amount on Hand: $49,301.00

## Economic Activity Taxes:
- Total received since inception: $84,102.00  
  Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $9,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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: 23

Current anticipated estimated number of years to retirement: 18
**St. Louis**

**634 N. Grand Ave. TIF (352-147)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): TLG 634 N Grand, LLC (The Lawrence Group)  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2016

Plan Description:
Former Metro St. Louis Sewer District property was vacant due to relocation, the aging property was functionally obsolete. The existing buildings have been demolished and will be replaced with an automobile dealership.

Plan/Project Status: Fully-Operational  
Area Type: 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: 0

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

Current Amount of Revenue in Special Allocation Fund: $123,538.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $1,177,745.00 Amount on Hand: $123,538.00

Economic Activity Taxes:
Total received since inception: $1,267,542.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $7,000,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $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: 23
Current anticipated estimated number of years to retirement: 17
**St. Louis**

**706 Market (352-142)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Market TIF, Inc.  
Senate District: 5  
House District: 18  
Original Date Plan/Project Approved: 12/1/2013

Plan Description:
Renovate 128,000 SF former headquarter building of General American Life Insurance for the new headquarters of Laclede Gas/Spire.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>750</td>
<td>812</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:**  
$29,924.00  
**As of:** 11/13/2020

### Payments in Lieu of Taxes:
- **Total received since inception:** $1,271,380.00  
- **Amount on Hand:** $28,957.00

### Economic Activity Taxes:
- **Total received since inception:** $1,162,170.00  
- **Amount on Hand:** $967.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $2,667,723.00
- **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:** $2,667,732.00

### Anticipated TOTAL Project Costs:
- **Total Anticipated TIF Reimbursable Project Costs:** $2,667,732.00  
- **Anticipated TOTAL Project Costs:** $18,277,761.00

### Financing Method:
- **TIF Notes**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5
**St. Louis**

**920 Olive/1000 Locust (352-24)**

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** 9201000, LLC
- **Senate District:** 5
- **House District:** 78
- **Original Date Plan/Project Approved:** 8/1/2004

**Plan Description:**
Adapt two mixed-use historic brick buildings for 44 apartments and ground floor retail and parking.

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

**Area Type:** Blight

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

**Number of New Jobs:**
- **Projected:** 49
- **Actual to Date:** 45

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
## St. Louis
### Adler Lofts-20121-2101 Washington Ave. (352-49)

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>11/9/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $480,719.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $25,704.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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:

**$8,085,845.00**

**Financing Method:**

- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 8
**St. Louis**

**Adler Lofts-20121-2101 Washington Ave. (352-49)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Adler Lofts, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 12/1/2004

**Plan Description:**
Project at 2021-211 Washington Ave. renovated into 5-story, 52,461 s/f property with 32 loft condo units with commercial space and related parking.

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

**Number of New Jobs:**  
Projected: 40  
Actual to Date: 0

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

Current Amount of Revenue in Special Allocation Fund: $11,688.89  
As of: 10/7/2020

#### Payments in Lieu of Taxes:
- Total received since inception: $312,211.00  
  Amount on Hand: $113.68

#### Economic Activity Taxes:
- Total received since inception: $55,210.00  
  Amount on Hand: $11,575.21

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $100,000.00
- Property Acquisition and Relocation Costs: $900,000.00
- Project Implementation Costs: $2,250,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $3,250,000.00

#### Anticipated TOTAL Project Costs:
- $14,845,000.00

**Financing Method:**
- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 20
**St. Louis**

**Affton Plaza Redevelopment Area**

Contact Agency: St. Louis  
Contact Phone: (314) 615-4633  
Developer(s): Affton Plaza JV, LLC  
Senate District: 1  
House District: 82  
Original Date Plan/Project Approved: 3/1/2016

**Plan Description:**

The renovation and rehabilitation of the existing Affton Plaza shopping center and the potential construction of new commercial buildings.

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

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

**Number of New Jobs:**

Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**

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

| Current Amount of Revenue in Special Allocation | $4,576,426.00 | As of: | 11/9/2020 |

**Payments in Lieu of Taxes:**

| Total received since inception | $19,231,438.00 | Amount on Hand | $4,576,426.00 |

**Economic Activity Taxes:**

| Total received since inception | $11,209,187.00 | Amount on Hand | $0.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/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:** 1
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: 5
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 construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 466

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

#### Ballpark Lofts (352-84)

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$118,080.00</th>
<th>As of:</th>
<th>11/11/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $2,317,006.00
- Amount on Hand: $116,258.00

**Economic Activity Taxes:**

- Total received since inception: $3,276,455.00
- Amount on Hand: $1,822.00

**Anticipated TIF Reimbursable Costs:**

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

**Total Anticipated TIF Reimbursable Project Costs:** $11,000,000.00

**Anticipated TOTAL Project Costs:** $86,632,600.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9
**St. Louis**

**Ballpark Lofts (352-84)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Ballpark Lofts I, LLC  BpL II, LLC  BpL III, LLC  
Senate District: 5  
House District: 78  
Original Date Plan/Project Approved: 8/1/2006  

**Plan Description:**  
Rehabilitate 3 historic buildings with office and retail space.

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

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

**Number of New Jobs:**  
Projected: 400  
Actual to Date: 1198

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
### St. Louis

**Barton Street-2401 S. 12th St. (Tabernacle Lofts)**

#### TIF Revenues

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

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#### Economic Activity Taxes:

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<tr>
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<td>$6,575.00</td>
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#### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Sub-Aspect</th>
<th>Amount</th>
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<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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<td>Other</td>
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Total Anticipated TIF Reimbursable Project Costs: $370,000.00

#### Anticipated TOTAL Project Costs:

<table>
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<tbody>
<tr>
<td>$2,824,162.00</td>
</tr>
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</table>

#### Financing Method:

- TIF Notes

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 7
**St. Louis**

*Barton Street-2401 S. 12th St. (Tabernacle Lofts)*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Tabernacle Lofts, LLC  
Senate District: 5  
House District: 78  
Original Date Plan/Project Approved: 8/1/2004

**Plan Description:**

Renovation of a three-story, 26,000 s/f church and school property into 12 loft condominium units.

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

**Number of New Jobs:**

Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
### St. Louis

**Bee Hat Building (352-76)**

---

### TIF Revenues

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

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

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<tr>
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<td>$448,454.00</td>
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### Anticipated TIF Reimbursable Costs:

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

**Total Anticipated TIF Reimbursable Project Costs:** $1,350,000.00

### Anticipated TOTAL Project Costs:

$11,085,000.00

**Financing Method:** TIF Notes

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

**Current anticipated estimated number of years to retirement:** 8
St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): BHAT Development, LLC
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 8/1/2005

Plan Description:
Renovation of the Historic Bee Hat Building into a mixed use building featuring 1st floor commercial space and 36 1-1 bedroom market rate apartments.

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

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

Number of New Jobs:

Projected: 22  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
St. Louis

Bottle District (352-59)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $353,294.00

As of: 11/10/2020

Payments in Lieu of Taxes:

Total received since inception: $343,966.00

Amount on Hand: $343,966.00

Economic Activity Taxes:

Total received since inception: $9,328.00

Amount on Hand: $9,328.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00

Property Acquisition and Relocation Costs: $0.00

Project Implementation Costs: $0.00

Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $51,500,000.00

Anticipated TOTAL Project Costs: $226,550,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7
**St. Louis**

**Bottle District (352-59)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Northside Regeneration  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Renovation and new construction in eight blocks north of Edward Jones Dome and west of 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:

<table>
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<th>Projected</th>
<th>Actual to Date</th>
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<tbody>
<tr>
<td>1400</td>
<td>0</td>
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Number of Retained Jobs:

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</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
St. Louis
Carondelet Coke (352-140)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $2,904.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,566.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $2,650,000.00
Property Acquisition and Relocation Costs: $500,000.00
Project Implementation Costs: $0.00
Other: $1,790,000.00
Other: $1,000,000.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $7,000,000.00

Anticipated TOTAL Project Costs: $68,675,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 16
**St. Louis**

**Carondelet Coke (352-140)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Green Street Properties, LLC  
Senate District: 5  
House District: 93  
Original Date Plan/Project Approved: 2/1/2013

Plan Description:
After brownfield clean-up of industrial site, a new access road was constructed east of S. Broadway and 650,000 SF of new LEED-certified industrial/commercial buildings will be constructed by both rail and river.

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

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

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: $201.00  
  As of: 11/12/2020

**Payments in Lieu of Taxes:**

- Total received since inception: $966,924.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $183,068.00  
  Amount on Hand: $201.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $2,466,924.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $2,466,924.00

**Anticipated TOTAL Project Costs:** $25,522,000.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11
**St. Louis**

**Carondelet South-District #1 (352-110a)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Steins Broadway, Inc.  
Senate District: 5  
House District: 93  
Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Ave. into 78 market-rate apartment units and 22,000 sf of commercial space, and new construction of 16 residential units on vacant land.

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

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

Number of New Jobs:  
Projected: 110  
Actual to Date: 17  

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
St. Louis
Carondelet South-District #2 (352-110b)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $49,331.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $46,283.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $498,649.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $498,649.00

Anticipated TOTAL Project Costs: $6,622,777.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 11
**St. Louis**

**Carondelet South-District #2 (352-110b)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Steins Broadway, Inc.  
Senate District: 5  
House District: 93  
Original Date Plan/Project Approved: 12/1/2009

Plan Description:
The project consists of the rehabilitation of the former Carondelet School into classroom and meeting room use for Grace Hill Community Center.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
St. Louis
Carondelet South-District #4 (352-110d)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $3,634.00
As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $65,431.00
Amount on Hand: $3,634.00

Economic Activity Taxes:
Total received since inception: $7,381.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $312,144.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $312,144.00

Anticipated TOTAL Project Costs: $2,009,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 11
**St. Louis**

_**Carondelet South-District #4 (352-110d)**_

<table>
<thead>
<tr>
<th>Contact Agency:</th>
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<tbody>
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<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
<td>Steins Broadway, Inc.</td>
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<td>Senate District:</td>
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<td>House District:</td>
<td>93</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 the property into 8 market-rate apartment units and 8,520 sf of commercial space.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

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

**Number of Retained Jobs:**

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

Current Amount of Revenue in Special Allocation Fund: $25,859.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $9,456.00 Amount on Hand: $25,859.00

Economic Activity Taxes:
Total received since inception: $255,938.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $2,100,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $2,100,000.00

Anticipated TOTAL Project Costs: $25,776,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 17
**St. Louis**

**Carrie Ave. (352-141)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Green Street Properties, LLC  
Senate District: 5  
House District: 77

**Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**

Develop new industrial projects in two phases on the site of an inactive former rail yard.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
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<tr>
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<td>58</td>
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**Number of Retained Jobs:**

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<tbody>
<tr>
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### TIF Revenues

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

#### Payments in Lieu of Taxes:

- **Total received since inception:** $549,445.00  **Amount on Hand:** $686.00

#### Economic Activity Taxes:

- **Total received since inception:** $4,507.00  **Amount on Hand:** $0.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/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:** $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:** 7
**St. Louis**

*Catlin Townhomes-N. Boyle and W. Pine Blvd.*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Rothschild Winzenling, LLC  
Senate District: 5  
House District: 77  
Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Construct seven new attached townhouses on vacant land.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 0  
Actual to Date: 0

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: $58,175.00

As of: 11/12/2020

Payments in Lieu of Taxes:

Total received since inception: $81,721.00

Amount on Hand: $57,105.00

Economic Activity Taxes:

Total received since inception: $817,090.00

Amount on Hand: $1,070.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $2,965,000.00

Property Acquisition and Relocation Costs: $0.00

Project Implementation Costs: $0.00

Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,965,000.00

Anticipated TOTAL Project Costs: $20,106,052.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12
**St. Louis**

**Chouteau Crossing (352-118)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Green Street Properties, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2009  

Plan Description:  
2302 Papin includes 120,000 SF of LEED certified commercial and flex space including office and warehousing. 2602 Papin includes 5,000 SF of retail space.

---

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

---

Number of New Jobs:  
Projected: 170  
Actual to Date: 157  

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

## Chouteau/Compton Industrial Center (352-6)

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$4,621.00</th>
<th>As of:</th>
<th>10/30/2020</th>
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**Payments in Lieu of Taxes:**

<table>
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<tr>
<th>Total received since inception</th>
<th>$1,075,566.00</th>
<th>Amount on Hand</th>
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</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$3,656,731.00</th>
<th>Amount on Hand</th>
<th>$4,621.00</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
- $0.00
- $0.00
- $0.00
- $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:** 1
St. Louis

Chouteau/Compton Industrial Center (352-6)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Chouteau Compton LLC
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/1999

Plan Description:
A largely unoccupied industrial site has been cleaned up to provide for first class office/industrial/distribution/warehouse uses to serve the region from this central location. Phase 1, a 40,000 sq. ft. office building, is completed. Phase II, a 300,000 sq. ft. warehouse/distribution/office center is completed.

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 274

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**City Foundry (352-151)**

### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $14,262.00 | As of: | 11/12/2020 |

### Payments in Lieu of Taxes:

| Total received since inception: | $13,158.00 | Amount on Hand: | $13,158.00 |

### Economic Activity Taxes:

| Total received since inception: | $1,104.00 | Amount on Hand: | $1,104.00 |

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $19,400,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $19,400,000.00

### Anticipated TOTAL Project Costs:

**$134,166,000.00**

**Financing Method:**

**TIF Notes**

- **Original estimated number of years to retirement:** 23
- **Current anticipated estimated number of years to retirement:** 19
**St. Louis**

**City Foundry (352-151)**

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** FaPa Partners, LLC (Lawrence Group)  
**Senate District:** 5  
**House District:** 79  
**Original Date Plan/Project Approved:** 1/1/2017

**Plan Description:**
Redevelopment of a vacant former industrial buildings, with high visibility from Interstate 64 near Grand Center and St. Louis University. The developer proposes a rehab of the property maintaining some of the industrial buildings with a mix of uses focusing on dining and retail.

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

**Number of New Jobs:**
- **Projected:** 860  
- **Actual to Date:** 7

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
**St. Louis**  
*Delmar East Loop (352-80D)*

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$31,559.00</th>
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</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $1,277,653.00  
  Amount on Hand: $4,707.00

**Economic Activity Taxes:**
- Total received since inception: $4,109,768.00  
  Amount on Hand: $26,851.00

## Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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:** $6,000,000.00

## Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Financing Method:</th>
<th>TIF Notes</th>
</tr>
</thead>
</table>

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

**Current anticipated estimated number of years to retirement:** 9
St. Louis

Delmar East Loop (352-80D)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Loop TIF, Inc.
Senate District: 4
House District: 84
Original Date Plan/Project Approved: 1/1/2006

Plan Description:
The project includes property acquisition and public improvements like public parking, streetscape improvements and lighting, transportation infrastructure development and roadway improvements.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required 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: 21

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

<table>
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<tr>
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<th>$784.00</th>
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**Payments in Lieu of Taxes:**

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**Economic Activity Taxes:**

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**Anticipated TIF Reimbursable Costs:**

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<tr>
<td>Property Acquisition and Relocation Costs:</td>
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**Anticipated TOTAL Project Costs:**

<table>
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**Financing Method:**

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

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

<table>
<thead>
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<th>8</th>
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</table>
St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Seaman Development, LLC
Senate District: 4
House District: 83
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
The project consists of approximately 2.7 million in development and preparation of three lots for the construction of approximately 10 residential townhouse units, each approximately 1,900 s/f in size.

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

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

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

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<th>$59,039.00</th>
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### Payments in Lieu of Taxes:

- Total received since inception: $1,731,626.00
- Amount on Hand: $57,824.00

### Economic Activity Taxes:

- Total received since inception: $2,029,239.00
- Amount on Hand: $1,215.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,250,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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:

- 5
St. Louis

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Page Partners, LLC
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 3/1/2002

Plan Description:
40,000 SF of retail space with a 13,000 SF grocery store anchor, in-line retail space, and out lots.

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

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

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

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

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### Payments in Lieu of Taxes:

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### Anticipated TIF Reimbursable Costs:

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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td>Other</td>
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### Anticipated TOTAL Project Costs:

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<tr>
<td>Anticipated TOTAL Project Costs</td>
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### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

- 23

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

- 8
**St. Louis**

**East Bank Lofts-1511 Washington Ave. (352-64)**

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** CHD Design Development, LLC
- **Senate District:** 5
- **House District:** 79
- **Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**
The project consists of commercial spaces on the first two floors and residential rental units on floors 3-8. Fifteen parking spaces are located underneath the building.

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

**Area Type:** Blight

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

**Number of New Jobs:**
- **Projected:** 25
- **Actual to Date:** 11

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
**St. Louis**


### TIF Revenues

<table>
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<th>Description</th>
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<th>As of</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$2,877.00</td>
<td>10/23/2020</td>
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</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $3,123,851.00  
  - Amount on Hand: $2,877.00

#### 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
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $6,000,000.00

### Anticipated TOTAL Project Costs:

**$44,209,442.00**

### Financing Method:

- **TIF Notes**

### Original estimated number of years to retirement:

- 23

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

- 8
**St. Louis**


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<tr>
<td>Contact Phone:</td>
<td>(314) 657-3700</td>
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<td>Developer(s):</td>
<td>Orchard Development Group</td>
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<td>Senate District:</td>
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<tr>
<td>House District:</td>
<td>79</td>
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**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project consists of the conversion of a 7-story building into 168 residential units, commercial space, and parking.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 125
- **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: 11/11/2020

Payments in Lieu of Taxes:
Total received since inception: $2,753,571.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $520,873.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/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: $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: 9
**St. Louis**

**Euclid/Buckingham Garage (352-81)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Treasurer, City of St. Louis  
Senate District: 5  
House District: 77  
Original Date Plan/Project Approved: 3/1/2006

**Plan Description:**

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

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

**Number of New Jobs:**

- **Projected:** 3  
- **Actual to Date:** 15

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
**St. Louis**

**Fashion Square Lofts-1301 Washington Ave. (352-37)**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $79,611.00  
As of: 11/6/2020

**Payments in Lieu of Taxes:**

- Total received since inception: $2,336,169.00  
  Amount on Hand: $79,549.00

**Economic Activity Taxes:**

- Total received since inception: $1,917,896.00  
  Amount on Hand: $62.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/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:** $3,700,000.00

**Anticipated TOTAL Project Costs:** $29,262,334.00

**Financing Method:**

- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 6
**St. Louis**

**Fashion Square Lofts-1301 Washington Ave. (352-37)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Fashion Square, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 7/1/2003

Plan Description:
Renovate existing eleven story structure for 122,400 s/f of residential use 96 apartments and approximately 48,600 s/f of commercial and retail uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:  
Projected: 150  
Actual to Date: 4

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
St. Louis

Fenton Logistics Park Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $420.15  As of: 10/7/2020

Payments in Lieu of Taxes:
Total received since inception: $436,384.00  Amount on Hand: $141.94

Economic Activity Taxes:
Total received since inception: $2,088.00  Amount on Hand: $278.21

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $16,985,000.00
- Property Acquisition and Relocation Costs: $16,400,000.00
- Project Implementation Costs: $34,645,694.00
- Other: $45,123,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $113,153,694.00

Anticipated TOTAL Project Costs: $222,380,694.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**St. Louis**

**Fenton Logistics Park Redevelopment Plan & Project**

Contact Agency: St. Louis  
Contact Phone: (314) 615-4633  
Developer(s): Fenton Land investors LLC.  
Senate District: 15  
House District: 096  
Original Date Plan/Project Approved: 9/1/2016

Plan Description:
The redevelopment area is to be used as a logistics park, which is expected to include a mix of industrial, office and retail uses consistent with market demands and local zoning requirements.

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

Number of New Jobs:

- Projected: 2827  
- Actual to Date: 587

Number of Retained Jobs:

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

Current Amount of Revenue in Special Allocation Fund: $11,055.00
As of: 11/12/2020

Payments in Lieu of Taxes:
- Total received since inception: $256,678.00
- Amount on Hand: $11,055.00

Economic Activity Taxes:
- Total received since inception: $23,603.00
- Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: $900,000.00

Anticipated TOTAL Project Costs: $11,511,494.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
**St. Louis**

**Ford Building (352-121)**

<table>
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<tbody>
<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
<td>Blue Shutters Development</td>
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<td>Original Date Plan/Project Approved:</td>
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**Plan Description:**

Renovation of largely vacant and obsolete apartment building into 36 new modern apartment units.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 18
- **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: $29,613.00 As of: 11/9/2020

Payments in Lieu of Taxes:
Total received since inception: $2,143,298.00 Amount on Hand: $29,613.00

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: $2,793,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
**St. Louis**

**Gaslight Square East-41xx Olive St. (352-51)**

Contact Agency:  St. Louis  
Contact Phone:   314-657-3732  
Developer(s):  Gaslight Square Place III, LLC  
Senate District:   5  
House District:  79  
Original Date Plan/Project Approved:   12/1/2004  

**Plan Description:**

Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

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

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:**   60  
- **Actual to Date:**   1  

**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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<td>Property Acquisition and Relocation Costs:</td>
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<tr>
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<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$24,439,839.00</td>
<td></td>
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</tbody>
</table>

Financial Method:

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11
St. Louis

Georgian Square (352-36 RPA 2)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gilded AgeKomen Properties
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 7/1/2003

Plan Description:
Rehabilitation of the outbuildings, i.e., power plant, laundry building of the former City Hospital

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

Number of New Jobs:
Projected: 0  Actual to Date: 96

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

**Georgian Square (352-36 RPA 3)**

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$143,334.00</th>
<th>As of:</th>
<th>11/6/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $1,091,245.00
- Amount on Hand: $142,112.00

**Economic Activity Taxes:**

- Total received since inception: $1,755,895.00
- Amount on Hand: $1,222.00

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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:** $12,200,000.00

#### Anticipated TOTAL Project Costs:

**$32,932,002.00**

**Financing Method:**

- **TIF Notes**

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

**Current anticipated estimated number of years to retirement:** 10
St. Louis

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): City Hospital Development, LLC
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 7/1/2003

Plan Description:
Construction of new retail.

Plan/Project Status: Fully-Operational
Area Type: 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: 22

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>$1.00</th>
<th>As of:</th>
<th>11/12/2020</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:

- **Total received since inception:** $1,000,505.00
- **Amount on Hand:** $0.00

## Economic Activity Taxes:

- **Total received since inception:** $99,501.00
- **Amount on Hand:** $1.00

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $3,200,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

### Total Anticipated TIF Reimbursable Project Costs:

- **$3,200,000.00**

## Anticipated TOTAL Project Costs:

- **$19,239,131.00**

## Financing Method:

- **TIF Notes**

---

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

Current anticipated estimated number of years to retirement: **9**
**St. Louis**


Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): The George E. Walsh Building, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2007

**Plan Description:**

Renovate the existing five historic buildings with apartments and ground floor retail

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- Projected: 100  
- Actual to Date: 0

**Number of Retained Jobs:**

- Projected: 0  
- Actual to Date: 0
**St. Louis**

**Grace Lofts-1324 Washington Ave. (352-28)**

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $39,660.00 | As of: 11/6/2020 |
| Payments in Lieu of Taxes: | | |
| Total received since inception: $652,440.00 | Amount on Hand: $3,941.00 |

**Economic Activity Taxes:**

| Total received since inception: $547,666.00 | Amount on Hand: $199.00 |

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/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:** 23

**Current anticipated estimated number of years to retirement:** 6
**St. Louis**

**Grace Lofts-1324 Washington Ave. (352-28)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): McGowan Brothers Development Corp., LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2003

Plan Description:  
Adaptive reuse of 8 story 60,000 s/f building for 24 loft apartments plus first and second floor commercial.

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

Number of New Jobs:  
Projected: 48  Actual to Date: 5

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
St. Louis
Grand & Shenandoah (352-94)

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$57.00</th>
<th>As of:</th>
<th>1/6/2020</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

| Total received since inception: | $6,223.00 | Amount on Hand: | $0.00 |

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

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

Anticipated TOTAL Project Costs: $7,053,437.00

Financing Method:

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11
St. Louis
Grand & Shenandoah (352-94)

Contact Agency: St. Louis
Contact Phone: (314) 657-3700
Developer(s): First & Main Properties, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 5/1/2007

Plan Description:
DISTRICT DISSOLVED

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: $210,997.00

As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $15,969,741.00  
Amount on Hand: $193,700.00

Economic Activity Taxes:
Total received since inception: $14,978,066.00  
Amount on Hand: $17,297.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $104,679,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $104,679,000.00

Anticipated TOTAL Project Costs: $531,316,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 5
**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:** 77  
**Original Date Plan/Project Approved:** 3/1/2016

**Plan Description:**

A TIF District to engage some 20-30 interrelated arts, entertainment, commercial and residential projects. The projects support the City's performing arts center connecting Downtown and the Central West End.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 3891  
- **Actual to Date:** 3679

**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>10/30/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$12,932.13</td>
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</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $1,313,817.00  
  - **Amount on Hand:** $12.40

### Economic Activity Taxes:

- **Total received since inception:** $1,740,912.00  
  - **Amount on Hand:** $12,919.73

### 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:**
- **Total Anticipated TIF Reimbursable Project Costs:** $3,500,000.00

### Anticipated TOTAL Project Costs:

- **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:

- **8**
**St. Louis**

**Grasso Plaza**

Contact Agency: St. Louis
Contact Phone: (314) 615-4633
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
**St. Louis**

**Gravois Plaza (352-13)**

**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>$50,670.00</td>
<td>11/13/2020</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $3,132,719.00
- Amount on Hand: $3.00

**Economic Activity Taxes:**

- Total received since inception: $4,432,980.00
- Amount on Hand: $50,667.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $4,049,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $4,049,000.00

**Anticipated TOTAL Project Costs:**

- $18,200,000.00

**Financing Method:**

- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 4
**St. Louis**

**Gravois Plaza (352-13)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Kimco Realty Corporation  
Senate District: 4  
House District: 77  
Original Date Plan/Project Approved: 11/1/2001

**Plan Description:**
Demolition of existing Gravois Plaza with the reconstruction of a new shopping center with supermarket anchor and in-line retail space.

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

**Number of New Jobs:**

Projected: 157  
Actual to Date: 39

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $4,675.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $275,842.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $950,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $950,000.00

Anticipated TOTAL Project Costs: $3,600,000.00

Financing Method:
\[ \text{TIF Notes} \]

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
St. Louis

Hadley Dean Building (352-125)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Loftworks, LLC
Senate District: 5
House District: 77

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

Plan Description:
Renovation of historic building for 5,150 square feet of retail space for restaurant and 25,000 square feet of office space.

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

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

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

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>
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<th>As of:</th>
<th>11/6/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $3,690,216.00  
  - Amount on Hand: $125.00

#### 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:

- $14,036,000.00

#### Financing Method:

- TIF Notes
- Other

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

- 23

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

- 7
**St. Louis**

**Hampton Inn @ the Highlands (352-38)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Hampton Hotel, LLC  
Senate District: 4  
House District: 77  
Original Date Plan/Project Approved: 3/1/2004  
Plan Description:  
Construction of a 118 room hotel on vacant land.

---

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

---

**Number of New Jobs:**  
Projected: 100  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 Fund: $26,738.00  
As of: 11/12/2020

**Payments in Lieu of Taxes:**

Total received since inception: $26,258.00  
Amount on Hand: $26,258.00

**Economic Activity Taxes:**

Total received since inception: $480.00  
Amount on Hand: $480.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $20,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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

**Anticipated TOTAL Project Costs:** $103,703,006.00

**Financing Method:**

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19
St. Louis

Jefferson Arms (2016) (352-155)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Alterra Jefferson Arms, LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2017

Plan Description:
Redevelopment of a vacant former hotel and apartment building, one of the largest buildings in downtown St. Louis. The developer proposes a historic rehab of the property with a mix of uses including, indoor parking, 18,600 sq ft of retail space, 198 hotel rooms and 239 apartments.

Plan/Project Status: Under Construction
Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
### St. Louis
### Lafayette Square Historic District (352-14)

#### TIF Revenues

- **Current Amount of Revenue in Special Allocation Fund:** $0.00  
  As of: 11/13/2020

#### Payments in Lieu of Taxes:

- Total received since inception: $5,871,112.00  
  Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $3,357,572.00  
  Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $8,161,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **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:

- 4
**St. Louis**

**Lafayette Square Historic District (352-14)**

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Near Southside Improvement Corporation  
**Senate District:** 5  
**House District:** 79  
**Original Date Plan/Project Approved:** 12/1/2001  

**Plan Description:** Implement Lafayette Square neighborhood plan by restoring vacant buildings and sites, improving access, circulation and parking, and making basic improvements to streets, sidewalks, and parks while improving neighborhood services and amenities.

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

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

**Number of New Jobs:**  
Projected: 800  
Actual to Date: 99  

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

Current Amount of Revenue in Special Allocation Fund: $34,836.16
As of: 10/6/2020

Payments in Lieu of Taxes:
Total received since inception: $21,910,989.00
Amount on Hand: $12,217.44

Economic Activity Taxes:
Total received since inception: $780,160.00
Amount on Hand: $22,618.72

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $39,863,469.00
- Property Acquisition and Relocation Costs: $26,991,714.00
- Project Implementation Costs: $3,528,169.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $70,383,352.00

Anticipated TOTAL Project Costs: $107,000,000.00

Financing Method:
- TIF Notes
- Other Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 8
St. Louis

Lambert Airport Eastern Perimeter RPA 1

Contact Agency: St. Louis
Contact Phone: (314) 615-4633
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: 11000  Actual to Date: 4000

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

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 10/6/2020

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

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

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $1,836,530.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $1,836,530.00

Anticipated TOTAL Project Costs: $18,421,095.00

Financing Method:
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

Lambert Airport Eastern Perimeter RPA 2

Contact Agency: St. Louis
Contact Phone: (314) 615-4633
Developer(s): Non 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**

**Leather Trades Building-1600 Locust St. (352-99)**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $653.00  
As of: 11/12/2020

**Payments in Lieu of Taxes:**

Total received since inception: $73,492.00  
Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $20,245.00  
Amount on Hand: $9,690.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $2,850,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,850,000.00

**Anticipated TOTAL Project Costs:** $23,055,050.00

Financing Method:

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10
**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>314-657-3732</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>St. Louis Leased Housing Assoc. III, L.P.</td>
</tr>
<tr>
<td>Senate District</td>
<td>5</td>
</tr>
<tr>
<td>House District</td>
<td>79</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 8/1/2007

**Plan Description:**

The plan calls for rehabilitating the former warehouse into commercial and residential uses. The project calls for 86 artist loft residential units with the first floor being reserved for commercial.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

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

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
St. Louis
Lemay Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,802.26

As of: 10/6/2020

Payments in Lieu of Taxes:
Total received since inception: $551,053.00
Amount on Hand: $10.01

Economic Activity Taxes:
Total received since inception: $580,658.00
Amount on Hand: $1,792.25

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: 8
**St. Louis**

**Lemay Plaza**

Contact Agency: St. Louis  
Contact Phone: (314) 615-4633  
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
Loop Hotel (352-80A)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $28,706.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $1,930,243.00 Amount on Hand: $26,156.00

Economic Activity Taxes:
Total received since inception: $848,267.00 Amount on Hand: $2,550.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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: $2,100,000.00

Anticipated TOTAL Project Costs: $19,676,000.00

Financing Method:

- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
**St. Louis**

**Loop Hotel (352-80A)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Loop Hotel, LLC  
Senate District: 4  
House District: 84  
Original Date Plan/Project Approved: 1/1/2006

**Plan Description:**  
Construction of a 120 room hotel.

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

**Number of New Jobs:**  
Projected: 65  
Actual to Date: 21

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
# St. Louis

## Louderman Building (352-25)

**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>
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<tr>
<td>Total received since inception</td>
<td>$1,774,190.00</td>
<td>Amount on Hand: $17,749.00</td>
<td></td>
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<tr>
<td><strong>Economic Activity Taxes:</strong></td>
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<td></td>
<td></td>
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<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
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</tr>
<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>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
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<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
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<td>$15,000,000.00</td>
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</table>

**Financing Method:**
- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 5
St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Louderman Building, LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2002

Plan Description:
Adaptive reuse of multi-level office building for condo, 3 floors of office, ground floor retail plus parking

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

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

Number of New Jobs:
Projected: 237 Actual to Date: 67

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

**Current Amount of Revenue in Special Allocation Fund:** $259,204.00  
**As of:** 11/10/2020

### Payments in Lieu of Taxes:
- **Total received since inception:** $3,727,076.00  
  **Amount on Hand:** $633.00

### Economic Activity Taxes:
- **Total received since inception:** $15,983,679.00  
  **Amount on Hand:** $258,571.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/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:** 23

**Current anticipated estimated number of years to retirement:** 8
**St. Louis**

**Loughborough Commons-802-1062 Loughborough Ave.**

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** Loughborough Commons, LLC
- **Senate District:** 5
- **House District:** 81
- **Original Date Plan/Project Approved:** 12/1/2005

**Plan Description:**

A new Schnucks proto-type super center consisting of approximately 63,000 s/f. A national hardware retailer consisting of approximately 116,000 s/f exclusively of nursery and yard. Additional general retail consisting of approximately 25,000 s/f to potentially 50,000 s/f. Four or five out lots consisting of approximately 26,000 s/f to include a combination of financial services, consumer products, and sit-down and fast food restaurants.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 300  
- **Actual to Date:** 242

**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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<tbody>
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<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>
<td>Other:</td>
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<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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<td>Financing Method:</td>
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<tr>
<td>TIF Notes</td>
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</tr>
</tbody>
</table>

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
**St. Louis**

**Ludwig Lofts-1004-06 Olive St. (352-53)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Ludwig Partners, LLC  
Senate District: 5  
House District: 78  
Original Date Plan/Project Approved: 3/1/2006

Plan Description:
The plan calls for rehabbing two buildings in downtown St. Louis into first floor retail and condos in the upper floors.

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

Number of New Jobs:
- Projected: 52  
- Actual to Date: 2

Number of Retained Jobs:
- Projected: 0  
- Actual to Date: 0
**St. Louis**

**Magnolia-Thurman (352-103)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$10,088.00</th>
<th>As of:</th>
<th>11/12/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- **Total received since inception:** $304,175.00  
  **Amount on Hand:** $10,088.00

#### Economic Activity Taxes:
- **Total received since inception:** $9,526.00  
  **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $570,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $570,000.00

### Anticipated TOTAL Project Costs:

**$4,316,000.00**

### Financing Method:
- **TIF Notes**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11
St. Louis

Magnolia-Thurman (352-103)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Paramount Property Dev. LLC
Senate District: 5
House District: 80
Original Date Plan/Project Approved: 4/1/2006

Plan Description:
The project included the rehab of a historic apartment building and adjacent lot into 24 residential condominiums and associated parking

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

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

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

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

**Marquette Building-413-27 Olive St. (352-57)**

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$238,738.00</td>
<td>11/10/2020</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>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$3,907,721.00</td>
<td>$238,738.00</td>
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#### Economic Activity Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$163,852.00</td>
<td>$0.00</td>
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#### Anticipated TIF Reimbursable Costs:

<table>
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<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>
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<tr>
<td>Other</td>
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<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
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</tbody>
</table>

**Total Anticipated TIF Reimbursable Project Costs:** $4,000,000.00

#### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$4,000,000.00</td>
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<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$54,000,000.00</td>
</tr>
</tbody>
</table>

#### Financing Method:

- **TIF Notes**

### TIF Notes

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 7
St. Louis

Marquette Building-413-27 Olive St. (352-57)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): TLF Marquette, LLC
Senate District: 5
House District: 78

Original Date Plan/Project Approved: 12/1/2004

Plan Description:
In 2014, apartments being converted to condos.

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

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

Number of New Jobs:
Projected: 200  Actual to Date: 10

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis

Maryland Plaza North (352-7p1)

TIF Revenues

Current Amount of Revenue in Special Allocation $91,832.00 As of: 10/30/2020

Payments in Lieu of Taxes:

Total received since inception: $1,580,795.00 Amount on Hand: $91,832.00

Economic Activity Taxes:

Total received since inception: $6,164.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/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: $4,000,000.00

Anticipated TOTAL Project Costs: $10,240,720.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
St. Louis
Maryland Plaza North (352-7p1)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Rothschild Development, Ltd.
Senate District: 4
House District: 77

Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

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

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

Number of New Jobs:
Projected: 44    Actual to Date: 75

Number of Retained Jobs:
Projected: 0    Actual to Date: 0
St. Louis
Maryland Plaza South (352-7p2)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $1,018.00  As of: 11/3/2020

Payments in Lieu of Taxes:
Total received since inception: $2,391,856.00  Amount on Hand: $32.00

Economic Activity Taxes:
Total received since inception: $2,350,072.00  Amount on Hand: $986.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $4,850,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $4,850,000.00

Anticipated TOTAL Project Costs: $20,571,935.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): ruthsatzd@stlouis-mo.gov
Senate District: 4
House District: 77
Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Redevelopment of former Saks 5th Ave store, Medical Arts Building and Greenberg Gallery into commercial and retail/office use.

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

Number of New Jobs:
Projected: 125  Actual to Date: 75

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

Current Amount of Revenue in Special Allocation Fund: $30,399.51  As of: 10/6/2020

Payments in Lieu of Taxes:
- Total received since inception: $913,396.00  Amount on Hand: $179.93

Economic Activity Taxes:
- Total received since inception: $1,076,281.00  Amount on Hand: $30,219.58

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,697,500.00
- Property Acquisition and Relocation Costs: $2,800,000.00
- Project Implementation Costs: $2,426,165.00
- Other: $847,058.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $9,770,733.00

Anticipated TOTAL Project Costs: $9,770,733.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 10
St. Louis

Mayfair Plaza

Contact Agency: St. Louis
Contact Phone: (314) 615-4633
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
## TIF Revenues

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<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
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<td>Payments in Lieu of Taxes:</td>
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<td>Total received since inception:</td>
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<td>Amount on Hand:</td>
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<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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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$700,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
<td></td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$0.00</td>
<td></td>
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<tr>
<td>Other:</td>
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<td>Other:</td>
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<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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<td>Anticipated TOTAL Project Costs:</td>
<td>$5,609,529.00</td>
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<td>Financing Method:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TIF Notes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
St. Louis

Midtown Lofts (352-116)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Midtown LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Project included the renovation of properties into a variety of residential, office and commercial uses. Includes 10,373 SF of commercial space and 7,015 SF of residential space.

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

But for Determination:

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

Number of New Jobs:
- Projected: 58
- Actual to Date: 22

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
St. Louis
Mississippi Place-1602-26 Mississippi Ave. (352-56)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $694.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $706,337.00 Amount on Hand: $694.00

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: $825,000.00

Anticipated TOTAL Project Costs: $4,592,938.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 8
**St. Louis**

**Mississippi Place-1602-26 Mississippi Ave. (352-56)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
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<tr>
<td>Developer(s):</td>
<td>Gilded Age Renovation</td>
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<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>78</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Construction of 16 new townhomes including off-street parking in project area.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 2

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**St. Louis**

**Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.**

## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $40,776.00

**As of:** 11/10/2020

### Payments in Lieu of Taxes:

- **Total received since inception:** $1,089,282.00
- **Amount on Hand:** $40,776.00

### 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
  - $0.00
  - $0.00
  - $0.00
  - $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,300,000.00

### Anticipated TOTAL Project Costs:

**$10,675,500.00**

**Financing Method:**

- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 8
**St. Louis**

*Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Loftworks, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 8/1/2005

**Plan Description:**

The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

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

**Number of New Jobs:**

Projected: 15  
Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
St. Louis
Municipal Courts Building (352-139)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $70,134.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $70,134.00 Amount on Hand: $70,134.00

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

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $9,870,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $9,870,000.00

Anticipated TOTAL Project Costs: $60,245,474.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 19
St. Louis

Municipal Courts Building (352-139)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): MCB Hotel Owner, LLC
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 7/1/2017

Plan Description:
Conversion of vacant historic courts building the hotel use.

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

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

Number of New Jobs:
Projected: 50  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis

N. Broadway Carrie (352-130)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $99,801.00  As of: 11/12/2020

Payments in Lieu of Taxes:
- Total received since inception: $889,602.00  Amount on Hand: $82,138.00

Economic Activity Taxes:
- Total received since inception: $1,098,304.00  Amount on Hand: $17,663.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,500,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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: 23
Current anticipated estimated number of years to retirement: 14
St. Louis

N. Broadway Carrie (352-130)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Green Street Properties, LLC
Senate District: 5
House District: 77
Original Date Plan/Project Approved: 2/1/2011

Plan Description:
Assemble and clear multiple parcels and development commercial uses.

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

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required 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: 80  Actual to Date: 49

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
Northeast Hampton/Berthold (32-138)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $74,157.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $709,399.00 Amount on Hand: $65,910.00

Economic Activity Taxes:
Total received since inception: $664,023.00 Amount on Hand: $8,247.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $2,450,000.00
Other: $100,000.00
Other: $300,000.00

Total Anticipated TIF Reimbursable Project Costs: $2,850,000.00

Anticipated TOTAL Project Costs: $13,200,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 16
St. Louis

Northeast Hampton/Berthold (32-138)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): TriStar Imports, Inc.
Senate District: 4
House District: 77
Original Date Plan/Project Approved: 1/1/2013

Plan Description:
Demolished unoccupied TV station and construct Tri-Star Mercedes Dealership.

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

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 60  Actual to Date: 90

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 11/12/2020

Payments in Lieu of Taxes:
- Total received since inception: $201,603.00  Amount on Hand: $117,390.00

Economic Activity Taxes:
- Total received since inception: $54,759.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $5,136,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $5,136,000.00

Anticipated TOTAL Project Costs: $17,925,125.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 17
St. Louis

Northeast Hampton I-44 Ackerman Toyota (352-146)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Jerry Ackerman Motor Company
Senate District: 5
House District: 78

Original Date Plan/Project Approved: 7/1/2015

Plan Description:

Former Metro St. Louis Sewer District property was vacant due to relocation, the aging property was functionally obsolete. The existing buildings have been demolished and will be replaced with an automobile dealership.

Plan/Project Status: Fully-Operational
Area Type: Blight

But 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: 80  Actual to Date: 68

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
**St. Louis**

**Northgate (352-153)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$8,492.00</td>
</tr>
</tbody>
</table>

**As of:**

11/12/2020

### Payments in Lieu of Taxes:

- **Total received since inception:** $8,423.00
- **Amount on Hand:** $8,423.00

### Economic Activity Taxes:

- **Total received since inception:** $69.00
- **Amount on Hand:** $69.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $4,374,377.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $4,374,377.00

### Anticipated TOTAL Project Costs:

- **$25,947,932.00**

### Financing Method:

- **TIF Notes**

### Original estimated number of years to retirement:

23

### Current anticipated estimated number of years to retirement:

19


**St. Louis**

**Northgate (352-153)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Pace-Delmar Associates, L.L.C.  
Senate District: 4  
House District: 84  

**Original Date Plan/Project Approved:** 2/1/2017

**Plan Description:**

Redevelopment of former gas station site on a prominent corner in The Loop entertainment district. The proposed newly constructed three-story building will include first floor retail facing the busy Delmar and Skinker frontages and two floors of office space.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

Projected: 280  
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>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
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### Payments in Lieu of Taxes:

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<tr>
<td>Total received since inception</td>
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<td>$545,365.00</td>
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### Economic Activity Taxes:

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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$2,663,087.00</td>
<td>$2,345,836.00</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>$393,448,325.00</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>Total Anticipated TIF Reimbursable Project Costs</td>
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### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$8,172,496,058.00</td>
</tr>
</tbody>
</table>

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

- 23

### Current anticipated estimated number of years to retirement:

- 16
**St. Louis**

**Northside Regeneration (352-126)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Northside Regeneration, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 11/1/2009

**Plan Description:**

Planned mixed use development of 4634 parcels comprising of about 1,112 acres of land. The vast majority of the parcels include vacant land or vacant buildings.

---

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required 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: 22245  
Actual to Date: 413

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
St. Louis

Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/3/2020

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,881,941.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/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

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 5
**St. Louis**

**Old Post Office Building (352-15)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Desco Group, Inc.  
Senate District: 5  
House District: 78  
Original Date Plan/Project Approved: 7/1/2007  

**Plan Description:**
Renovation of 5-level, 242,000 s/f historic Old Post Office, acquired from GSA and developed for office and retail, including the Missouri Court of Appeals and Webster University.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 350  
Actual to Date: 350  

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
**St. Louis**

**Packard Lofts-2221 Locust St. (352-74)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$1,494.00</th>
<th>As of: 11/10/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $691,575.00 | Amount on Hand: $1,358.00 |

**Economic Activity Taxes:**

| Total received since inception: | $201,498.00 | Amount on Hand: $136.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/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:** $1,300,000.00

**Anticipated TOTAL Project Costs:** $7,814,400.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 8
St. Louis

Packard Lofts-2221 Locust St. (352-74)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Packard Lofts, LLC
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:
The project consists of renovating and rehabilitating the existing four-story building and the development of 35 residential condominium units with first floor retail.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 25  Actual to Date: 13

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $7,697.00  
As of: 11/11/2020

## Payments in Lieu of Taxes:

- Total received since inception: $539,446.00  
  Amount on Hand: $7,420.00

## Economic Activity Taxes:

- Total received since inception: $469,718.00  
  Amount on Hand: $277.00

## Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $1,200,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,200,000.00

## Anticipated TOTAL Project Costs:

$5,126,000.00

### Financing Method:

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9
**St. Louis**

**Page Partners III/Walgreens (352-89)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Page Partners III, LLC  
Senate District: 5  
House District: 78  
Original Date Plan/Project Approved: 11/1/2006

**Plan Description:**  
Construct a 14,738 s/f Walgreens and related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- Projected: 50  
- Actual to Date: 12

**Number of Retained Jobs:**

- Projected: 0  
- Actual to Date: 0
St. Louis
Park Pacific (352-90)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $4,625.00

As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $3,480,264.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,422,410.00
Amount on Hand: $4,625.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $20,460,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $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: 23
Current anticipated estimated number of years to retirement: 9
**St. Louis**

*Park Pacific (352-90)*

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Parkside Tower, LLC  
**Senate District:** 5  
**House District:** 79  
**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**  
Rehabilitate the old Union Pacific building into apartments and commercial plus construct 1,000 space parking garage.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 330  
Actual to Date: 302

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
St. Louis
Paul Brown/Arcade Building (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $720.00
As of: 11/13/2020

Payments in Lieu of Taxes:
Total received since inception: $3,977,133.00
Amount on Hand: $720.00

Economic Activity Taxes:
Total received since inception: $15,363.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $3,264,200.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $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: 23
Current anticipated estimated number of years to retirement: 5
**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>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Pyramid Construction, Inc.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>78</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2002</td>
</tr>
</tbody>
</table>

**Plan Description:**
Adaptive reuse of the Paul Brown Building for 222 mixed income apartments, ground floor retail, and parking

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**
- **Projected:** 235
- **Actual to Date:** 7

**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: $477.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $2,001,727.00 Amount on Hand: $477.00

Economic Activity Taxes:
Total received since inception: $39,354.00 Amount on Hand: $0.00

Anticipated TIF 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: $300,000.00

Anticipated TOTAL Project Costs: $43,495,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 8
**St. Louis**

**Pet Building-400 S. 4th St. (352-65)**

<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>Balke Brown Associates</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>78</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>8/1/2005</td>
</tr>
</tbody>
</table>

**Plan Description:**

The project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8,500 s/f of commercial usage. Total project cost is estimated at 40,495,000.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
St. Louis
Printer's Lofts-1601-27 Locust St. (352-32)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/6/2020

Payments in Lieu of Taxes:
Total received since inception: $2,649,040.00 Amount on Hand: $6,120.00

Economic Activity Taxes:
Total received since inception: $150,574.00 Amount on Hand: $6,120.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/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: $3,880,000.00

Anticipated TOTAL Project Costs: $26,502,500.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 6
**St. Louis**  
*Printer's Lofts-1601-27 Locust St. (352-32)*

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Printers Lofts, LLC  
**Senate District:** 5  
**House District:** 79  
**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**
RPA 1 renovate 2 existing structures for 17,500 s/f ground floor commercial, 121,725 s/f of residential 74 loft condominiums plus parking, RPA2 Construct mixed use building on remainder of site.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 0  
- **Actual to Date:** 27

**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>$1.00</td>
<td>11/12/2020</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $113,658.00  
  **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:** $27,800,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $27,800,000.00

### Anticipated TOTAL Project Costs:

**$111,715,000.00**

### Financing Method:

- TIF Notes
- TIF Bonds

### Estimated Numbers of Years to Retirement:

- **Original estimated number of years to retirement:** 23
- **Current anticipated estimated number of years to retirement:** 13
St. Louis

Railway Exchange Building (352-128)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): RNY, LLC
Senate District: 5
House District: 78

Original Date Plan/Project Approved: 3/1/2010

Plan Description:
Renovation and reconfiguration of the Macy's department store for mixed uses.

Plan/Project Status: Inactive
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 2800  Actual to Date: 13

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### St. Louis

#### Railway Lofts-1619 Washington Ave. (352-39)

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $48,796.00 | As of: | 11/6/2020 |
| Payments in Lieu of Taxes: | |
| Total received since inception: | $1,431,967.00 | Amount on Hand: | $48,796.00 |

**Economic Activity Taxes:**

| Total received since inception: | $42,720.00 | Amount on Hand: | $0.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/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:** 23

**Current anticipated estimated number of years to retirement:** 7
**St. Louis**


Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): 1619 Washington, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 3/1/2004

Plan Description:
Renovation of existing 96,000 s/f 9 story building for ground floor commercial and 41 residential condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 10  Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
St. Louis
REO (352-117)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $265,038.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $39,583.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $600,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $600,000.00

Anticipated TOTAL Project Costs: $5,156,023.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
**St. Louis**

**REO (352-117)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Midtown TIF Company, Inc.  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2009

**Plan Description:**

3151-47 Locust was redeveloped into a mixed-use building that will contain office, retail, a live/work space and nine residential apartments. 3144 Locust was redeveloped into parking to supplement the project. The project will contain about 12,825 SF of commercial space and 11,040 SF of residential space.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 35  
Actual to Date: 25

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
**St. Louis**  
**Security Building (352-40)**

## TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $449.00 | As of: | 11/9/2020 |

### Payments in Lieu of Taxes:
- Total received since inception: $1,619,303.00  
  Amount on Hand: $318.00

### Economic Activity Taxes:
- Total received since inception: $495,066.00  
  Amount on Hand: $131.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/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:** 23

**Current anticipated estimated number of years to retirement:** 7
St. Louis

Security Building (352-40)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Security Building Partners, LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 3/1/2004

Plan Description:
Renovate existing 128,000 s/f 11-story building built in 1891 for office and retail uses.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
   Projected: 0    Actual to Date: 224

Number of Retained Jobs:
   Projected: 0    Actual to Date: 0
# TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**

<table>
<thead>
<tr>
<th>Payments in Lieu of Taxes:</th>
<th>$0.00</th>
<th>As of:</th>
<th>11/9/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$148,846.00</td>
<td>Amount on Hand:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Economic Activity Taxes:**

| Total received since inception: | $2,599.00 | Amount on Hand: | $0.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/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:** $231,540.00

**Anticipated TOTAL Project Costs:** $1,549,416.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 7
St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Minnesota Development Partners, LLC
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 3/1/2004

Plan Description:
Renovate three four-family two-story buildings into six for-sale condominiums.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
St. Louis
Soulard Market Apartments-1535 S. 8th St. (352-34)

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$206.00</th>
<th>As of:</th>
<th>11/13/2020</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

Total received since inception: $2,774,761.00  Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $240,398.00  Amount on Hand: $206.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $4,400,000.00

Property Acquisition and Relocation Costs: $0.00

Project Implementation Costs: $0.00

Other: $0.00

Other: $0.00

Other: $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: 23

Current anticipated estimated number of years to retirement: 6
St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Carriage Apartments, LLC
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 7/1/2003

Plan Description:
Rehabilitation of the 5-story Welsch Baby Carriage building for 127,032 SF of residential space for 132 apartments and another 23,618 SF of retail and office space, plus a residential parking lot.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 60  Actual to Date: 10

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
**St. Louis**

**Southside National Bank (352-75)**

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,335.00</th>
<th>As of:</th>
<th>11/10/2020</th>
</tr>
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</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$516,810.00</th>
<th>Amount on Hand:</th>
<th>$1,304.00</th>
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</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$51,308.00</th>
<th>Amount on Hand:</th>
<th>$31.00</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: $1,400,000.00

**Anticipated TOTAL Project Costs:** $6,688,000.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8
**St. Louis**

**Southside National Bank (352-75)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
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<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Southside National, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>80</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>8/1/2005</td>
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</table>

**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.

<table>
<thead>
<tr>
<th>Number of New Jobs:</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Projected:</td>
<td>60</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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</tr>
</thead>
<tbody>
<tr>
<td>Projected:</td>
<td>0</td>
</tr>
<tr>
<td>Actual to Date:</td>
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</tbody>
</table>
# St. Louis

## Souhtown (352-31)

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$201,488.00</th>
<th>As of:</th>
<th>11/13/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $2,361,447.00
- Amount on Hand: $698.00

### Economic Activity Taxes:

- Total received since inception: $4,736,458.00
- Amount on Hand: $200,790.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $7,500,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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:

- 23

### Current anticipated estimated number of years to retirement:

- 6
**St. Louis**

**Southtown (352-31)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Developers Diversified Realty  
Senate District: 4  
House District: 80  
Original Date Plan/Project Approved: 6/1/2003

Plan Description:

Approximately 97,000 square feet of one story retail space including two retail strips and three out parcel developments.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required 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: 60  

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
### St. Louis Innovation District (352-137)

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$48,701.00</th>
<th>As of:</th>
<th>11/13/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $11,827,043.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $9,739,692.00
- Amount on Hand: $417,017.00

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $85,400,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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:** 23

**Current anticipated estimated number of years to retirement:** 17
**St. Louis**

*St. Louis Innovation District (352-137)*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): St. Louis Innovation District, LLC (Cortex)  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2013

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:  
Projected: 15760  
Actual to Date: 3892

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
**St. Louis**

**Syndicate Trust Building-915 Olive St. (352-77)**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $4,512.00  
As of: 11/10/2020

**Payments in Lieu of Taxes:**

Total received since inception: $6,323,163.00  
Amount on Hand: $467.00

**Economic Activity Taxes:**

Total received since inception: $149,598.00  
Amount on Hand: $4,045.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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: 23

Current anticipated estimated number of years to retirement: 9
**St. Louis**

**Syndicate Trust Building-915 Olive St. (352-77)**

<table>
<thead>
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<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
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</tr>
<tr>
<td>Developer(s):</td>
<td>Syndicate Partners, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>78</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 1/1/2006

**Plan Description:**

The project entails renovating and rehabilitating the Syndicate Trust Building, providing 91 for-sale residential condominiums, 84 loft-style rental apartment units plus office and retail development.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 100
- **Actual to Date:** 6

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**St. Louis**

**Taylor Carrie (352-123)**

### 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>$1,410.00</td>
<td>11/12/2020</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: **$5,210.00**
- Amount on Hand: **$0.00**

#### Economic Activity Taxes:

- Total received since inception: **$1,539,128.00**
- Amount on Hand: **$1,410.00**

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $4,050,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $4,050,000.00

### Anticipated TOTAL Project Costs:

- **$20,661,000.00**

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

- **23**

### Current anticipated estimated number of years to retirement:

- **13**
**St. Louis**

**Taylor Carrie (352-123)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Green Street Properties, LLC  
Senate District: 5  
House District: 77  
Original Date Plan/Project Approved: 6/1/2009

Plan Description:
Redevelopment of parcel as a 95,700 SF commercial building with a mix of warehouse and office or showroom space

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
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</thead>
<tbody>
<tr>
<td>36</td>
<td>86</td>
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</table>

Number of Retained Jobs:

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
**St. Louis**

**Tech Electronics (352-17)**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  11/3/2020

**Payments in Lieu of Taxes:**

Total received since inception: $445,637.00  Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $322,280.00  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $900,000.00

**Anticipated TOTAL Project Costs:** $4,500,000.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5
St. Louis

Tech Electronics (352-17)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Tech Electronics Inc
Senate District: 4
House District: 84

Original Date Plan/Project Approved: 2/1/2002

Plan Description:

Project consists of constructing a 7,000 sq. ft. one story office building, capable of being expanded to three stories. Project will allow Tech Electronics continued growth of its facilities and operation. The company will expand its current operation of 160 employees and 25 million annual sales in St. Louis. New project will create approximately 45 permanent new full-time jobs with salaries ranging from 55,000 to 65,000 per year.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 40  Actual to Date: 229

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
### TIF Revenues

**St. Louis**

**Terra Cotta Annex & Garage-1511-21 Locust St.**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$499.00</th>
<th>As of:</th>
<th>11/6/2020</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $3,414,314.00
- Amount on Hand: $327.00

**Economic Activity Taxes:**

- Total received since inception: $326,550.00
- Amount on Hand: $172.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/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:** $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:** 6
**St. Louis**

*Terra Cotta Annex & Garage-1511-21 Locust St.*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): 1501 Locust Partners, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 6/1/2013

**Plan Description:**

The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units has been completed.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 58  
Actual to Date: 17

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
St. Louis

The Armory District (352-154)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $13,852.00

As of: 11/12/2020

Payments in Lieu of Taxes:

Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $13,852.00
Amount on Hand: $13,852.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $8,118,250.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $8,118,250.00

Anticipated TOTAL Project Costs: $82,825,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19
**St. Louis**

**The Armory District (352-154)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Green Street Development Group LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2017

Plan Description:
Redevelopment of a vacant former armory building, with high visibility from Interstate 64 near Grand Center. The developer proposes a historic rehab of the property with a mix of uses including health spa, dining/entertainment and unique non-traditional office spaces. The property will also include basement parking. Neighboring buildings will be developed in subsequent phases of the project.

Plan/Project Status: Under Construction  
Area Type: Blight  
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 700  
Actual to Date: 27

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
St. Louis
The Cloisters-2500 S. 18th St. (352-35)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/6/2020

Payments in Lieu of Taxes:
Total received since inception: $494,836.00 Amount on Hand: $0.00

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: $550,000.00

Anticipated TOTAL Project Costs: $3,800,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 6
**St. Louis**

**The Cloisters-2500 S. 18th St. (352-35)**

<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>Restoration St. Louis, Inc.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
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<tr>
<td>House District:</td>
<td>78</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2003</td>
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</table>

**Plan Description:**
Renovation of a 27,000 s/f building complex originally used as a religious convent and more recently as a nursing home into 21 apartments plus on-site parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- Projected: 0  
- Actual to Date: 0

**Number of Retained Jobs:**
- Projected: 0  
- Actual to Date: 0
St. Louis
The Foundry (352-95)

TIF Revenues

| Current Amount of Revenue in Special Allocation | $2,923.00 | As of: | 11/12/2020 |
| Payments in Lieu of Taxes: | |
| Total received since inception: | $39,420.00 | Amount on Hand: | $2,846.00 |

Economic Activity Taxes:

| Total received since inception: | $51,972.00 | Amount on Hand: | $77.00 |

Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $400,000.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $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: 23
Current anticipated estimated number of years to retirement: 10
St. Louis

The Foundry (352-95)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 1911 Locust, LLC
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 5/1/2007

Plan Description:
Rehab former industrial building into commercial and retail

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0    Actual to Date: 7

Number of Retained Jobs:
Projected: 0    Actual to Date: 0
# TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$68,321.00</td>
<td>As of: 11/6/2020</td>
</tr>
<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$3,290,864.00</td>
<td>Amount on Hand: $68,321.00</td>
</tr>
<tr>
<td><strong>Economic Activity Taxes:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$295,463.00</td>
<td>Amount on Hand: $0.00</td>
</tr>
<tr>
<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$0.00</td>
<td></td>
</tr>
<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>$0.00</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
<td></td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$4,000,000.00</td>
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<tr>
<td><strong>Anticipated TOTAL Project Costs:</strong></td>
<td>$24,068,124.00</td>
<td></td>
</tr>
<tr>
<td>Financing Method:</td>
<td>TIF Notes</td>
<td></td>
</tr>
</tbody>
</table>

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6
St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): City Hospital Development, LLC
Senate District: 5
House District: 78

Original Date Plan/Project Approved: 7/1/2004

Plan Description:
Renovate abandoned 5-story, 153,000 s/f hospital built in 1912 for development of 101 residential condominiums RPA1. Other buildings in the complex and vacant land around the main building are being developed for multi-use projects RPA2 and RPA3.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 75

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis

The Laurel/555 Washington (352-109)

**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>$553,052.00</td>
<td>11/12/2020</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $6,764,136.00
- Amount on Hand: $533,041.00

**Economic Activity Taxes:**

- Total received since inception: $2,398,284.00
- Amount on Hand: $20,011.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $32,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $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:** 23

**Current anticipated estimated number of years to retirement:** 11
**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>314-657-3732</td>
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<tr>
<td>Developer(s):</td>
<td>Laurel TIF Apartments Hotel, Inc.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>78</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2008</td>
</tr>
</tbody>
</table>

**Plan Description:**

The project consists of the rehabilitation and redevelopment of the former Dillards Building into retail, restaurant, hotel, and apartment uses, together with parking to be known as The Laurel. The hotel will have 212 rooms, 200 apartments with 30,000 sq ft of commercial space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 200
- **Actual to Date:** 189

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**St. Louis**

**The Union Club (352-83)**

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>11/11/2020</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $748,249.00
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $8,836.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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:** 9
**St. Louis**

**The Union Club (352-83)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Gilded Age Renovation, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 3/1/2006  

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 50  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>11/12/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $1,194,832.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $359,323.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,380,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $2,380,000.00

#### Anticipated TOTAL Project Costs: $33,895,535.00

#### Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
**St. Louis**

**Tudor Building/1818 Washington (352-91)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): 1818 Washington Tudor Partners, LLC  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2007

Plan Description:
Renovation of the long vacant Tudor Building into first floor retail and second floor apartments.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 90  
- **Actual to Date:** 3

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
St. Louis
Union Station Phase 2 (352-145)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 11/12/2020

Payments in Lieu of Taxes:
Total received since inception: $1,809,196.00 Amount on Hand: $1,473,468.00

Economic Activity Taxes:
Total received since inception: $451,025.00 Amount on Hand: $451,025.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $18,500,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
Total Anticipated TIF Reimbursable Project Costs: $18,500,000.00

Anticipated TOTAL Project Costs: $69,949,676.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 18
St. Louis

Union Station Phase 2 (352-145)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): USH, LLC (Lodging Hospitality Management)
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 2/1/2015

Plan Description:
Renovate Union Station to provide additional entertainment, amusement, and restaurant facilities to Downtown St. Louis for residents and visitors.

Plan/Project Status: Fully-Operational
Area Type: 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: 222

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
St. Louis
Ventana Lofts-1635 Washington Ave. (352-68)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $3,485.00 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $1,728,197.00 Amount on Hand: $3,485.00

Economic Activity Taxes:
Total received since inception: $61,178.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/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: 23
Current anticipated estimated number of years to retirement: 8
St. Louis
Ventana Lofts-1635 Washington Ave. (352-68)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Jacob Development Group, LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 8/1/2005

Plan Description:
The project involves the acquisition, renovation, and equipping of the Willy's Overland Building formerly known as the SJI Building for National Systems INc. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 10  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>$2,157.00</th>
<th>As of:</th>
<th>11/6/2020</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $257,596.00  
  - Amount on Hand: $809.00

#### Economic Activity Taxes:

- Total received since inception: $1,067,056.00  
  - Amount on Hand: $1,348.00

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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:

- **$3,013,650.00**

#### Financing Method:

- **TIF Notes**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5
**St. Louis**

**Walter Knoll Florist Row (352-27)**

<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>W.C.&amp; D. Enterprises</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>79</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2002</td>
</tr>
</tbody>
</table>

**Plan Description:**
Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 76
- **Actual to Date:** 46

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
St. Louis

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $105,695.00

As of: 11/9/2020

Payments in Lieu of Taxes:

Total received since inception: $4,246,484.00

Amount on Hand: $105,695.00

Economic Activity Taxes:

Total received since inception: $594,317.00

Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/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: $6,100,000.00

Anticipated TOTAL Project Costs: $53,495,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7
St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): University Village Apartments
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of seven buildings, totaling 340,000 s/f into 200 loft apartment units, commercial uses and related parking.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 170  Actual to Date: 33

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
Washington East Condominiums-901 & 1001-15

TIF Revenues

| Current Amount of Revenue in Special Allocation | $155,673.00 | As of: | 11/9/2020 |

Payments in Lieu of Taxes:

Total received since inception: $4,971,607.00  Amount on Hand: $155,033.00

Economic Activity Taxes:

Total received since inception: $759,819.00  Amount on Hand: $640.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/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: 7
St. Louis

Washington East Condominiums-901 & 1001-15

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Pyramid Construction, Inc.
Senate District: 5
House District: 78

Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Redevelopment of 901, 1001-15 Washington Avenue and 1010 Lucas Street to renovate four loft buildings for retail, office, and residential condos with parking.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 64  Actual to Date: 96

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:** $0.00  
As of: 10/23/2020

## Payments in Lieu of Taxes:

- Total received since inception: $840,247.00  
- Amount on Hand: $0.00

## 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:

- **$18,562,643.00**

## Financing Method:

- **TIF Notes**

## Estimated Years to Retirement:

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 8
St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

Contact Agency: St. Louis
Contact Phone: (314) 657-3700
Developer(s): KN&C, LLC
Senate District: 5
House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:
The project anticipates the development of approximately 80 residential condominium units, three penthouse loft condominium units, and 24,000 s/f of commercial space.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 60  Actual to Date: 37

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**Willy's Overland Building- 2300 Locust St. 352-66**

#### TIF Revenues

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<thead>
<tr>
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<th>$419.00</th>
<th>As of:</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>$1,615,089.00</th>
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**Anticipated TIF Reimbursable Costs:**

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<th>Public Infrastructure/Site Development Costs:</th>
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**Total Anticipated TIF Reimbursable Project Costs:**

$180,000.00

**Anticipated TOTAL Project Costs:**

$12,300,000.00

**Financing Method:**

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8
**St. Louis**

**Willy's Overland Building- 2300 Locust St. 352-66**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): The National System, Inc.  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 6/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 200  
Actual to Date: 364  

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
**St. Louis**

**Windows Lofts-1601 Washington Ave. (352-33)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
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### Payments in Lieu of Taxes:

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### Economic Activity Taxes:

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### Anticipated TIF Reimbursable Costs:

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<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
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</tr>
<tr>
<td>Project Implementation Costs:</td>
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<td>Other:</td>
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</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Anticipated TOTAL Project Costs:</th>
<th>$15,835,160.00</th>
</tr>
</thead>
</table>

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

| 23 |

### Current anticipated estimated number of years to retirement:

| 6  |
**St. Louis**

**Windows Lofts-1601 Washington Ave. (352-33)**

<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>1601 Washington, LLC</td>
</tr>
<tr>
<td>Senate District</td>
<td>5</td>
</tr>
<tr>
<td>House District</td>
<td>79</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2003</td>
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</tbody>
</table>

**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:** 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: 60
- Actual to Date: 27

**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: 11/16/2020

Payments in Lieu of Taxes:
Total received since inception: $1,011,337.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $823,655.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $28,175.00
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: 5734512000  
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, on casual theme 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 required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 125  
Actual to Date: 100

Number of Retained Jobs:

Projected: 125  
Actual to Date: 100
St. Robert
Ramada Inn Redevelopment Project

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 11/17/2020

Payments in Lieu of Taxes:
Total received since inception: $708,465.61 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $577,856.04 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
**St. Robert**

**Ramada Inn Redevelopment Project**

Contact Agency: St. Robert  
Contact Phone: 5734512000  
Developer(s): Ehrhardt Properties  
Senate District: 16  
House District: 122  
Original Date Plan/Project Approved: 12/1/2009

Plan Description:
Redevelopment project consisting of commercial use that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and site improvements.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
- Projected: 50  
- Actual to Date: 75

Number of Retained Jobs:
- Projected: 50  
- Actual to Date: 75
**Ste. Genevieve**

**Redevelopment plan for the Downtown Ste. Genevieve**

### 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>$16,123.35</td>
<td>11/11/2020</td>
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**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>$17,063.96</td>
</tr>
<tr>
<td>Amount on Hand</td>
<td>$16,123.35</td>
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</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Amount on Hand</td>
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</table>

### 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>$22,325,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
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</table>

**Total Anticipated TIF Reimbursable Project Costs:**

| Amount | $24,368,750.00 |

### Anticipated TOTAL Project Costs:

| Amount | $33,368,750.00 |

**Financing Method:**

- Pay As You Go
- TIF Notes
- Loan
- TIF Bonds

**Original estimated number of years to retirement:**

| Number | 23 |

**Current anticipated estimated number of years to retirement:**

| Number | 16 |
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 deteriorating and vacant buildings into retail, office and service repair and improve municipal infrastructure

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 150  Actual to Date: 30

Number of Retained Jobs:
Projected: 100  Actual to Date: 0
### Ste. Genevieve

**Redevelopment Plan for the Ozora Area TIF**

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$12,019.02</th>
</tr>
</thead>
<tbody>
<tr>
<td>As of:</td>
<td>11/11/2020</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $54,126.01
- **Amount on Hand:** $12,019.02

#### Economic Activity Taxes:

- **Total received since inception:** $98,589.46
- **Amount on Hand:** $12,019.02

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $4,850,000.00
- **Property Acquisition and Relocation Costs:** $10,000.00
- **Project Implementation Costs:** $580,000.00
- **Other:** $4,000,000.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

- **Total Anticipated TIF Reimbursable Project Costs:** $5,930,000.00

#### Anticipated TOTAL Project Costs:

$14,500,000.00

**Financing Method:**
- Pay As You Go
- TIF Notes

- **Original estimated number of years to retirement:** 23
- **Current anticipated estimated number of years to retirement:** 16
Ste. Genevieve

Redevelopment Plan for the Ozora Area TIF

Contact Agency: Ste. Genevieve
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 and environmental remediation

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 70  Actual to Date: 70

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $36,048.03  
As of: 11/12/2020

#### Payments in Lieu of Taxes:

- Total received since inception: $457,385.40  
  Amount on Hand: $377.67

#### Economic Activity Taxes:

- Total received since inception: $1,765,814.93  
  Amount on Hand: $35,670.36

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $240,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $117,500.00
- Other: $3,750,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $4,107,500.00

### Anticipated TOTAL Project Costs:

**$9,283,006.00**

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

- 0

### Current anticipated estimated number of years to retirement:

- 0
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 closed abandoned elementary school containing hazardous materials, and the purchase of plant equipment.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 20  Actual to Date: 36

Number of Retained Jobs:
Projected: 10  Actual to Date: 10
### TIF Revenues

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<tbody>
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### Payments in Lieu of Taxes:

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<tr>
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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>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
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<td>Property Acquisition and Relocation Costs</td>
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<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
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<tr>
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<tr>
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<td>$0.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$23,983,276.00</td>
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### Anticipated TOTAL Project Costs:

<table>
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<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$43,603,666.00</td>
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### Financing Method:

- Pay As You Go
- TIF Notes

<table>
<thead>
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<th>Amount</th>
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<tbody>
<tr>
<td>Original estimated number of years to retirement</td>
<td>0</td>
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<tr>
<td>Current anticipated estimated number of years to retirement</td>
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</tr>
</tbody>
</table>
Sugar Creek

Sugarland Center Tax Increment Financing Redevelop

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
Sugar Creek
The Bluffs at Sugar Creek Tax Increment Financing

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 11/4/2020

**Payments in Lieu of Taxes:**

Total received since inception: $0.00  
Amount on Hand: $0.00

**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 Notes
- Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Sugar Creek

The Bluffs at Sugar Creek Tax Increment Financing

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
## Village of Sunrise Beach
### Sunrise Beach Market Center 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>$38,019.60</td>
<td>11/9/2020</td>
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### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
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<th>Amount on Hand</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$247,446.31</td>
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### Economic Activity Taxes:

<table>
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<tr>
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<th>Amount on Hand</th>
</tr>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,853,995.14</td>
<td>$74,292.92</td>
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### Anticipated TIF Reimbursable Costs:

<table>
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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$5,142,600.00</td>
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<td>Property Acquisition and Relocation Costs</td>
<td>$1,100,000.00</td>
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<td>Project Implementation Costs</td>
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<td></td>
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</tr>
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<td>Other</td>
<td></td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$7,350,000.00</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>$19,184,394.00</td>
</tr>
</tbody>
</table>

### 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 marketplace.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 50  Actual to Date: 120

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $236,589.10  As of: 11/5/2020

Payments in Lieu of Taxes:
Total received since inception: $95,995.70  Amount on Hand: $95,995.70

Economic Activity Taxes:
Total received since inception: $137,016.30  Amount on Hand: $137,016.30

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $6,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $6,000,000.00

Anticipated TOTAL Project Costs: $25,311,256.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 20
Current anticipated estimated number of years to retirement: 20
**Warrenton**

**Warrenton West Development TIF RPA1**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>Warrenton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>6364563535</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Warrenton Shopping Center LLC</td>
</tr>
<tr>
<td>Senate District</td>
<td>10</td>
</tr>
<tr>
<td>House District</td>
<td>42</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>1/1/2017</td>
</tr>
</tbody>
</table>

**Plan Description:**

The Plan provides for the demolition, removal, rehabilitation, and/or redevelopment of certain existing structures and the construction and development of new structures, improvements and infrastructure within five redevelopment project areas. The RPA 1 Redevelopment Project the only approved project calls for the construction of approximately 183,000 square feet of an existing shopping center and the construction of up to approximately 155,000 square feet of new buildings for commercial uses.

**Plan/Project Status:** 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>
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<tbody>
<tr>
<td>54</td>
<td>59</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>15</td>
<td>15</td>
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</tbody>
</table>
Washington
Downtown Washington Redevelopment Plan & Project

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $671,623.54 As of: 11/10/2020

Payments in Lieu of Taxes:
Total received since inception: $1,875,453.90 Amount on Hand: $513,933.78

Economic Activity Taxes:
Total received since inception: $330,445.81 Amount on Hand: $15,768,976.0

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $3,822,795.00
Property Acquisition and Relocation Costs: $3,450,000.00
Project Implementation Costs: $4,650,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $11,855,900.00

Anticipated TOTAL Project Costs: $35,537,250.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 10
Washington
Downtown Washington Redevelopment Plan & Project

Contact Agency: Washington
Contact Phone: 6363901004
Developer(s): L.B. Ecklekamp, Jr. Chairman of the Board
Senate District: 26
House District: 109

Original Date Plan/Project Approved: 2/1/2007

Plan Description:
A redevelopment of the Bank of Washington and surrounding properties.

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: 15  Actual to Date: 245

Number of Retained Jobs:

Projected: 200  Actual to Date: 245
**Washington**

**Front Street Development, LLC**

### 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>$15,043.26</td>
<td>11/10/2020</td>
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### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
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<td>Total received since inception</td>
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<tr>
<td>Amount on Hand</td>
<td>$14,245.22</td>
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### 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>
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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>$550,881.00</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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<td>Other</td>
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<td>Other</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
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### Anticipated TOTAL Project Costs:

<table>
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<th>Description</th>
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<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$12,535,035.00</td>
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### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

<table>
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<th>Description</th>
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<tbody>
<tr>
<td>Original estimated number of years to retirement</td>
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### Current anticipated estimated number of years to retirement:

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Current anticipated estimated number of years to retirement</td>
<td>0</td>
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</table>
**Washington**  
**Front Street Development, LLC**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
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<tbody>
<tr>
<td>Contact Phone:</td>
<td>6363901004</td>
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<tr>
<td>Developer(s):</td>
<td>Andy Unerstall</td>
</tr>
<tr>
<td>Senate District:</td>
<td>26</td>
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<tr>
<td>House District:</td>
<td>109</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>2/1/2017</td>
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</table>

**Plan Description:**
A mixed use development meant to redevelop a long blighted area. The proposed development was intended to bring at least 30 residential units and 20,000 sq. ft. of commercial space to under utilized land downtown as well as bury utilities, replace sidewalks, and provide new 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 construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**
- **Projected:** 10  
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
# Washington
## Rhine River Redevelopment Plan & Project

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $28,074.10 | As of: | 11/10/2020 |
| Payments in Lieu of Taxes: | | |
| Total received since inception: | $333,079.58 | Amount on Hand: | $0.00 |
| Economic Activity Taxes: | | |
| Total received since inception: | $210,092.15 | Amount on Hand: | $28,074.10 |

### 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:

13
Washington

Rhine River Redevelopment Plan & Project

Contact Agency: Washington
Contact Phone: 6363901004
Developer(s): Andy Unerstall
Senate District: 26
House District: 109
Original Date Plan/Project Approved: 7/1/2010

Plan Description:
The plan consisted of residential and commercial uses that entail the rehabilitation of certain existing sites and provide for the construction of new buildings and site improvements to the property.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 0  Actual to Date: 77

Number of Retained Jobs:
Projected: 24  Actual to Date: 77
# TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$417.50</th>
<th>As of:</th>
<th>11/16/2020</th>
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## Payments in Lieu of Taxes:

<table>
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<th>Total received since inception:</th>
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## Economic Activity Taxes:

<table>
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<tr>
<th>Total received since inception:</th>
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<th>Amount on Hand:</th>
<th>$0.00</th>
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</thead>
</table>

## 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
  - $0.00
  - $0.00
  - $0.00
  - $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: 0

Current anticipated estimated number of years to retirement: 0
Wentzville

M&B Sachs Business Park Extension

Contact Agency: Wentzville
Contact Phone: (636) 327-5101
Developer(s): Shockdrake
Senate District: 2
House District: 63
Original Date Plan/Project Approved: 1/1/2006

Plan Description:
The 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: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 175
West Plains
S. US Hwy 160

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $7,131.73 As of: 11/9/2020

Payments in Lieu of Taxes:
Total received since inception: $2,189,281.26 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,120,399.06 Amount on Hand: $7,131.73

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $12,775,000.00
Property Acquisition and Relocation Costs: $711,000.00
Project Implementation Costs: $499,000.00
Other: $300,000.00
Other: $0.00
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $14,285,000.00

Anticipated TOTAL Project Costs: $61,838,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**West Plains**

**S. US Hwy 160**

Contact Agency: West Plains  
Contact Phone: 4172567176  
Developer(s): Kevin Guffey Games People Play  
Senate District: 33  
House District: 154  
Original Date Plan/Project Approved: 10/1/2005  

Plan Description:  
Same as previous reports, no changes or new plans

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 80  
Actual to Date: 110

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
## West Plains
**S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$2,022.36</th>
<th>As of:</th>
<th>11/9/2020</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: $3,264,167.81
- Amount on Hand: $2,022.36

### 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
- 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**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>West Plains</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>417-256-7176</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Walmart, R. Hoover, R. Silvey, Carey Stewart</td>
</tr>
<tr>
<td>Senate District</td>
<td>33</td>
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<tr>
<td>House District</td>
<td>154</td>
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<tr>
<td>Original Date Plan/Project Approved</td>
<td>5/1/1994</td>
</tr>
</tbody>
</table>

**Plan Description:**

same as previous reports, no new areas or projects

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
<tr>
<td>701</td>
<td>701</td>
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</table>

**Number of Retained Jobs:**

<table>
<thead>
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<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
<tr>
<td>30</td>
<td>30</td>
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</tbody>
</table>
# West Plains

## U.S. Highway 63 Bypass

### TIF Revenues

- **Current Amount of Revenue in Special Allocation Fund:** $772,329.96
- **As of:** 11/9/2020

#### Payments in Lieu of Taxes:
- **Total received since inception:** $182,449.43
- **Amount on Hand:** $399,427.35

#### Economic Activity Taxes:
- **Total received since inception:** $1,032,609.46
- **Amount on Hand:** $372,902.61

### 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
  - $0.00
  - $0.00
  - $0.00
  - $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $7,000,000.00

### Anticipated TOTAL Project Costs:

- **$32,005,500.00**

**Financing Method:**
- **Pay As You Go**

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
West Plains

U.S. Highway 63 Bypass

Contact Agency:  West Plains
Contact Phone:  417-256-7176
Developer(s):  Rick Hoover
Senate District:  33
House District:  154

Original Date Plan/Project Approved:  11/1/2006

Plan Description:
Phase 1 - contains a national restaurant chain, strip mall, and a stand alone pharmacy.
Phase 2 - future plans for retail

Plan/Project Status:  Fully-Operational

Area Type:  Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:  70  Actual to Date:  0

Number of Retained Jobs:

Projected:  0  Actual to Date:  0