

# 2025

## TAX INCREMENT FINANCING IN MISSOURI

### Local TIF Project Information and Financial Data



**January 30, 2026**

**2025 Annual Report Summary**  
**Local Tax Increment Financing Projects in Missouri**  
**January 30, 2026**

*All information is obtained from reports submitted by the authorizing municipalities and is current as of 01/30/2026. 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:	355	
a. "Blight" designation:		224
b. "Conservation Area" designation:		43
c. "Blight and Economic Development" designation:		43
d. "Economic Development Area" designation:		16
e. "Blight, Conservation Area, and Economic Development Area" designation:		24
f. "Blight and Conservation Area" designation:		4
g. "Conservation Area and Economic Development Area" designation:		1
h. Status not designated in report:		0
2. Number of different municipalities reporting:		84
3. Number of new jobs:		
Estimated:		166,241
Created to Date:		87,057
4. Number of retained jobs:		
Estimated:		24,874
Retained to Date:		8,294
5. Total PILOTS and EATs received since inception:		\$3,694,284,956
6. Total anticipated TIF-reimbursable project costs:		\$7,801,153,175
7. Total anticipated project costs:		\$39,687,386,077

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

a. Public infrastructure:

i. Since Inception:	\$782,399,454
ii. Report Period:	\$5,613,412

b. Site development:

i. Since Inception:	288,231,555.40
ii. Report Period:	\$11,129,411

c. Rehabilitation of existing buildings:

i. Since Inception:	\$682,726,652
ii. Report Period:	\$11,129,411

d. Acquisition of land or buildings:

i. Since Inception:	\$313,967,289
ii. Report Period:	\$12,523,014

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

i. Since Inception:	\$853,637,970
ii. Report Period:	\$24,290,163

f. P & I payments on outstanding bonded debt:

i. Since Inception:	\$2,517,644,882
ii. Report Period:	\$112,012,518

g. Reimbursement to developers for eligible costs:

i. Since Inception:	\$1,587,540,276
ii. Report Period:	\$98,659,084

h. Reimbursement to municipalities for eligible costs:

i. Since Inception:	\$215,317,589
ii. Report Period:	\$6,413,182

9. Original assessed real property value of project: \$764,289,735

10. Assessed real property value at the end of the reporting period: \$2,236,319,690

# *Belton*

## *Cedar Tree TIF Redevelopment Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,204,772.96 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$449,863.18 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

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

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$233,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**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: 9

## ***Belton***

### ***Cedar Tree TIF Redevelopment Plan***

---

**Contact Agency:** Belton

**Contact Phone:** 8163314331

**Developer(s):** I-49

**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 squarefeet of retail space, improvements to landscaping, enhancement of roadways, and construction and reconstruction of support facilities.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

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

#### **Number of Retained Jobs:**

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

# *Belton*

## *Southtowne Plaza TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/7/2025
---	--------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$3,648,554.83	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$5,915,456.31	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$19,750,856.00
---	-----------------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$0.00
-------------------------------	--------

Other:	\$4,000,000.00
--------	----------------

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

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

Other:	
--------	--

Other:	
--------	--

Other:	
--------	--

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$23,750,856.00</b>
--	------------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$82,889,906.00</b>
---	------------------------

#### Financing Method:

Pay As You Go
TIF Notes

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

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

## ***Belton***

### ***Southtowne Plaza TIF Plan***

---

**Contact Agency:** Belton

**Contact Phone:** 8163314331

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Belton*

## *Y Highway Market Place TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,343,751.07 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,167,987.29 Amount on Hand: \$0.00

#### **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

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

**Anticipated TOTAL Project Costs:** \$27,248,992.00

#### 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 Highway Market Place TIF Plan***

---

**Contact Agency:** Belton

**Contact Phone:** 8163314331

**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: 11/7/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,192,485.93 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,605,505.90 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: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**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:** 8133314331

**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, includinng 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

# *Bethany*

## *Northwest Interstate Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$230,977.84 As of: 2/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$874,986.41 Amount on Hand: \$214,928.86

#### **Economic Activity Taxes:**

Total received since inception: \$604,017.88 Amount on Hand: \$16,048.98

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,383,561.00

#### **Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Bethany***

### ***Northwest Interstate Plan***

---

**Contact Agency:** Bethany

**Contact Phone:** 660-425-6711

**Developer(s):** na

**Senate District:** 12th

**House District:** 3rd

**Original Date Plan/Project Approved:** 12/1/2001

**Plan Description:**

Construct public improvements in two phases 1street 2water, sewer, electric & gas services

**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:** 0    **Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** 60    **Actual to Date:** 60

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

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,313,128.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$18,448,763.00 Amount on Hand: \$1,204,910.00

**Economic Activity Taxes:**

Total received since inception: \$32,577,769.00 Amount on Hand: \$3,108,219.00

**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:	\$0.00
Other:	
Other:	
Other:	
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$45,455,097.00</b>

**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:** 1196

#### **Number of Retained Jobs:**

**Projected:** 0      **Actual to Date:** 32

*Blue Springs*  
*Woods Chapel TIF , Project 1*

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$209,909.00 As of: 11/13/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,246,885.00 Amount on Hand: \$135,914.00

### **Economic Activity Taxes:**

Total received since inception: \$633,122.00 Amount on Hand: \$73,995.00

### **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: \$152,750.00

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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	15
-------------------	---	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	29
-------------------	---	------------------------	----

**Blue Springs**  
**Woods Chapel TIF, Project 2**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,486,713.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$22,244.00

Other: \$0.00

Other: \$0.00

Other:

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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Blue Springs**  
**Woods Chapel TIF, Project 3**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

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

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,254.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

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

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

**Financing Method:**

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

## *Blue Springs*

### *Woods Chapel TIF, Project 3*

---

**Contact Agency:** Blue Springs  
**Contact Phone:** 816-228-0106  
**Developer(s):** I-70 Partners LLC  
**Senate District:** 8  
**House District:** 30

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

#### **Plan Description:**

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

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Branson*

## *Aquarium at the Boardwalk Redevelopment Project*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$502,645.04 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,920,840.05 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,788,000.00

Property Acquisition and Relocation Costs: \$684,786.00

Project Implementation Costs: \$2,527,214.00

Other: \$404,227.81

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,000,000.00

**Anticipated TOTAL Project Costs:** \$53,000,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## ***Branson***

### ***Aquarium at the Boardwalk Redevelopment Project***

---

**Contact Agency:** Branson

**Contact Phone:** 417-337-8553

**Developer(s):** Branson Entertainment Center - Branson, LLC

**Senate District:** 29

**House District:** 156

**Original Date Plan/Project Approved:** 2/1/2019

#### **Plan Description:**

Public improvements include construction of an approximately 46,000 sq. ft. aquarium and related amenities, partial demolition of existing structures and improvements, and site improvements throughout the full tract.

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

**Area Type:** Blight

#### **But for Determination:**

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

Project 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:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
-------------------	----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
-------------------	----	------------------------	----

# ***Branson***

## ***Branson Hills Redevelopment Project***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$12,808,792.59 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$86,256,461.38 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:

Other:

Other:

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

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

#### Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

## ***Branson***

### ***Branson Hills Redevelopment Project***

---

**Contact Agency:** Branson

**Contact Phone:** 417-337-8553

**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:** 1220      **Actual to Date:** 1220

#### **Number of Retained Jobs:**

**Projected:** 1220      **Actual to Date:** 1220

# *Branson*

## *Branson Landing Redevelopment Project*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$22,051,120.60	Amount on Hand:	\$0.00
---------------------------------	-----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$93,422,364.03	Amount on Hand:	\$0.00
---------------------------------	-----------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$36,974,980.00
Property Acquisition and Relocation Costs:	\$39,019,548.00
Project Implementation Costs:	\$0.00
Other:	\$55,345,520.00
Other:	\$1,500,000.00
Other:	\$15,600,000.00
Other:	
Other:	
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$148,440,048.00</b>

<b>Anticipated TOTAL Project Costs:</b>	<b>\$148,440,048.00</b>
---	-------------------------

#### Financing Method:

TIF Bonds
Other Bond

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

Current anticipated estimated number of years to retirement:	3
--	---

## ***Branson***

### ***Branson Landing Redevelopment Project***

---

**Contact Agency:** Branson

**Contact Phone:** 417-337-8553

**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:**

<b>Projected:</b>	1978	<b>Actual to Date:</b>	1978
-------------------	------	------------------------	------

#### **Number of Retained Jobs:**

<b>Projected:</b>	1978	<b>Actual to Date:</b>	1978
-------------------	------	------------------------	------

# *Brentwood*

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

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/10/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$9,768,278.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$3,135,251.00	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
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$6,250,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$46,340,000.00</b>

#### Financing Method:

TIF Bonds

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

Current anticipated estimated number of years to retirement:	6
--	---

## ***Brentwood***

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

---

**Contact Agency:** Brentwood

**Contact Phone:** 3149636704

**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 accomodate a mix-use project incorporating residential and retail spaces. The Redevelopment Project includes condominiums, retail space, a hotel and parking garages.

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

**Area Type:** Blight

#### **But for Determination:**

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	100
-------------------	---	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Brentwood*

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

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/10/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$16,753,337.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$14,118,169.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

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

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

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

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

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

#### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 6

## ***Brentwood***

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

---

**Contact Agency:** Brentwood

**Contact Phone:** 3149636704

**Developer(s):** Eager Road Associates, LLC

**Senate District:** 24

**House District:** 73

**Original Date Plan/Project Approved:** 12/1/2000

**Plan Description:**

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

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

**Area Type:** Conservation

**But for Determination:**

**Number of New Jobs:**

**Projected:** 0    **Actual to Date:** 905

**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: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$233,411.10 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$4,269,524.09 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

**Anticipated TOTAL Project Costs:** \$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 - T. McCreery, 014 - B. Williams

**House District:** 070-S. Boykin, 072-D. Clemens, 073-R. Proudie

**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:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	400
-------------------	-----	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	150
-------------------	-----	------------------------	-----

# *Camdenton*

## *Oak Ridge Redevelopment Area*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$1,011.94	As of:	10/30/2025
---	------------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$0.00	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:	\$26,277,725.00
---	-----------------

Property Acquisition and Relocation Costs:	\$2,741,774.00
--	----------------

Project Implementation Costs:	\$0.00
-------------------------------	--------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$33,847,678.00</b>
--	------------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$119,692,880.00</b>
---	-------------------------

#### Financing Method:

Pay As You Go

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

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

## *Camdenton*

### *Oak Ridge Redevelopment Area*

---

**Contact Agency:** Camdenton

**Contact Phone:** 573.346.3600

**Developer(s):** Oak Ridge Landing Development Company

**Senate District:** 33

**House District:** 155

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

**Plan Description:**

Construction of approximately 764,000 sq ft of retail space - tenants yet to be determined

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

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

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

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

**Number of New Jobs:**

<b>Projected:</b>	800	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

*City of Blue Springs*  
*White Oak TIF*

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,131,384.00 As of: 11/13/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$3,015,815.00 Amount on Hand: \$551,375.00

### **Economic Activity Taxes:**

Total received since inception: \$3,447,057.00 Amount on Hand: \$580,009.00

### **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: \$0.00

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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	100
-------------------	---	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	191
-------------------	---	------------------------	-----

# **CITY OF COLUMBIA**

## **BROADWAY HOTEL PHASE TWO REDEVELOPMENT PLAN**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

#### **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
--------	--------

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$2,064,949.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$20,250,000.00</b>
---	------------------------

#### **Financing Method:**

TIF Notes

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

Current anticipated estimated number of years to retirement:	16
--	----

# **CITY OF COLUMBIA**

## **BROADWAY HOTEL PHASE TWO REDEVELOPMENT PLAN**

---

**Contact Agency:** CITY OF COLUMBIA

**Contact Phone:** 5738747444

**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:** 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:**

<b>Projected:</b>	37	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *City of Eureka*

## *Eureka S. I-44 Redevelopment Area, 2005*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$79,240.25 As of: 11/9/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$15,294,270.70 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$343,820.43 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$25,500,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

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: 3

## *City of Eureka*

### *Eureka S. I-44 Redevelopment Area, 2005*

---

**Contact Agency:** City of Eureka

**Contact Phone:** 636-938-5233

**Developer(s):** CV Eureka

**Senate District:** 26

**House District:** 89

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

**Plan Description:**

Retail and residential see file.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

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

Project 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:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

*City of Independence  
Independence Square*

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,078,580.00 As of: 11/6/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,667,248.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$558,738.00 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: \$0.00

Other:

Other:

Other:

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

**Anticipated TOTAL Project Costs:** \$22,203,161.00

### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## ***City of Independence Independence Square***

---

**Contact Agency:** City of Independence

**Contact Phone:** 8163257830

**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:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had 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: \$55,856.00 As of: 11/6/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$791,366.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$1,357,617.00 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

Other:

Other:

Other:

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

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

### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *City of Independence Marketplace Shopping Center*

---

**Contact Agency:** City of Independence

**Contact Phone:** 8163257830

**Developer(s):** WNQE Independence VI

**Senate District:** 11

**House District:** 29

**Original Date Plan/Project Approved:** 4/1/2016

**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:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

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 Joplin*  
**1717 Marketplace**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,097,315.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$11,362,730.00 Amount on Hand: \$0.00

### **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: \$0.00

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:** 4176240820

**Developer(s):** WBB, LLC

**Senate District:** 32

**House District:** 128

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

**Plan Description:**

The Redevelopment Plan called for the redevelopment of the approximate 38.8 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***  
***32nd Street Place TIF***

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$23,635.18 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$235,031.27 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,485,460.00

Property Acquisition and Relocation Costs: \$15,281,866.00

Project Implementation Costs: \$1,865,612.00

Other: \$5,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$30,132,938.00

**Anticipated TOTAL Project Costs:** \$188,866,247.00

**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 32nd Street Place TIF***

---

**Contact Agency:** City of Joplin

**Contact Phone:** 4176240820

**Developer(s):** Woodsonia Joplin LLC

**Senate District:** 32

**House District:** 128

**Original Date Plan/Project Approved:** 12/1/2020

### **Plan Description:**

The Redevelopment Plan includes the construction of a new shopping center anchored by Menards Home Improvement, a Movie Theater Complex, 52,220 square feet of retail and commercial space, 300 multi-family apartments, the former Holiday Inn site and the renovation of 8,600 square feet of office space.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

### **But for Determination:**

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

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

Project required parcel assembly and/or relocation costs.

### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

*City of Joplin*  
*Northpark Crossing*

---

## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$8,370,900.00
Property Acquisition and Relocation Costs:	\$1,450,000.00
Project Implementation Costs:	\$275,000.00
Other:	\$5,853,134.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$15,949,034.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$60,605,767.00</b>

### 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:** District Dissolved

**Area Type:** Conservation

#### **But for Determination:**

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

*City of Joplin*  
*Recovery TIF*

---

## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

### Payments in Lieu of Taxes:

Total received since inception: \$11,253,491.41 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$8,913,665.12 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: \$0.00

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: 0

Current anticipated estimated number of years to retirement: 0

## ***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:** District Dissolved

**Area Type:** Blight

#### **But for Determination:**

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *City of Kansas City, MO*

## *I29 & I-435 TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

#### **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: \$11,932,053.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,906,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$13,836,063.00

**Anticipated TOTAL Project Costs:** \$55,858,613.00

#### 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 Kansas City, MO***

## ***I29 & I-435 TIF Plan***

---

**Contact Agency:** City of Kansas City, MO

**Contact Phone:** (816) 691-2109

**Developer(s):** Kansas City Airport Parking, LLC

**Senate District:** 34

**House District:** 13

**Original Date Plan/Project Approved:** 3/1/2024

### **Plan Description:**

The Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately of retail space & related street, parking improvements, and necessary infrastructure improvements.

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

**Area Type:** Economic Development

### **But for Determination:**

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

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

### **Number of New Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *City of Kansas City, MO*

## *Linwood Shopping Center TIF Plan - Projects 4 & 5*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$14,000.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$118,000.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,046,782.00

Other: \$1,044,230.00

Other: \$1,830,527.00

Other: \$180,068.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,101,607.00

**Anticipated TOTAL Project Costs:** \$12,274,276.00

#### 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 Kansas City, MO***

### ***Linwood Shopping Center TIF Plan - Projects 4 & 5***

---

**Contact Agency:** City of Kansas City, MO

**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. Project 4 contemplates approximately 55,000 square feet of retail space.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

**Projected:** 9      **Actual to Date:** 135

#### **Number of Retained Jobs:**

**Projected:** 28      **Actual to Date:** 0

# *City of Kansas City, MO*

## *West Bottoms TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

#### **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: \$18,162,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$275,000.00

Other: \$1,437,500.00

Other: \$4,000,000.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$25,875,000.00

**Anticipated TOTAL Project Costs:** \$526,700,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

# ***City of Kansas City, MO***

## ***West Bottoms TIF Plan***

---

**Contact Agency:** City of Kansas City, MO

**Contact Phone:** (816) 691-2109

**Developer(s):** City of Kansas City, MO

**Senate District:** 7

**House District:** 19

**Original Date Plan/Project Approved:** 3/1/2024

### **Plan Description:**

Construction public infrastructure improvements, including without limitation, sanitary and storm sewers, utilities, sidewalks, and necessary infrastructure improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

### **But for Determination:**

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

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

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

### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *City of Lee's Summit*

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

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,741,157.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$8,372,570.00

Other: \$1,200,000.00

Other: \$13,900,000.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$32,213,727.00

**Anticipated TOTAL Project Costs:** \$245,105,139.00

#### 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***

### ***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:** 35

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

#### **Plan Description:**

Project Area 1 contains approximately 130 acres. The plan is to construct multi-sports fields, a clubhouse, multifamily residential, office space, retail space, and a hotel.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	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: 11/14/2025

#### **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: \$0.00

Other:

Other:

Other:

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

**Anticipated TOTAL Project Costs:** \$68,983,669.00

#### Financing Method:

Other

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:** 35

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

*City of Maplewood*  
*Ambride Commons*

---

## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/11/2025

### Payments in Lieu of Taxes:

Total received since inception: \$1,420,120.60 Amount on Hand: \$0.00

### 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

Other: \$0.00

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

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

### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *City of Maplewood*

### *Ambride Commons*

---

**Contact Agency:** City of Maplewood

**Contact Phone:** 3146463604

**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 and construction of 20 townhouses each with 3 bedrooms, 2.5 baths, and a 2 car garage

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

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

***City of Maryland Heights***  
***Westport Plaza Redevelopment***

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$11,817,698.00 Amount on Hand: \$1,674,737.00

**Economic Activity Taxes:**

Total received since inception: \$12,379,996.00 Amount on Hand: \$419,865.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$25,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

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

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## ***City of Maryland Heights Westport Plaza Redevelopment***

---

**Contact Agency:** City of Maryland Heights

**Contact Phone:** 314-291-6550

**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:** 0      **Actual to Date:** 0

**Number of Retained Jobs:**

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

***City of Moline Acres***  
***St. Cyr Road Redevelopment Project***

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

**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: \$800,000.00

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

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

**Anticipated TOTAL Project Costs:** \$9,000,000.00

**Financing Method:**

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

## ***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 the area.

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

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

Project 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *City of Olivette, Saint Louis County*

## *Gateway I-170*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$20,613.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$574,674.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$85,651.00 Amount on Hand: \$17,211.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,820,000.00

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

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$23,320,000.00

**Anticipated TOTAL Project Costs:** \$151,400,000.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 16

## ***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 Plan envisions the construction of retail, dining, entertainment, office, hotel, and/or other commercial and multi-family residential uses as well as surface and structured parking. The 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 Blvd.

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

*City of Parkville*  
*Creekside*

---

## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

### Payments in Lieu of Taxes:

Total received since inception: \$824,613.00 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$844,930.00 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$23,208,948.00

Property Acquisition and Relocation Costs: \$2,995,252.00

Project Implementation Costs: \$6,162,166.00

Other: \$1,798,375.00

Other: \$9,574,256.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$43,737,995.00

**Anticipated TOTAL Project Costs:** \$374,504,818.00

### 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 Parkville***

### ***Creekside***

---

**Contact Agency:** City of Parkville

**Contact Phone:** 8167417676

**Developer(s):** Parkville Development 38, 50, 140, and VVI, LLC

**Senate District:** 34

**House District:** 32

**Original Date Plan/Project Approved:** 4/1/2019

#### **Plan Description:**

The plan proposes constructing the following preliminary development plans Old Town At Creekside a planned commercial development consisting of 13 lots for six restaurants, two mixed-use retail buildings with 100 apartment units, one caf, one grocery/market, one hotel and one bank on the southeast quadrant of the interchange 38.12 acres, more or less. Creekside Commons a planned commercial development consisting of 10 lots for three hotels, two restaurants, one quick-serve restaurant, one gas st

**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:** 525

#### **Number of Retained Jobs:**

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

*City of Parkville*  
*Parkville Commons*

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$134.00 As of: 10/27/2025

### **Payments in Lieu of Taxes:**

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

### **Economic Activity Taxes:**

Total received since inception:	\$9,597,513.00	Amount on Hand:	\$134.00
---------------------------------	----------------	-----------------	----------

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
---	--------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$0.00
-------------------------------	--------

Other:	\$601,189.00
--------	--------------

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

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

Other:	
--------	--

Other:	
--------	--

Other:	
--------	--

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$0.00</b>
--	---------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$0.00</b>
---	---------------

### 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:** 8167417676

**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:** 0    **Actual to Date:** 0

**Number of Retained Jobs:**

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

*City of Parkville*  
*Parkville Market Place*

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$85,880.40 As of: 11/14/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$507,453.44 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$374,174.88 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,666,491.00

Property Acquisition and Relocation Costs: \$843,122.00

Project Implementation Costs: \$696,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,205,613.00

**Anticipated TOTAL Project Costs:** \$8,859,991.00

### 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 Parkville***

### ***Parkville Market Place***

---

**Contact Agency:** City of Parkville

**Contact Phone:** 8167417676

**Developer(s):** CBC Parkville LLC

**Senate District:** 34

**House District:** 32

**Original Date Plan/Project Approved:** 2/1/2008

#### **Plan Description:**

The plan proposes the construction of approximately 33,400 square feet of retail, restaurant and/or other commercial facilities and public and private 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.

#### **Number of New Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
-------------------	----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *City of Poplar Bluff*

## **EIGHT POINTS TIF REDEVELOPMENT PLAN**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

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

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:

Other:

Other:

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

**Anticipated TOTAL Project Costs:** \$123,500,000.00

#### Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

# ***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 the 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 W

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

**Area Type:** Blight

### **But for Determination:**

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

Project 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *City of Raytown*

## *Raytown Live*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,867,250.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$17,185,778.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$14,730,083.00

Property Acquisition and Relocation Costs: \$17,583,544.00

Project Implementation Costs: \$166,666.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$45,203,251.00

**Anticipated TOTAL Project Costs:** \$101,303,464.00

#### Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

## *City of Raytown*

### *Raytown Live*

---

**Contact Agency:** City of Raytown

**Contact Phone:** 816-737-6125

**Developer(s):** Raytown 350 Investment Group LLC

**Senate District:** 9

**House District:** 28

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

**Plan Description:**

Construction of a Wal-Mart, parking lot pad sites, off site and onsite public improvements

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

**Area Type:** Blight

**But for Determination:**

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 473      **Actual to Date:** 285

**Number of Retained Jobs:**

**Projected:** 32      **Actual to Date:** 32

# *City of Raytown*

## *Raytown Live and Raytown Live Project 2*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$716,735.91 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$788,734.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$918,135.00

Property Acquisition and Relocation Costs: \$2,470,000.00

Project Implementation Costs: \$800,871.52

Other: \$240,000.00

Other: \$144,276.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,500,000.00

**Anticipated TOTAL Project Costs:** \$13,504,024.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

## *City of Raytown*

### *Raytown Live and Raytown Live Project 2*

---

**Contact Agency:** City of Raytown

**Contact Phone:** 816-737-6125

**Developer(s):** Raytown 350 Investment Group, LLC

**Senate District:** 9

**House District:** 28

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

**Plan Description:**

Development of 5 pad sites excluding the current businesses Westlake Ace Hardware and Bank of America. To contain approximately 35,000 square feet of retail and restaurant space.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 95      **Actual to Date:** 60

**Number of Retained Jobs:**

**Projected:** 32      **Actual to Date:** 32

# *City of Richmond Heights*

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

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$423,926.00 As of: 10/27/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$13,000,184.00 Amount on Hand: \$308,375.00

#### **Economic Activity Taxes:**

Total received since inception: \$16,263,342.00 Amount on Hand: \$115,551.00

#### **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: \$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: 23

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:** 314-655-3526

**Developer(s):** CE Boulevard Phase I LLC

**Senate District:** 15

**House District:** 87

**Original Date Plan/Project Approved:** 3/1/2003

### **Plan Description:**

RPA 1 consists of a parking garage with 750 spaces, 110,000SF of retail space and 35 residential units. RPA 4 consists of 5,000 to 6,000 SF of retail and related parking. Except with respect to the application of TIF revenues generated from RPA 4 to the payment of any outstanding TIF Bonds, the developer will have no rights or other obligations to RPA 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 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:**

<b>Projected:</b>	340	<b>Actual to Date:</b>	270
-------------------	-----	------------------------	-----

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *City of Rolla*

## *I-44 US 63 Redevelopment Area*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$31,952.00 As of: 11/2/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$613,564.00 Amount on Hand: \$15.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,293,925.00 Amount on Hand: \$75,470.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,050,000.00

Property Acquisition and Relocation Costs: \$150,000.00

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:** \$3,300,000.00

**Anticipated TOTAL Project Costs:** \$7,695,000.00

#### **Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## ***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:** 62

**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:** 60

#### **Number of Retained Jobs:**

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

# *City of Sikeston*

## *60 West-Malco*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,867.33 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$915,566.14 Amount on Hand: \$6.65

#### **Economic Activity Taxes:**

Total received since inception: \$523,651.83 Amount on Hand: \$8,867.33

#### **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: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

**Anticipated TOTAL Project Costs:** \$18,375,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## ***City of Sikeston***

### **60 West-Malco**

---

**Contact Agency:** City of Sikeston

**Contact Phone:** 5734753714

**Developer(s):** Sikeston Development Co. LLC Cotton Ridge Developm

**Senate District:** 26

**House District:** 149

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

#### **Plan Description:**

Construction on an 8 plex movie theater and provide 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: \$9,425.96 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$504,885.25 Amount on Hand: \$9,425.96

#### **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

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: 0

Current anticipated estimated number of years to retirement: 0

## *City of Sikeston*

### **60 West-RPA-2A**

---

**Contact Agency:** City of Sikeston

**Contact Phone:** 5734753714

**Developer(s):** Cotton Ridge Development

**Senate District:** 25

**House District:** 149

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

**Plan Description:**

Construction of a 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

**CITY OF ST. JOHN**  
**ST. JOHN CROSSING TIF**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$5,080,576.09 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$7,352,335.67 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$250,000.00

Property Acquisition and Relocation Costs: \$4,535,000.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

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: 0

# ***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 01/2018. 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:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 175      **Actual to Date:** 230

**Number of Retained Jobs:**

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

***City of St. Louis***  
***Kingsway Commercial (352-160)***

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,100,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$6,100,000.00

**Anticipated TOTAL Project Costs:** \$84,400,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## ***City of St. Louis***

### **Kingsway Commercial (352-160)**

---

**Contact Agency:** City of St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Kingsway Development, LLC

**Senate District:** 5

**House District:** 77

**Original Date Plan/Project Approved:** 11/1/2020

#### **Plan Description:**

Project will create mixed-use residential, commercial, and retail north of Delmar Blvd seen as the dividing line between the thriving Central West End and disinvested North St. Louis that is intent on being a catalyst for future development moving north.

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:** 0    **Actual to Date:** 0

#### **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: 11/15/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,096,691.71 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$150,985.56 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: \$0.00

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: 13

## ***City of Warrensburg***

### ***Keystone & West View Pad Sites Tax Increment Finan***

---

**Contact Agency:** City of Warrensburg

**Contact Phone:** 6602624680

**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 proposes the development of an 83 room hotel, four 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:** 105

#### **Number of Retained Jobs:**

**Projected:** 189      **Actual to Date:** 73

# *Columbia*

## ***Regency Hotel Redevelopment Plan and Project TIF***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,595.54 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,599,377.56 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$461,425.38 Amount on Hand: \$5,595.54

#### **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: 9

## ***Columbia***

### ***Regency Hotel Redevelopment Plan and Project TIF***

---

**Contact Agency:** Columbia

**Contact Phone:** 5738747444

**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:** 63

**Number of Retained Jobs:**

**Projected:** 23      **Actual to Date:** 23

# *Columbia*

## ***TIGER Hotel Redevelopment TIF***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,739.81 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$761,176.39 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$331,380.67 Amount on Hand: \$4,739.81

#### **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: \$0.00

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: 7

## ***Columbia***

### ***TIGER Hotel Redevelopment TIF***

---

**Contact Agency:** Columbia

**Contact Phone:** 5738747444

**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 stylehistoric 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:** 109

**Number of Retained Jobs:**

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

# *Crestwood*

## *Crestwood Plaza*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$504,798.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$775,965.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$16,139,000.00

Property Acquisition and Relocation Costs: \$10,250,000.00

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:** \$17,000,000.00

**Anticipated TOTAL Project Costs:** \$67,537,000.00

#### Financing Method:

Pay As You Go  
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Crestwood*

### *Crestwood Plaza*

---

**Contact Agency:** Crestwood

**Contact Phone:** 314-729-4781

**Developer(s):** Dierbergs Crestwood Crossing LLC

**Senate District:** 1

**House District:** 91

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

#### **Plan Description:**

The Redevelopment Plan envisions a Redevelopment Project consisting of mixed retail and service land uses that would entail the construction of new buildings and site improvements on a portion of the property encompassing approximately 26 acres. Initial development will occur in the largest, western part of the Area comprising multiple buildings to be occupied by retail and service businesses with a supporting central parking area. Additional development components will occupy multiple outlots a

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

Project required significant public infrastructure investment 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:** 200

#### **Number of Retained Jobs:**

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

# *Farmington*

## *Highway 67 Tax Increment Finance District*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,360,306.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,035,796.00 Amount on Hand: \$0.00

#### **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:** \$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: 17

## ***Farmington***

### ***Highway 67 Tax Increment Finance District***

---

**Contact Agency:** Farmington

**Contact Phone:** 573-756-1701

**Developer(s):** Menards

**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**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,488,732.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$12,761,158.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

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

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$4,500,000.00

Other: \$800,000.00

Other: \$4,000,000.00

Other: \$0.00

Other:

Other:

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

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

#### **Financing Method:**

Pay As You Go  
Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Farmington***

### ***Karsch Downtown Redevelopment District***

---

**Contact Agency:** Farmington

**Contact Phone:** 573-756-1701

**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:** 469

#### **Number of Retained Jobs:**

**Projected:** 0    **Actual to Date:** 277

# *Grain Valley*

## *Grain Valley Marketplace TIF- Project #2*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$85,173.00 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,318,712.00 Amount on Hand: \$42,462.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,356,705.00 Amount on Hand: \$42,711.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,151,212.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$428,788.00

Other: \$75,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,655,000.00

**Anticipated TOTAL Project Costs:** \$51,038,056.00

#### **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

## *Grain Valley*

### **Grain Valley Marketplace TIF- Project #2**

---

**Contact Agency:** Grain Valley

**Contact Phone:** 816-847-6281

**Developer(s):** Star Acquisitions

**Senate District:** 11

**House District:** 32

**Original Date Plan/Project Approved:** 9/1/2010

**Plan Description:**

See Attachment 2.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

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

**Number of Retained Jobs:**

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

# *Grain Valley*

## *Grain Valley MarketplaceInterchange TIF*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$483,853.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$808,367.00 Amount on Hand: \$187,347.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,037,210.00 Amount on Hand: \$296,506.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,365,287.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$7,365,287.00

**Anticipated TOTAL Project Costs:** \$7,365,287.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Grain Valley*

### *Grain Valley MarketplaceInterchange TIF*

---

**Contact Agency:** Grain Valley

**Contact Phone:** 816-847-6281

**Developer(s):** None

**Senate District:** 11

**House District:** 32

**Original Date Plan/Project Approved:** 9/1/2010

**Plan Description:**

See Attachment 2.

**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:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	100
-------------------	-----	------------------------	-----

**Number of Retained Jobs:**

<b>Projected:</b>	90	<b>Actual to Date:</b>	90
-------------------	----	------------------------	----

**Grain Valley  
Mall at Sni-A-Bar TIF Plan**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$48,971.00 As of: 11/11/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$4,822,801.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$2,906,505.00 Amount on Hand: \$48,971.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,025,000.00

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

Project Implementation Costs: \$367,500.00

Other: \$450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,992,500.00

**Anticipated TOTAL Project Costs:** \$16,000,000.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Grain Valley*

### **Mall at Sni-A-Bar TIF Plan**

---

**Contact Agency:** Grain Valley

**Contact Phone:** 816-847-6281

**Developer(s):** Ward Development

**Senate District:** 11

**House District:** 32

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

**Plan Description:**

See attachment 2.

**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:** 148      **Actual to Date:** 150

**Number of Retained Jobs:**

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

# *Grandview*

## ***TIF # 16 Project Gateway Redevelopment Area***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2025

#### **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: \$31,446,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,200,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$33,646,000.00

**Anticipated TOTAL Project Costs:** \$233,826,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Grandview*

### **TIF # 16 Project Gateway Redevelopment Area**

---

**Contact Agency:** Grandview

**Contact Phone:** 8165916508

**Developer(s):** Project Gateway LLC

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 6/1/2016

**Plan Description:**

14 competitive soccer fields 83,000 SF field house mixed uses, including residential, retail and commercial spaces 540 hotel rooms.

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Grandview*

## *TIF #12-Patel Redevelopment Area*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 10/30/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,142,330.00 Amount on Hand: \$1.00

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$799,492.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$373,131.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,172,623.00

**Anticipated TOTAL Project Costs:** \$9,862,378.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 21

## *Grandview*

### **TIF #12-Patel Redevelopment Area**

---

**Contact Agency:** Grandview

**Contact Phone:** 8165916508

**Developer(s):** Balaji Development Corporation

**Senate District:** 10

**House District:** 45

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

**Plan Description:**

Construction of hotel and accompanying restaurant White Avenue improvements

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

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

**Projected:** 64      **Actual to Date:** 15

**Number of Retained Jobs:**

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

# *Grandview*

## *TIF #13-Grandview Crossing Redevelopment Area*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$239,160.00 As of: 10/30/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$848,327.00 Amount on Hand: \$45,635.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,910,304.00 Amount on Hand: \$196,525.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,903,129.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

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

#### Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 23

## ***Grandview***

### ***TIF #13-Grandview Crossing Redevelopment Area***

---

**Contact Agency:** Grandview

**Contact Phone:** 8165916508

**Developer(s):** 75th Street LLC

**Senate District:** 10

**House District:** 45

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

**Plan Description:**

Redevelop vacant K-Mart building and associated strip mall residential development and redevelopment.

**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:** 25

**Number of Retained Jobs:**

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

# *Grandview*

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

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$439,005.00 As of: 10/30/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,584,887.00 Amount on Hand: \$111,339.00

#### **Economic Activity Taxes:**

Total received since inception: \$16,436,077.00 Amount on Hand: \$327,666.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$31,290,000.00

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:** \$31,290,000.00

**Anticipated TOTAL Project Costs:** \$57,767,311.00

#### Financing Method:

TIF Bonds  
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Grandview*

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

---

**Contact Agency:** Grandview

**Contact Phone:** 8165916508

**Developer(s):** RED Legacy

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 2/1/2012

**Plan Description:**

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

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

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Grandview*

## *TIF #9-Gateway Commons Redevelopment Area*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$97,112.00 As of: 10/30/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,478,258.00 Amount on Hand: \$62,824.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,898,354.00 Amount on Hand: \$34,288.00

#### **Anticipated TIF Reimbursable Costs:**

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

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

Project Implementation Costs: \$1,975,350.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

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

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

#### Financing Method:

Other Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 23

## *Grandview*

### ***TIF #9-Gateway Commons Redevelopment Area***

---

**Contact Agency:** Grandview

**Contact Phone:** 8165916508

**Developer(s):** Gateway Plaza LLC

**Senate District:** 10

**House District:** 45

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

**Plan Description:**

Develop blighted area add Harley Davidson dealership and various 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:** 400      **Actual to Date:** 80

**Number of Retained Jobs:**

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

# *Harrisonville*

## *Harrisonville Marketplace*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$192,095.96 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,940,784.40 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,175,952.32 Amount on Hand: \$192,095.96

#### **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: \$0.00

Other:

Other:

Other:

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

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

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## ***Harrisonville***

### ***Harrisonville Marketplace***

---

**Contact Agency:** Harrisonville

**Contact Phone:** 816-380-8973

**Developer(s):** Simmons Investment, Inc.

**Senate District:** 31

**House District:** 124

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

**Plan Description:**

A 34.5 acre retail project. Phase 1 abuts South Commercial Street. Phase 2 abuts Westchester Avenue. The center is in the process of absorbing 243,895 sq. ft. 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

## *Harrisonville*

### *Harrisonville Towne Center*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$394,432.11 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,684,015.19 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,379,479.62 Amount on Hand: \$394,432.11

#### **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:

Other:

Other:

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

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

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Harrisonville**

### **Harrisonville Towne Center**

---

**Contact Agency:** Harrisonville

**Contact Phone:** 816-380-8973

**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 1 is 22 acres with a Sutherlands Home Improvement Center, Comfort Inn, Asian restaurant and 2 vacant lots. Phase 2 is approximately 20 acres with a Dollar General and 2 additional pad sites, a vacant site for a big box store and detention and small strip center.

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

**Area Type:** Blight

**But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Hazelwood*

## *Hazelwood Logistics Center*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/18/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$10,386,028.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,044,043.00 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

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: 4

## ***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 of 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:** 145

#### **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:	11/10/2025
---	--------	--------	------------

#### **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:	\$35,000,000.00
---	-----------------

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

Project Implementation Costs:	\$2,500,000.00
-------------------------------	----------------

Other:	\$3,500,000.00
--------	----------------

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$41,000,000.00</b>
--	------------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$110,000,000.00</b>
---	-------------------------

#### Financing Method:

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:** 6365242114

**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 area to accommodate 1 approximately 312,000 square feet of new commercial space, 2 development of 10 commercial outlets and 3 an approximately 92-room hotel.

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Hollister*

## *Hollisster Parkway Redevelopment Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$86,289.00	As of:	10/29/2025
---	-------------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$2,493,179.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$7,062,661.00	Amount on Hand:	\$86,289.00
---------------------------------	----------------	-----------------	-------------

#### **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
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$5,605,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$22,115,549.00</b>

#### 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:	14
--	----

# ***Hollister***

## ***Hollisster Parkway Redevelopment Plan***

---

**Contact Agency:** Hollister

**Contact Phone:** 417-334-3262

**Developer(s):** Menards Inc

**Senate District:** 33

**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 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**

Current Amount of Revenue in Special Allocation Fund:	\$43,856.00	As of:	11/5/2025
---	-------------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$761,911.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$1,651,754.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$2,946,986.00
Property Acquisition and Relocation Costs:	\$883,002.00
Project Implementation Costs:	\$23,100.00
Other:	\$158,958.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$4,212,046.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$15,533,600.00</b>

#### Financing Method:

Pay As You Go

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

Current anticipated estimated number of years to retirement:	10
--	----

## *Independence*

### **Blue Ridge Crossing East Tax Increment Financing**

---

**Contact Agency:** Independence

**Contact Phone:** 8163257830

**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 building, 12,500 sqft multi-tenant retail building, and 3,300 sqft drive-thru restaurant.

**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:** 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: \$1,929,321.00 As of: 11/5/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,022,296.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$18,009,475.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$73,558,398.00

**Anticipated TOTAL Project Costs:** \$171,308,865.00

#### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Independence*

### **Crackerneck Creek Tax Increment Financing Plan**

---

**Contact Agency:** Independence

**Contact Phone:** 8163257830

**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-foot waterfall.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

**Projected:** 2093    **Actual to Date:** 450

#### **Number of Retained Jobs:**

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

*Independence*  
*Hub Shopping Center*

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$32,639.00 As of: 11/5/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$64,211.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$339,423.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$10,000,000.00

Other: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$12,000,000.00

**Anticipated TOTAL Project Costs:** \$36,938,359.00

### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## ***Independence Hub Shopping Center***

---

**Contact Agency:** Independence

**Contact Phone:** 8163257830

**Developer(s):** T-L Hub LLC

**Senate District:** 11

**House District:** 29

**Original Date Plan/Project Approved:** 6/1/2023

**Plan Description:**

The Redev. Plan calls for one Redev. Project which seeks to eliminate blight, implement certain private improvements and public infrastructure improvements, increase property values, create economic stability & implement the Comprehensive Plan of the City. The primary purpose of the Redev. Project is to remodel &/or tear down portions of blighted buildings and redevelop into a remodeled and newly constructed grocery-anchored shopping 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.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Independence*

## *I-70 and Little Blue Parkway Tax Increment Finance*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$77,199.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,696,385.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$11,677,222.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$22,318,463.00

Property Acquisition and Relocation Costs: \$3,061,125.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$25,379,588.00

**Anticipated TOTAL Project Costs:** \$48,258,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Independence*

### *I-70 and Little Blue Parkway Tax Increment Finance*

---

**Contact Agency:** Independence

**Contact Phone:** 8163257830

**Developer(s):** Crackerneck Country Club, Inc (project 3 only)

**Senate District:** 11

**House District:** 30

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

#### **Plan Description:**

To fund public improvements that benefit the Redevelopment Area. There will be 4 redevelopment projects. TIF revenues will be collected in two of the Redevelopment Project RP areas. The remaining two will receive certain TIF revenues for completed public improvements that benefit the project area but will not generate TIF revenues under this Plan. All remaining right-of-way portions of the area will not be designated as a RP.

**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:** 100      **Actual to Date:** 382

#### **Number of Retained Jobs:**

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

# *Independence*

## *Independence Regional Medical Center Tax Increment*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,498,126.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$63,886,398.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$755,214.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$31,312,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$750,000.00

Other: \$12,400,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$44,462,000.00

**Anticipated TOTAL Project Costs:** \$302,506,059.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

## ***Independence***

### ***Independence Regional Medical Center Tax Increment***

---

**Contact Agency:** Independence

**Contact Phone:** 8163257830

**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*

## *Noland Road and 23rd Street Tax Increment Finance*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$14,016.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,115,046.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,296,435.00 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:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,857,500.00

**Anticipated TOTAL Project Costs:** \$14,375,500.00

#### Financing Method:

Pay As You Go

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:** 8163257830

**Developer(s):** Dodgion Street Acquisitions, KC Prop

**Senate District:** 11

**House District:** 29

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

#### **Plan Description:**

The 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:**

<b>Projected:</b>	75	<b>Actual to Date:</b>	50
-------------------	----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	15	<b>Actual to Date:</b>	15
-------------------	----	------------------------	----

# *Independence*

## *Old Landfill Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,312.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,314,598.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$234,246.00 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:** 8163257830

**Developer(s):** Salem-Woods Development (Original Developer)

**Senate District:** 8

**House District:** 30

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

**Plan Description:**

The redevelopment area was developed by reclaiming the closed and capped landfills and preparing the area for a mixed use project consisting of an 18-hole private golf course surrounded by an executive-level residential development containing approximately 225 single-family residences and supporting amenities.

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

**Area Type:** Blight

**But for Determination:**

Project had 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*

## *Trinity Tax Increment Financing Plan and Redevelop*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$60,040.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,629,417.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,353,129.00 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: 0

## *Independence*

### **Trinity Tax Increment Financing Plan and Redevelop**

---

**Contact Agency:** Independence

**Contact Phone:** 8163257830

**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 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: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,582,500.00

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

Project Implementation Costs: \$909,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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: 14

## **Ironton**

### ***Redevelopment Plan for the Downtown TIF District***

---

**Contact Agency:** Ironton

**Contact Phone:** 573-546-3545

**Developer(s):** None

**Senate District:** 27

**House District:** 144

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

#### **Plan Description:**

Rehabilitate vacant and predominately vacant structures in downtown, residential redevelopments and increase retail, restaurant, bed and breakfast, and residential loft space.

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

**Area Type:** Conservation

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

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

#### **Number of Retained Jobs:**

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

# **Jackson**

## ***The Interstate 55 Corridor Redevelopment Project***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$3,372.59	As of:	11/11/2025
---	------------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$3,121,357.90	Amount on Hand:	\$1,054.90
---------------------------------	----------------	-----------------	------------

#### **Economic Activity Taxes:**

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

#### **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:	\$0.00
Other:	
Other:	
Other:	
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$33,000,000.00</b>

<b>Anticipated TOTAL Project Costs:</b>	<b>\$86,411,523.00</b>
---	------------------------

#### **Financing Method:**

Pay As You Go
TIF Notes
Loan
TIF Bonds

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

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

## ***Jackson***

### ***The Interstate 55 Corridor Redevelopment Project***

---

**Contact Agency:** Jackson

**Contact Phone:** 573-243-3868

**Developer(s):** Buchheit, Inc.

**Senate District:** 27

**House District:** 146

**Original Date Plan/Project Approved:** 12/1/1998

**Plan Description:**

Road and safety improvement, 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

# *Jefferson City*

## *Capital Mall TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/28/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$732,301.07 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,919,146.22 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$15,696,524.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,696,524.00

**Anticipated TOTAL Project Costs:** \$15,696,524.00

#### 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:** 573-634-6495

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Jefferson City*

## *Southside Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/28/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$248,490.51 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$302,628.66 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$530,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$530,000.00

**Anticipated TOTAL Project Costs:** \$530,000.00

#### Financing Method:

Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 23

# ***Jefferson City***

## ***Southside Tax Increment Financing Plan***

---

**Contact Agency:** Jefferson City

**Contact Phone:** 573-634-6495

**Developer(s):** Dunklin Street Properties, Inc.

**Senate District:** 6

**House District:** 60

**Original Date Plan/Project Approved:** 11/1/2009

**Plan Description:**

Redevelopment of a commercial area to include sidewalk replacement, curbs, gutters, sewer line and under ground stormwater system repairs.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

***Jefferson City***  
***St. Marys Hospital TIF Plan***

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$496,578.56 As of: 10/28/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$747,828.97 Amount on Hand: \$331,392.21

**Economic Activity Taxes:**

Total received since inception: \$566,541.99 Amount on Hand: \$165,186.35

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$29,904,350.00

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

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

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

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

# ***Jefferson City***

## ***St. Marys Hospital TIF Plan***

---

**Contact Agency:** Jefferson City

**Contact Phone:** 573-634-6495

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## 11 Street TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,900.00 As of: 10/16/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$37,757,200.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$69,512,000.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$698,250.00

Property Acquisition and Relocation Costs: \$5,405,999.00

Project Implementation Costs: \$3,838,822.00

Other: \$61,813,276.00

Other: \$3,731,400.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$75,487,747.00

**Anticipated TOTAL Project Costs:** \$276,974,869.00

#### 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) 691-2109

**Developer(s):**

Eleventh 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

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

**Area Type:** Conservation

### But for Determination:

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

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

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

Project required parcel assembly and/or relocation costs.

### Number of New Jobs:

**Projected:**

895

**Actual to Date:**

3502

### Number of Retained Jobs:

**Projected:**

2100

**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: 10/20/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$568,000.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$228,600.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$2,064,374.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,064,374.00

**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) 691-2109

**Developer(s):** Walnut Creek Ranch, LLC

**Senate District:** 7

**House District:** 24

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

#### **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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	4
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	16	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

# Kansas City

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

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	10/20/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$8,484,300.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$15,317,400.00	Amount on Hand:	\$0.00
---------------------------------	-----------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
---	--------

Property Acquisition and Relocation Costs:	\$1,213,607.00
--	----------------

Project Implementation Costs:	\$720,000.00
-------------------------------	--------------

Other:	\$13,299,793.00
--------	-----------------

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$15,233,400.00</b>
--	------------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$45,589,563.00</b>
---	------------------------

#### Financing Method:

Other Bond
------------

Original estimated number of years to retirement:	21
---	----

Current anticipated estimated number of years to retirement:	8
--	---

## *Kansas City*

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

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** President Hotel, LC

**Senate District:** 7

**House District:** 24

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

**Plan Description:**

The project proposed the renovation and upgrade of the existing President Hotel to provide 214 rooms.

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

**Area Type:** Blight

**But for Determination:**

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

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

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

**Number of New Jobs:**

**Projected:** 2034    **Actual to Date:** 119

**Number of Retained Jobs:**

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

# Kansas City

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

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$10,869,600.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$75,261,900.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,660,822.00

Property Acquisition and Relocation Costs: \$22,225,846.00

Project Implementation Costs: \$26,336,534.00

Other: \$33,783,707.00

Other: \$67,674,500.00

Other: \$16,266,800.00

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$167,948,209.00

**Anticipated TOTAL Project Costs:** \$321,135,195.00

#### Financing Method:

Other Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 16

## **Kansas City**

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

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Kansas City Live, LLC

**Senate District:** 7

**House District:** 24

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

#### **Plan Description:**

Project 1 proposed acquisition, development, construction and rehabilitation of 350,000 to 425,000 sq ft of entertainment and retail uses, 2,000 parking spaces, streetscape, park development and associated public infrastructure and utility improvements. Project 1A proposed construction of approximately 81,000 sq ft of retail space and a 760 space parking garage. Project 1D proposed renovation of the existing Empire Theatre. Project 1H proposed renovation of the existing Midland Theatre.

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

**Area Type:** Blight

#### **But for Determination:**

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

Project 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:**

<b>Projected:</b>	2034	<b>Actual to Date:</b>	3025
-------------------	------	------------------------	------

#### **Number of Retained Jobs:**

<b>Projected:</b>	1493	<b>Actual to Date:</b>	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: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$2,100,400.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,479,900.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,776,961.00

Project Implementation Costs: \$0.00

Other: \$2,457,181.00

Other: \$565,858.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,800,000.00

**Anticipated TOTAL Project Costs:** \$19,641,840.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Kansas City**

### **1200 Main/South TIF Plan-Project 13/14**

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Andrews McMeel Universal, Inc.

**Senate District:** 7

**House District:** 24

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

**Plan Description:**

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:** 10      **Actual to Date:** 172

**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: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$28,047,200.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$78,422,600.00 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:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$121,317,824.00

**Anticipated TOTAL Project Costs:** \$308,399,088.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

## **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:** 1163

**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: \$31,700.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,404,700.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,484,700.00 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: \$2,662,400.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,733,900.00

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

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### *12th & Wyandotte TIF/Aladdin Hotel*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Kansas City, MO Hotel Partners, LP

**Senate District:** 7

**House District:** 24

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

**Plan Description:**

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

**Plan/Project Status:** Inactive

**Area Type:** Conservation

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 90      **Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** 65      **Actual to Date:** 0

# Kansas City

## 19th Terrace & Central TIF Plan (Overall)

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,049,600.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$3,014,400.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$2,184,200.00 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: \$851,060.00

Other: \$6,284,940.00

Other: \$0.00

Other: \$0.00

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, 12, 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	142
-------------------	---	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## 22nd & Main TIF Plan/Project 10

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$36,400.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,160,700.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$76,000.00

Other: \$274,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$350,000.00

**Anticipated TOTAL Project Costs:** \$1,358,501.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

# *Kansas City*

## *22nd & Main TIF Plan/Project 10*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** McFamily Properties, L.L.C.

**Senate District:** 7

**House District:** 24

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

### **Plan Description:**

The overall 22nd and Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.

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

**Area Type:** Conservation

### **But for Determination:**

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

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

### **Number of New Jobs:**

<b>Projected:</b>	47	<b>Actual to Date:</b>	5
-------------------	----	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## 22nd & Main TIF/Candle Bldg-Project 28

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$784,400.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$718,500.00 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: \$10,000.00

Other: \$1,689,550.00

Other: \$0.00

Other: \$20,000.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,869,550.00

**Anticipated TOTAL Project Costs:** \$5,070,612.00

#### 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**

### **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. building 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.

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

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

**Number of New Jobs:**

**Projected:** 12      **Actual to Date:** 158

**Number of Retained Jobs:**

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

# Kansas City

## 22nd & Main TIF/Rainen Bldg-H.D. Lee

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$2,009,600.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$177,400.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$352,000.00

Project Implementation Costs: \$604,875.00

Other: \$430,600.00

Other: \$3,701,263.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,088,738.00

**Anticipated TOTAL Project Costs:** \$45,974,656.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Kansas City**

### **22nd & Main TIF/Rainen Bldg-H.D. Lee**

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Piper Jen Investments, LLC

**Senate District:** 7

**House District:** 24

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

#### **Plan Description:**

The 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 the existing HD Lee Building to provide 18,000 sq ft of office space, 16,220 sq ft of retail restaurant space, and 119 residential condominium units done as PIEA abatement, and construction of a 29 space 4 story garage.

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

**Area Type:** Conservation

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	158	<b>Actual to Date:</b>	78
-------------------	-----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	28
-------------------	---	------------------------	----

# Kansas City

## 22nd & Main TIF Project 22 - Creamery Building

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,500.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$408,100.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$170,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$110,000.00

Other: \$1,050,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,330,000.00

**Anticipated TOTAL Project Costs:** \$3,832,955.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### ***22nd & Main TIF Project 22 - Creamery Building***

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** 2100 Central, LLC

**Senate District:** 7

**House District:** 24

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

**Plan Description:**

Rehabilitation of an historic 14,098 Sq. Ft. 3-story office building to retail and office space.

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

**Area Type:** Conservation

**But for Determination:**

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

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

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

**Number of New Jobs:**

**Projected:** 81      **Actual to Date:** 76

**Number of Retained Jobs:**

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

**Kansas City**  
**39th & Prospect**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

### **Payments in Lieu of Taxes:**

Total received since inception:	\$405,700.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

### **Economic Activity Taxes:**

Total received since inception:	\$1,524,900.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$860,386.00
Property Acquisition and Relocation Costs:	\$665,606.00
Project Implementation Costs:	\$175,000.00
Other:	\$1,741,508.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$3,442,500.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$4,847,394.00</b>

### 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**

### **39th & Prospect**

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** ALDI, Inc

**Senate District:** 9

**House District:** 22

**Original Date Plan/Project Approved:** 12/1/2006

**Plan Description:**

Project Area 1 proposed the construction of a grocery store and associated parking. No change to existing land use was proposed for Project Areas 2-4.

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

**Area Type:** Blight

**But for Determination:**

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 13      **Actual to Date:** 134

**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: \$95,200.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$2,008,900.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$3,085,600.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,120,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$256,750.00

Other: \$5,210,900.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$6,588,150.00

**Anticipated TOTAL Project Costs:** \$24,980,050.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### *811 Main, Project 1 TIF Plan*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Commerce Bank, N.A.

**Senate District:** 7

**House District:** 24

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

**Plan Description:**

The plan and project proposed rehabilitation and renovation of the 12-story 811 Main building and garage, upgrading building systems and improving computing, security and communication systems.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 0      **Actual to Date:** 46

**Number of Retained Jobs:**

**Projected:** 772      **Actual to Date:** 517

# Kansas City

## 87th & Hillcrest Road TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$840,200.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$4,008,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$13,701,500.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,943,926.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$12,859,690.00

Other: \$1,306,205.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$22,358,821.00

**Anticipated TOTAL Project Costs:** \$63,379,427.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Kansas City**

### **87th & Hillcrest Road TIF Plan**

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Foley Industries, Inc.

**Senate District:** 9

**House District:** 27

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

#### **Plan Description:**

This TIF is the redevelopment of approximately 37 acres of blighted land at Hillcrest and 87th Street. The redevelopment consists of land acquisition, engineering, site preparation, and the design and construction of an office, manufacturing and retail facility together with parking, landscaping and other improvements for a large equipment retailer, Foley Equipment. Dean Equipment was the original redeveloper, but assigned the TIF to Foley Equipment.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	36	<b>Actual to Date:</b>	302
-------------------	----	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	163	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

**Kansas City**  
**9th & Central TIF Plan**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$1,741,200.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$2,505,500.00 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: \$0.00

Other: \$470,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,170,000.00

**Anticipated TOTAL Project Costs:** \$47,500,000.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Kansas City**

### **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

Current Amount of Revenue in Special Allocation Fund: \$814,700.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

Total received since inception: \$816,500.00 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: \$2,313,702.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,313,702.00

**Anticipated TOTAL Project Costs:** \$31,164,249.00

#### 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 Projec

**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:** 22      **Actual to Date:** 202

**Number of Retained Jobs:**

**Projected:** 222      **Actual to Date:** 220

# Kansas City

## Antioch Crossing TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$7,031,700.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$15,422,400.00 Amount on Hand: \$0.00

#### 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: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$21,282,713.00

**Anticipated TOTAL Project Costs:** \$98,970,105.00

#### Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### **Antioch Crossing TIF Plan**

---

**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:**

<b>Projected:</b>	656	<b>Actual to Date:</b>	441
-------------------	-----	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	446	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

# Kansas City

## Antioch Mall TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$590,100.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$168,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,353,500.00 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: \$20,000.00

Other: \$1,632,587.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,652,587.00

**Anticipated TOTAL Project Costs:** \$1,652,587.00

#### 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 6six Redevelopment Project Areas. Project Area 3 includes commercial and retail operations located on the NW corner of Antioch Road and Vivion Road. Project Area 6 includes the commercial and retail operations located on the SE corner of Chouteau Trfwy and Vivion Road. Project Area 8 includes the gas station located on the NE corner of Antioch Road and Vivion Road. Project 10 is located near the NE corner of NE Antioch Road and NE 50th Street. Project

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

**Area Type:** 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:** 31

### **Number of Retained Jobs:**

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

# Kansas City

## Arlington Road TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,024,900.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$2,526,200.00 Amount on Hand: \$832,800.00

#### Economic Activity Taxes:

Total received since inception: \$582,900.00 Amount on Hand: \$192,100.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,919,148.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$43,428,716.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$83,347,864.00

**Anticipated TOTAL Project Costs:** \$93,947,864.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

# *Kansas City*

## *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

**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:** 160

### **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: \$328,100.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$2,228,600.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$280,300.00 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: \$532,000.00

Other: \$2,096,910.00

Other: \$0.00

Other: \$0.00

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 PlanProjects 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.

Historic Preservation

**Number of New Jobs:**

**Projected:** 172      **Actual to Date:** 1

**Number of Retained Jobs:**

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

# Kansas City

## Baltimore Place TIF/Project 3- Nelkin Bldg

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/20/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$410,400.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$424,500.00 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

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,515,513.00

**Anticipated TOTAL Project Costs:** \$5,885,592.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### *Baltimore Place TIF/Project 3- Nelkin Bldg*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Gee Whiz Holdings, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 2/1/2006

#### **Plan Description:**

Project 3 proposed renovation/rehabilitation of the Nelkin Building for approximately 30,500 sq ft of office space and improvements to the parking area north of the building.

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

**Area Type:** Conservation

#### **But for Determination:**

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

Historic preservation

#### **Number of New Jobs:**

<b>Projected:</b>	11	<b>Actual to Date:</b>	50
-------------------	----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	41	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

# Kansas City

## Bannister & I-435 TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$15,185,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$94,423,300.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,898,664.00

Property Acquisition and Relocation Costs: \$17,317,090.00

Project Implementation Costs: \$32,157,000.00

Other: \$775,603,947.00

Other: \$0.00

Other: \$0.00

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:** 9

**House District:** 27

**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:** 5988

#### **Number of Retained Jobs:**

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

# Kansas City

## Bannister & Wornall TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

Total received since inception: \$8,935,900.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,733,253.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$75,000.00

Other: \$13,256,344.00

Other: \$2,581,537.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$22,646,135.00

**Anticipated TOTAL Project Costs:** \$232,219,643.00

#### 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:** 2084

### **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: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$17,283,800.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$24,834,800.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,802,147.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$509,462.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$12,311,609.00

**Anticipated TOTAL Project Costs:** \$22,853,885.00

#### 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 and Street improvements necessary to adequately address the conditions qualifying the Redevelopment Area as an Economic Development Area.

**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:** 531

#### **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: \$4,800.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$11,731,500.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$36,757,300.00 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: \$0.00

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: 6

# *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:**

<b>Projected:</b>	1535	<b>Actual to Date:</b>	759
-------------------	------	------------------------	-----

### **Number of Retained Jobs:**

<b>Projected:</b>	75	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

# Kansas City

## Briarcliff West TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,533,100.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$79,775,200.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$54,705,600.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,474,943.00

Property Acquisition and Relocation Costs: \$1,711,840.00

Project Implementation Costs: \$1,700,000.00

Other: \$46,250,808.00

Other: \$1,358,849.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$60,496,440.00

**Anticipated TOTAL Project Costs:** \$494,568,804.00

#### Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 0

# *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.

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

### **Number of New Jobs:**

**Projected:** 4000      **Actual to Date:** 1321

### **Number of Retained Jobs:**

**Projected:** 22      **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: \$627,200.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$7,689,800.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$13,954,900.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,151,357.00

Property Acquisition and Relocation Costs: \$4,486,558.00

Project Implementation Costs: \$1,906,070.00

Other: \$1,623,755.00

Other: \$0.00

Other: \$0.00

Other:

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: 0

## *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. From 1st amendment. Projects B and C together proposed 19,450 sq ft of office space and 118,534 sq ft of retail space. From 4th amendment Project D proposed 120,000 sq ft of office space and 55,700 sq ft of retail space. From 1st amendment.

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

**Area Type:** Blight

#### **But for Determination:**

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

Project required significant public infrastructure investment 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:** 112

#### **Number of Retained Jobs:**

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

# Kansas City

## Brywood Centre TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,500.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,460,700.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$4,215,600.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$614,392.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,982,313.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,596,705.00

**Anticipated TOTAL Project Costs:** \$81,095,070.00

#### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

## *Kansas City*

### *Brywood Centre TIF Plan*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Tri-Land Properties, LLC

**Senate District:** 9

**House District:** 27

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

#### **Plan Description:**

The plan proposes demolition of 25,574 sq ft of existing buildings, renovation of 152,000 sq ft of existing retail space and construction of 112,000 sq ft of new retail space and two new pad site buildings.

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

**Projected:** 94      **Actual to Date:** 212

#### **Number of Retained Jobs:**

**Projected:** 95      **Actual to Date:** 0

# Kansas City

## Carondolet Drive

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

Total received since inception: \$4,886,500.00 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: \$0.00

Other: \$103,103.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,761,052.00

**Anticipated TOTAL Project Costs:** \$69,208,369.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### *Carondelet 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:** 447

**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: \$2,748,200.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$8,739,400.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$17,594,000.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,144,115.00

Property Acquisition and Relocation Costs: \$3,790,500.00

Project Implementation Costs: \$84,500.00

Other: \$2,020,727.00

Other: \$872,177.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$13,912,019.00

**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: 0

## **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 Trafficway, Winn Road and 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:** 110

#### **Number of Retained Jobs:**

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

# Kansas City

## Commerce Bank Village TIF

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$500.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$198,300.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$149,100.00 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: \$7,000,000.00

Other: \$12,000,000.00

Other: \$0.00

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):** Carver Holdings, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 6/1/2016

#### **Plan Description:**

The Plan calls for rehabilitation of the historic 31 story Commerce Tower building located at 911 Main St, & the adjacent parking garage located at 921 Main St. Such development includes approx 90,000 sq ft of commercial/retail uses, an early childhood learning center, a private elementary school & a graduate school on floors 3-6, approximately 342 market-rate apartments on floors 7-30, an indoor dog park and outdoor greenspace, and 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:**

<b>Projected:</b>	295	<b>Actual to Date:</b>	18
-------------------	-----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	93	<b>Actual to Date:</b>	1
-------------------	----	------------------------	---

# Kansas City

## Downtown Library District Project 1 & 2 TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$677,500.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,041,700.00 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.

**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:** 186

### **Number of Retained Jobs:**

**Projected:** 637      **Actual to Date:** 0

# Kansas City

## East Village TIFProject 1

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$4,054,900.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$2,345,200.00 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: \$0.00

Other: \$0.00

Other: \$0.00

**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):** J.E. Dunn Company

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 5/1/2006

#### **Plan Description:**

Project 1 proposed the construction of 150,000 sq ft of new office space for the J. E. Dunn headquarters and construction of a 550 space publicly owned garage, with streetscape and utility improvements.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	1088
-------------------	-----	------------------------	------

#### **Number of Retained Jobs:**

<b>Projected:</b>	791	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

# Kansas City

## Gateway TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$2,696,400.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$4,739,300.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$6,840,000.00

Project Implementation Costs: \$22,125,451.00

Other: \$152,750.00

Other: \$2,250,000.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$65,000,000.00

**Anticipated TOTAL Project Costs:** \$101,431,335.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

# *Kansas City*

## *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 in the northeastern corner of the Redevelopment Are

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

**Area Type:** Blight

### **But for Determination:**

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

### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	792
-------------------	---	------------------------	-----

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## Grand Boulevard TIFProjects K1 & L1 - Watkins Bld

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$7,462,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$4,952,500.00 Amount on Hand: \$159,100.00

#### 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:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,327,109.00

**Anticipated TOTAL Project Costs:** \$7,791,174.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Kansas City**

### **Grand Boulevard TIFProjects K1 & L1 - Watkins Bld**

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Watkins and Company, Inc.

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/1996

#### **Plan Description:**

The plan and its amendments proposed construction of a 200,000 sq ft UMB Technology and Operations Center and 525-space structured parking Project C1, 10th to 11th, Grand to McGee, 247-space structured parking Project C-2, 10th to 11th, McGee to Oak, redevelopment of the Western Union Building to provide 12,000 sq ft of commercial/retail uses on the ground floor and 38,000 sq ft of office space on the upper three floors Project K1, beautification of two surface parking lots Project L1, district

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

**Area Type:** Blight

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

**Projected:** 49      **Actual to Date:** 62

#### **Number of Retained Jobs:**

**Projected:** 90      **Actual to Date:** 0

# Kansas City

## Grand Reserve TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

#### 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:	\$1,923,048.00
Other:	\$250,000.00
Other:	\$0.00
Other:	
Other:	
Other:	
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$2,173,568.00</b>

<b>Anticipated TOTAL Project Costs:</b>	<b>\$170,545,914.00</b>
---	-------------------------

#### 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):** No Developer

**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 adja

**Plan/Project Status:** Inactive

**Area Type:** Conservation

### **But for Determination:**

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

### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## *Hearth of the City Neighborhood TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$249,000.00 As of: 10/23/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

Total received since inception: \$4,610,100.00 Amount on Hand: \$249,000.00

#### **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: \$2,553,000.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,765,000.00

**Anticipated TOTAL Project Costs:** \$12,765,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### *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 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 infrastructure improvements. The Plan also provides for a housing improvement program and faade program for commerce

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

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

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

**Number of New Jobs:**

**Projected:** 0    **Actual to Date:** 175

**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: 10/23/2025

**Payments in Lieu of Taxes:**

Total received since inception:	\$9,287,500.00	Amount on Hand:	\$25,956,300.00
			0

**Economic Activity Taxes:**

Total received since inception:	\$0.00	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
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 B and C TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	10/23/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$770,300.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$29,600.00	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
---	--------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$5,842,529.00
-------------------------------	----------------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$5,842,529.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$7,318,507.00</b>
---	-----------------------

#### 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:** 236

#### **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: \$273,100.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$713,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$276,700.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$87,498.00

Other: \$600,000.00

Other: \$0.00

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 Agreement Terminated

**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:** 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:** 10      **Actual to Date:** 12

**Number of Retained Jobs:**

**Projected:** 35      **Actual to Date:** 0

# Kansas City

## Kansas City Convention Headquarters Hotel

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

Total received since inception: \$17,224,800.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$7,243,580.00

Project Implementation Costs: \$27,373,943.00

Other: \$141,021,979.00

Other: \$21,092,148.00

Other: \$941,098.00

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$197,642,748.00

**Anticipated TOTAL Project Costs:** \$310,843,132.00

#### 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*

### *Kansas City Convention Headquarters Hotel*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** KC Hotel Property Owner, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 7/1/2015

#### **Plan Description:**

The Plan contemplates the construction of a convention center headquarters hotel, which shall contain an approx. 800 guest rooms, 75,000 sq. ft. of meeting space, 4,500 sq. ft. winter garden/terrace, 15,450 sq. ft. of retail, restaurant, bar and lounge areas and approx. 9,913 sq. ft. of recreational facilities and related on-site improvements.

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

**Area Type:** Blight

#### **But for Determination:**

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

Project 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:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	341
-------------------	-----	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Kansas City  
KCI Corridor**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

Total received since inception: \$120,220,900.00 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: \$11,187,640.00

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

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 2

## *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. No PILOTS are collected under this TIF Plan.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

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

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

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

**Number of New Jobs:**

**Projected:** 1000      **Actual to Date:** 1527

**Number of Retained Jobs:**

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

**Kansas City**  
**Linwood Shopping Center TIF Plan**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$245,800.00 As of: 10/30/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

Total received since inception: \$1,421,200.00 Amount on Hand: \$314,800.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$875,591.00

Other: \$1,050,000.00

Other: \$1,740,242.00

Other: \$221,444.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,887,277.00

**Anticipated TOTAL Project Costs:** \$11,448,680.00

**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):** City of Kansas City, Missouri

**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:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

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

Project required significant public infrastructure investment 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:** 71

**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: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$2,063,000.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,876,600.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,940,000.00

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

Project Implementation Costs: \$5,400,000.00

Other: \$4,500,000.00

Other: \$31,867,500.00

Other: \$1,050,000.00

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$70,757,500.00

**Anticipated TOTAL Project Costs:** \$191,830,691.00

#### 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 and, in its place, the development of a substantially-sized courtyard/gathering area for community events, approx. 826,175 sq. ft. of retail space, approx. 60,000 sq. ft. of office space, 150 units of multi-family residential housing, a 100-room limited services hotel and approx. 4,750 parking spaces and public infrastructure improvements.

**Plan/Project Status:** 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:** 1537

### **Number of Retained Jobs:**

**Projected:** 154      **Actual to Date:** 0

# Kansas City

## Midtown-Linwood TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47,100.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$11,747,300.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$87,784,200.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,659,060.00

Property Acquisition and Relocation Costs: \$990,940.00

Project Implementation Costs: \$295,500.00

Other: \$38,560,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$45,406,000.00

**Anticipated TOTAL Project Costs:** \$76,070,140.00

#### Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

# *Kansas City*

## *Midtown-Linwood TIF Plan*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Midtown Redevelopment Corporation

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 4/1/1993

**Plan Description:**

The plan calls for the construction of 300,000 to 375,000 sq ft of retail space and the preservation of safe residential structures together with necessary utilities, street improvements and appurtenance throughout the Midtown Area.

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

**Area Type:** Blight

**But for Determination:**

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

Project required parcel assembly and/or relocation costs.

Blight is for commercial & housing.

**Number of New Jobs:**

**Projected:** 0    **Actual to Date:** 697

**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: \$6,647,100.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$4,870,800.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$22,739,500.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,803,371.00

Property Acquisition and Relocation Costs: \$2,840,252.00

Project Implementation Costs: \$2,722,840.00

Other: \$3,884,164.00

Other: \$304,500.00

Other: \$0.00

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,555,127.00

**Anticipated TOTAL Project Costs:** \$91,228,565.00

#### 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*

### *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:** 199

**Number of Retained Jobs:**

**Projected:** 241      **Actual to Date:** 0

# Kansas City

## North Oak-Cerner (Project 1) TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,994,100.00 As of: 11/3/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$693,600.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,069,000.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,084,840.00

Property Acquisition and Relocation Costs: \$1,980,000.00

Project Implementation Costs: \$352,800.00

Other: \$2,971,533.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,389,173.00

**Anticipated TOTAL Project Costs:** \$37,769,133.00

#### Financing Method:

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### *North Oak-Cerner (Project 1) TIF Plan*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** No Developer

**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:** 235

#### **Number of Retained Jobs:**

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

# Kansas City

## Overlook Tax Increment Financing Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

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

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$650,000.00

Project Implementation Costs: \$0.00

Other: \$1,995,838.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,995,838.00

**Anticipated TOTAL Project Costs:** \$23,283,520.00

#### 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*

## *Overlook Tax Increment Financing Plan*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Oz Development Company, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/2020

### **Plan Description:**

The Plan provides for construction of up to 60,000 sq. ft. of new office building and 185 surface parking spaces along with the necessary infrastructure improvements. The Plan may include an additional five projects that may include multifamily bldgs., retail/commercial spaces & outdoor park spaces.

**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:**

<b>Projected:</b>	265	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## Parvin Road TIF

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,755,280.00 As of: 10/23/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$52,158,300.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$24,554,100.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$42,596,502.00

Property Acquisition and Relocation Costs: \$951,460.00

Project Implementation Costs: \$8,855,165.00

Other: \$1,010,848.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$53,413,915.00

**Anticipated TOTAL Project Costs:** \$67,805,614.00

#### 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*

## *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:** 3285

**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: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$66,773,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$91,431,100.00 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:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$129,912,071.00

**Anticipated TOTAL Project Costs:** \$589,057,605.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Kansas City**

### **Pershing Road (IRS) TIF Plan**

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Pershing Road Development Company, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 4/1/2003

#### **Plan Description:**

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.

#### **Number of New Jobs:**

**Projected:** 4000      **Actual to Date:** 5480

#### **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: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$109,300.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$19,953,700.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$64,482,098.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,298,000.00

Other: \$989,799.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$67,769,897.00

**Anticipated TOTAL Project Costs:** \$77,392,557.00

#### Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

# *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:** 310

**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: \$936,500.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$3,411,800.00 Amount on Hand: \$399,900.00

#### 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: \$0.00

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: 0

## *Kansas City*

### *Prospect North TIF Plan*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** There is currently no Developer for this Plan

**Senate District:** 17

**House District:** 16

**Original Date Plan/Project Approved:** 3/1/2000

#### **Plan Description:**

The Project Improvements are to consist of the development of approx. 280,800 sq ft of commercial space, 426 townhomes and apartments of which 300 units are to be constructed within Kansas City, MO and 126 units are to be constructed in Gladstone, MO, 147 patio homes, the construction of a portion of Maple Woods Pkwy west of MO State Highway 1, significant upgrade of Agnes Rd, together with all necessary utilities and street improvements.

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	889	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## River Market TIF PlanProject 17 - Republic Bldg

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,100.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,647,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$62,000.00 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: \$288,500.00

Other: \$2,819,830.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,108,330.00

**Anticipated TOTAL Project Costs:** \$34,214,761.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Kansas City**

### **River Market TIF PlanProject 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:**

<b>Projected:</b>	6	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## River Market TIF#500 SAF

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$378,700.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$7,081,300.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

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

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,082,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$680,000.00

Other: \$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: 6

## *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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## River Market-Project 16 TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,600.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$447,800.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$368,500.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$702,594.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$720,594.00

**Anticipated TOTAL Project Costs:** \$1,296,967.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 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:** 28

#### **Number of Retained Jobs:**

**Projected:** 30      **Actual to Date:** 0

# Kansas City

## Santa Fe TIF

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$865,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$7,371,700.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,562,350.00

Other: \$74,944,932.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$87,507,282.00

**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*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** S & A Contracting, LLC

**Senate District:** 9

**House District:** 27

**Original Date Plan/Project Approved:** 9/1/1993

**Plan Description:**

The plan proposes 500,000 sq ft of retail space, 3,900,000 sq ft of office space and 3,600,000 sq ft of industrial/warehouse space, and street and infrastructure improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

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

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

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

**Number of New Jobs:**

**Projected:** 970      **Actual to Date:** 284

**Number of Retained Jobs:**

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

**Kansas City  
Shoal Creek**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,431,700.00 As of: 10/27/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$175,479,900.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$140,602,800.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$204,943,681.00

Property Acquisition and Relocation Costs: \$150,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$206,093,681.00

**Anticipated TOTAL Project Costs:** \$298,291,851.00

**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

## **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:** 375

**Number of Retained Jobs:**

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

# Kansas City

## SouthPointe TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

#### 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:	\$992,915.00
Other:	\$3,487,447.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$4,480,362.00</b>

<b>Anticipated TOTAL Project Costs:</b>	<b>\$30,244,205.00</b>
---	------------------------

#### 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*

## *SouthPointe TIF Plan*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** No Developer

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 5/1/2022

### **Plan Description:**

The Plan provides for the construction of approx. 113,800 sq. ft. of office space over approx. 42,200 sq. ft. of retail space, an approx. 76,200 sq. ft. hotel, with approx. 114 rooms and 114 surface parking space, approx. 308,100 gross sq. ft. of residential space and a surface parking lot to support the same.

**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:**

<b>Projected:</b>	577	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## Southtown Corridor 31st & Baltimore TIF Project H

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$685,200.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$1,021,000.00 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: \$0.00

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:** 165

**Number of Retained Jobs:**

**Projected:** 36      **Actual to Date:** 0

# Kansas City

## Southtown/31st and Baltimore TIF Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,319,500.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$29,393,400.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$12,751,400.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,992,721.00

Project Implementation Costs: \$27,420,755.00

Other: \$6,500,000.00

Other: \$2,500,000.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$38,413,476.00

**Anticipated TOTAL Project Costs:** \$115,715,177.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Kansas City*

### *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 rehab.

**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:** 2014

#### **Number of Retained Jobs:**

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

# Kansas City

## Summit TIF PlanProject 25

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/3/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$5.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$257.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$80,000.00

Other: \$76,228.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$156,228.00

**Anticipated TOTAL Project Costs:** \$341,445.00

#### 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 TIF PlanProject 25*

---

**Contact Agency:** Kansas City

**Contact Phone:** (816) 691-2109

**Developer(s):** Diocese of Kansas City-St. Joseph

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 8/1/1995

### **Plan Description:**

The plan as amended proposes exterior improvements and renovations to the Sacred Heart Guadalupe Church 2544 Madison Avenue and the Parish Activities Center 814 W 26th Street.

**Plan/Project Status:** 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## Summit-Pershing TIF Project 8 -Pershing Bldg

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,969,100.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$2,177,000.00 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

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. Project Areas 1 & 2 were terminated in December 2018 Project Areas 8 & 9a expired in August 2023.

**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:** 424

#### **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: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,512,800.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$49,700.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,608,961.00

Other: \$476,000.00

Other: \$0.00

Other: \$0.00

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):** Commerce Bank, N.A.

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1
-------------------	---	------------------------	---

# Kansas City

## Tower Properties TIF Project B

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,482,000.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$72,500.00 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: \$20,608,961.00

Other: \$476,000.00

Other: \$0.00

Other: \$0.00

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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Kansas City

## Tower Properties TIF Project H

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/3/2025

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

Total received since inception: \$5,937,800.00 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: \$0.00

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):** No Developer

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	55
-------------------	---	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Kansas City**  
**Union Hill TIF**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,243,800.00 As of: 11/3/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$17,136,700.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$10,143,800.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,250,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$823,245.00

Other: \$6,458,739.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$9,531,984.00

**Anticipated TOTAL Project Costs:** \$96,308,761.00

### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

## **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 Description:**

The overall plan proposes a combination of residential and commercial projects including a 106 room hotel at the southeast corner of 30th & Main Streets, single-family residential rehabilitation, clearance of obsolete structures for single-family/multi-family development, creation of a Neighborhood Infrastructure Improvement Fund for residential and commercial property owners, and utility and street improvements.

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

**Area Type:** Conservation

#### **But for Determination:**

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

#### **Number of New Jobs:**

**Projected:** 30      **Actual to Date:** 147

#### **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: \$5,468,900.00 As of: 11/3/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$28,903,900.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$25,363,100.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$25,616,304.00

Property Acquisition and Relocation Costs: \$15,000,000.00

Project Implementation Costs: \$2,662,787.00

Other: \$617,449.00

Other: \$4,591,000.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$35,212,538.00

**Anticipated TOTAL Project Costs:** \$169,027,921.00

**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 Public Works 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:** 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:** 1003

#### **Number of Retained Jobs:**

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

# Kansas City

## West 17th Street TIF Project C - Vitagraph Bldg

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$318,600.00 As of: 11/3/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$149,000.00 Amount on Hand: \$918,800.00

#### Economic Activity Taxes:

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

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$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:

Other:

Other:

**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:** 521

**Number of Retained Jobs:**

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

**Kansas City, Missouri**  
**40 Highway and Noland Road**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$81,600.00 As of: 11/19/2025

### **Payments in Lieu of Taxes:**

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

### **Economic Activity Taxes:**

Total received since inception: \$85,900.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,100,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,875,000.00

Other: \$950,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,925,000.00

**Anticipated TOTAL Project Costs:** \$75,935,150.00

### 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, Missouri***

### ***40 Highway and Noland Road***

---

**Contact Agency:** Kansas City, Missouri

**Contact Phone:** (816) 691-2109

**Developer(s):** Blue Heron, LLC

**Senate District:** 9

**House District:** 28

**Original Date Plan/Project Approved:** 9/1/2020

#### **Plan Description:**

The project improvements included the renovation of 192,000 sq. ft. of space for manufacturing, warehouse, and storage including renovation and construction of surface parking lots and other necessary infrastructure improvements to be developed in five phases with completion by 2029.

**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:**

<b>Projected:</b>	189	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	15	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

# *Kansas City, Missouri*

## *Historic Northeast*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

Total received since inception: \$3,435,256.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$12,300,000.00

Project Implementation Costs: \$11,994,399.00

Other: \$5,000,000.00

Other: \$7,835,861.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$37,130,260.00

**Anticipated TOTAL Project Costs:** \$178,931,655.00

#### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City, Missouri*

### *Historic Northeast*

---

**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** (816) 691-2109  
**Developer(s):** Arnold Development Group  
**Senate District:** 19  
**House District:** 7

**Original Date Plan/Project Approved:** 3/1/2024

**Plan Description:**

The Plan provides for the construction of 1 approx. 389 multi-family residential units, of which 322 shall be reserved as affordable housing, approx. 13,000 sq. ft. of retail space, approx. 30,00 square foot daycare center, after school program, and approx. 500 parking spaces, 2 the construction or reconstruction of public infrastructure improvements.

**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:** 225      **Actual to Date:** 0

**Number of Retained Jobs:**

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

# **Kearney**

## **Shoppes at Kearney**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$45,801.00	As of:	9/23/2025
---	-------------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$3,257,196.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$5,533,295.00	Amount on Hand:	\$45,801.00
---------------------------------	----------------	-----------------	-------------

#### **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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$13,828,752.00</b>
--	------------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$13,828,752.00</b>
---	------------------------

#### **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:** 8165515953

**Developer(s):** Star Acquisitions, Inc.

**Senate District:** 21

**House District:** 12

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

#### **Plan Description:**

Construct a 170,000 square feet retail area including a grocery store on 37 acres costing 39 million, of which 13,828,752 was approved from TIF and CID Revenues to be funded as a pay as you go project over 19 years, 23 years maximum.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

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

#### **Number of Retained Jobs:**

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

# **Kirksville**

## **South Highway 63 Corridor**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$15,128.00 As of: 10/29/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,344.00 Amount on Hand: \$1,270.00

#### **Economic Activity Taxes:**

Total received since inception: \$815,199.00 Amount on Hand: \$13,858.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,053,736.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$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: 7

## **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:** 29

#### **Number of Retained Jobs:**

**Projected:** 87      **Actual to Date:** 4

# *Lake Ozark*

## *Horseshoe Bend Interior District*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$92,834.20 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

Total received since inception: \$86,520.27 Amount on Hand: \$86,520.27

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$49,202,885.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,340,850.00

Other: \$76,270,020.00

Other: \$32,203,389.00

Other: \$11,593,220.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$176,610,164.00

**Anticipated TOTAL Project Costs:** \$857,867,672.00

#### **Financing Method:**

Pay As You Go

TIF Bonds

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Lake Ozark*

### **Horseshoe Bend Interior District**

---

**Contact Agency:** Lake Ozark

**Contact Phone:** 5733655378

**Developer(s):** HORSESHOE BEND DEVELOPMENT GROUP LLC

**Senate District:** 6

**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:** 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:**

<b>Projected:</b>	2780	<b>Actual to Date:</b>	9
-------------------	------	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

# *Lake Ozark*

## *The Briscoe's Ozark Development Group*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/14/2025
---	--------	--------	------------

#### **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:	\$0.00
--------	--------

Other:	
--------	--

Other:	
--------	--

Other:	
--------	--

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$30,459,862.00</b>
--	------------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$140,268,862.00</b>
---	-------------------------

#### **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:** 6

**House District:** 124

**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:** Seeking Developer

**Area Type:** Blight

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	1916	<b>Actual to Date:</b>	0
-------------------	------	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Lake Ozark*

## ***US Highway 54 and Business US Highway 54 TIF Plan***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$448,558.04 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,932,329.97 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$16,812,571.37 Amount on Hand: \$376,230.32

#### **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: \$4,493,138.00

Other: \$1,072,632.00

Other: \$3,027,001.00

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:** 6

**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.

#### **Number of New Jobs:**

**Projected:** 750      **Actual to Date:** 355

#### **Number of Retained Jobs:**

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

**Leadington**  
**Highway 6732 Corridor**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,417,500.00

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: \$0.00

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: 15

## ***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, deteriorated and vacant buildings and parcels and turning them into retail, office, residential and service spaces.

**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:** 150      **Actual to Date:** 6

#### **Number of Retained Jobs:**

**Projected:** 75      **Actual to Date:** 10

# ***LEE'S SUMMIT***

## ***291 North and Highway 50 Tax Increment Plan***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$10,677.89 Amount on Hand: \$10,677.89

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,257,500.00

Property Acquisition and Relocation Costs: \$4,056,500.00

Project Implementation Costs: \$0.00

Other: \$1,921,393.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$18,235,393.00

**Anticipated TOTAL Project Costs:** \$44,091,750.00

#### **Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **LEE'S SUMMIT**

### **291 North and Highway 50 Tax Increment Plan**

---

**Contact Agency:** LEE'S SUMMIT

**Contact Phone:** 8169691105

**Developer(s):** None at this time

**Senate District:** 8

**House District:** 34

**Original Date Plan/Project Approved:** 9/1/2020

**Plan Description:**

The Project includes improvements to the 291 Highway corridor, and the North intersection of 291 Highway and U. S. Highway 50.

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

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**LEE'S SUMMIT**  
**2nd and Douglas TIF Plan**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$1,318,462.15 Amount on Hand: \$0.00

**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: \$8,039,380.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**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:** 8169691090

**Developer(s):** DTLS Apartments LLC

**Senate District:** 8

**House District:** 34

**Original Date Plan/Project Approved:** 5/1/2019

#### **Plan Description:**

The Project includes a redevelopment of the Project Area to create 27 4 Multifamily Housing Units along with a parking structure for access by the residents of the 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# **LEE'S SUMMIT**

## **Discovery Park Tax Increment Financing Plan**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **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: \$79,770,431.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$29,598,706.00

Other: \$58,333,720.00

Other: \$30,685,575.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$198,388,432.00

**Anticipated TOTAL Project Costs:** \$951,032,692.00

#### 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**

### **Discovery Park Tax Increment Financing Plan**

---

**Contact Agency:** LEE'S SUMMIT

**Contact Phone:** 816-969-1105

**Developer(s):** Discovery Park Lees Summit LLC

**Senate District:** 8

**House District:** 34

**Original Date Plan/Project Approved:** 11/1/2022

**Plan Description:**

A mixed use development containing approximately 650,000 square feet of retail, office, entertainment and hospitality space and/or related commercial uses, approximately 2,791 luxury multi-family units and approximately 1,520 structured parking spaces. Phase 1 is currently under construction.

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	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: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$18,288,386.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,278,873.00 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: \$0.00

Other: \$0.00

Other: \$0.00

**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:** 30 & 34

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

#### **Plan Description:**

The Plan anticipated four project areas. Project Area 1 medical facilities, offices and commercial office space. Project Area 4 Retail, mixed use on 15.17 acres. Project Area 1 and 4 were activated, 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:** 758

#### **Number of Retained Jobs:**

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

# **LEE'S SUMMIT**

## **New Longview Tax Increment Financing Plan**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$195,650.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,200,065.00 Amount on Hand: \$166,549.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,812,317.00 Amount on Hand: \$29,101.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$300,000.00

Other: \$3,350,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,650,000.00

**Anticipated TOTAL Project Costs:** \$85,452,498.00

#### **Financing Method:**

Pay As You Go  
Loan

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **LEE'S SUMMIT**

### **New Longview Tax Increment Financing Plan**

---

**Contact Agency:** LEE'S SUMMIT

**Contact Phone:** 8169691105

**Developer(s):** Box Real Estate Development LLC,Russell G. Pearson

**Senate District:** 8

**House District:** 35

**Original Date Plan/Project Approved:** 3/1/2002

#### **Plan Description:**

The amended Plan includes the stabilization and rehabilitation of 9 historic structures using TIF revenues generated in the Redevelopment Project Areas 1 B,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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# **LEE'S SUMMIT**

## **New Longview Tax Increment Financing Plan (2016)**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$10,124.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,140,615.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$295,243.00 Amount on Hand: \$10,124.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$14,900,000.00

Other: \$2,039,463.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,939,463.00

**Anticipated TOTAL Project Costs:** \$85,452,498.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **LEE'S SUMMIT**

### **New Longview Tax Increment Financing Plan (2016)**

---

**Contact Agency:** LEE'S SUMMIT

**Contact Phone:** 8169691105

**Developer(s):** Box Real Estate Development LLC, Russell G. Pearson

**Senate District:** 8

**House District:** 35

**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 TIF Project Area including the Mansion, Pergola, Calf and Shelter Barns, Milk House, Farm Office and Dairy Manager's Office located on the original Longview Farm.

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	131
-------------------	---	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# **LEE'S SUMMIT**

## **Oldham Village TIF Plan**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2025

#### **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: \$20,000,000.00

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

Project Implementation Costs: \$5,000,000.00

Other: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$36,000,000.00

**Anticipated TOTAL Project Costs:** \$180,000,000.00

#### **Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***LEE'S SUMMIT***

### ***Oldham Village TIF Plan***

---

**Contact Agency:** LEE'S SUMMIT

**Contact Phone:** 8169691105

**Developer(s):** Oldham Investors, LLC

**Senate District:** 8

**House District:** 34

**Original Date Plan/Project Approved:** 1/1/2025

#### **Plan Description:**

Demolish portions of the blighted buildings & redevelop the Redevelopment area into a remodeled and newly constructed development. Reconfiguration and improvement of roadways and other infrastructure, and construction of new uses such as retail, restaurants, entertainment, recreation & other commercial uses.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# **LEE'S SUMMIT**

## **Ritter Plaza Tax Increment Financing Plan**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,622,493.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,015,132.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,570,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,219,352.00

Other: \$184,400.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,973,752.00

**Anticipated TOTAL Project Costs:** \$12,319,998.00

#### **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, Kevin Fitzpatrick

**Senate District:** 8

**House District:** 34

**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, infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann Road.Improvements have been completed.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 0    **Actual to Date:** 57

**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: \$32,773.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,853,904.00 Amount on Hand: \$11,849.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,155,103.00 Amount on Hand: \$20,924.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$16,233,940.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$2,570,973.00

Other: \$3,466,599.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$24,271,512.00

**Anticipated TOTAL Project Costs:** \$178,559,545.00

#### **Financing Method:**

Pay As You Go  
Industrial Revenue Bond

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:** 816-969-1090

**Developer(s):** Streets of West Pryor LLC

**Senate District:** 8

**House District:** 35

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

**Plan Description:**

The project includes a mixed use development containing national, regional, and local retailers and restaurants, multifamily apartments and other residential and 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.

**Number of New Jobs:**

**Projected:** 0    **Actual to Date:** 223

**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: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$20,544,001.07 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$23,816,071.81 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$22,023,401.00

Property Acquisition and Relocation Costs: \$5,844,542.00

Project Implementation Costs: \$4,156,839.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$32,024,782.00

**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: 12

## **LEE'S SUMMIT**

### ***Summit Fair Tax Increment Financing Plan***

---

**Contact Agency:** LEE'S SUMMIT

**Contact Phone:** 816-969-1090

**Developer(s):** RED Lees Summit East LLC

**Senate District:** 8

**House District:** 34

**Original Date Plan/Project Approved:** 9/1/2006

#### **Plan Description:**

Project Area 1 consists of a shopping center with approximately 497,000 square feet of retail, with related infrastructure improvements. Project Area 5 consists of a limited retail and infrastructure improvements required for the total project. Project Areas 2a and 2b were activated, however, no development occurred, so both Project Area 2a and 2b were terminated.

**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:** 414

#### **Number of Retained Jobs:**

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

# *Liberty*

## *Liberty Commons*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,469,334.00 As of: 11/3/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,127,517.00 Amount on Hand: \$1,204,245.00

#### **Economic Activity Taxes:**

Total received since inception: \$9,088,446.00 Amount on Hand: \$1,634,542.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,519,061.00

Property Acquisition and Relocation Costs: \$12,504,332.00

Project Implementation Costs: \$950,680.00

Other: \$140,469.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$32,428,621.00

**Anticipated TOTAL Project Costs:** \$80,640,326.00

#### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Liberty***

### ***Liberty Commons***

---

**Contact Agency:** Liberty

**Contact Phone:** 8164394453

**Developer(s):** Legacy Development

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 12/1/2014

**Plan Description:**

The TIF Plan calls for a mixed use project including retail, restaurants and a hotel

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

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Liberty*

## *Liberty Triangle(Blue Jay crossing-Area I) TIF*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,050,841.00 As of: 11/3/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,229,724.00 Amount on Hand: \$594,785.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,769,514.00 Amount on Hand: \$300,150.00

#### **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: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**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***

---

**Contact Agency:** Liberty

**Contact Phone:** 8164394453

**Developer(s):** Star Development

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 10/1/2008

#### **Plan Description:**

Blue Jay Crossing is an amendment to the 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**

Current Amount of Revenue in Special Allocation Fund: \$2,113,357.00 As of: 11/3/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,793,356.00 Amount on Hand: \$303,849.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,312,036.00 Amount on Hand: \$266,846.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,638,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$593,000.00

Other: \$530,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,761,000.00

**Anticipated TOTAL Project Costs:** \$32,032,903.00

#### 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:** 8164394453

**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:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# ***Madison County***

## ***Redevelopment Plan for the Hwy 67/72 Tax Increment***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/11/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,771,840.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$10,613,814.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,550,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$1,550,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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: 0

## ***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:** 116

**Original Date Plan/Project Approved:** 12/1/2001

#### **Plan Description:**

Providing infrastructure of 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 bypass 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:**

<b>Projected:</b>	500	<b>Actual to Date:</b>	480
-------------------	-----	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Maplewood*

## *Deer Creek*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$175,951.18 As of: 11/11/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,350,314.93 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,897,415.89 Amount on Hand: \$175,951.18

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$8,500,000.00

**Anticipated TOTAL Project Costs:** \$27,150,000.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## **Maplewood**

## **Deer Creek**

---

**Contact Agency:** Maplewood

**Contact Phone:** 3146463604

**Developer(s):** Ramco Gershenson LP

**Senate District:** 1

**House District:** 83

**Original Date Plan/Project Approved:** 6/1/2012

**Plan Description:**

Redevelopment of the area into approximately 205,000 square feet 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	288
-------------------	---	------------------------	-----

# *Maplewood*

## *Hanley Road South of Folk*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,212,563.30 As of: 11/11/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$14,097,879.26 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$27,023,113.29 Amount on Hand: \$1,212,563.30

#### **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

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$9,500,000.00

**Anticipated TOTAL Project Costs:** \$9,500,000.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 6

## **Maplewood**

### **Hanley Road South of Folk**

---

**Contact Agency:** Maplewood

**Contact Phone:** 3146463604

**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.

**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: \$511,882.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$3,775,863.00 Amount on Hand: \$446,370.00

**Economic Activity Taxes:**

Total received since inception: \$256,297.00 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
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$29,500,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$29,500,000.00</b>

**Financing Method:**

Pay As You Go  
TIF Notes  
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## ***Maryland Heights East Dorsett Redevelopment District***

---

**Contact Agency:** Maryland Heights

**Contact Phone:** 314-291-6550

**Developer(s):** NA

**Senate District:** 24

**House District:** 79

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

**Plan Description:**

The project will provide for investment in infrastructure, redevelopment, elimination of blight and conservation

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Miner*

## *Miner Gateway Redevelopment Project*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,360,718.56 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,542,088.93 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: \$0.00

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: 23

Current anticipated estimated number of years to retirement: 5

## **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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# ***Moscow Mills***

## ***Redevelopment Plan for the Highway 61 Redevelopment***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/18/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$19,700,000.00
---	-----------------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$3,800,000.00
-------------------------------	----------------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$23,500,000.00</b>
--	------------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$23,500,000.00</b>
---	------------------------

#### **Financing Method:**

TIF Notes
-----------

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

Current anticipated estimated number of years to retirement:	1
--	---

## ***Moscow Mills***

### ***Redevelopment Plan for the Highway 61 Redevelopmen***

---

**Contact Agency:** Moscow Mills

**Contact Phone:** 636-356-4220

**Developer(s):** Crossroads Center Moscow Mills, LLC

**Senate District:** 10

**House District:** 41

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

#### **Plan Description:**

The Redevelopment Project consists of infrastructure and road improvements throughout the Redevelopment Area to support up to 900,000 square feet of commercial development.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

**Projected:** 2540    **Actual to Date:** 0

#### **Number of Retained Jobs:**

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

# *North Kansas City*

## *North Kansas City Destination Developers TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$414,250.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,715,650.00 Amount on Hand: \$182,402.00

#### **Economic Activity Taxes:**

Total received since inception: \$899,969.00 Amount on Hand: \$231,849.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$8,828,531.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$25,829,366.00
Other:	\$88,051,200.00
Other:	\$7,750,379.00
Other:	\$0.00
Other:	
Other:	
Other:	
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$140,922,487.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$217,452,527.00</b>

#### **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:** 816-412-7814

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	50
-------------------	---	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *North Kansas City*

## *Northgate Village Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/11/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$15,955,615.00 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: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$26,184,340.00

**Anticipated TOTAL Project Costs:** \$29,339,576.00

#### 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, ST

**Senate District:** 18

**House District:** 18

**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.

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	25
-------------------	---	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Osage Beach**  
**Arrowhead Development Group, LLC**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/24/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$569,989.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$55,835,595.00

Property Acquisition and 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:** \$55,835,595.00

**Anticipated TOTAL Project Costs:** \$385,731,340.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Osage Beach***

### ***Arrowhead Development Group, LLC***

---

**Contact Agency:** Osage Beach  
**Contact Phone:** 573-302-2000  
**Developer(s):** Arrowhead Development Group, LLC  
**Senate District:** 4  
**House District:** 155

**Original Date Plan/Project Approved:** 2/1/2016

#### **Plan Description:**

The redevelopment plan proposes to develop eight redevelopment areas/districts. Upon full completion of all districts, it 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 reasonably be expected to be developed without the adoption of tax increment financing

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	59
-------------------	---	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Osage Beach*

## *Dierbergs Osage Beach Redevelopment Project*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	10/23/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$1,032,219.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$8,139,158.00	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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$5,100,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$34,234,400.00</b>
---	------------------------

#### **Financing Method:**

Pay As You Go

Original estimated number of years to retirement:	13
---	----

Current anticipated estimated number of years to retirement:	17
--	----

## *Osage Beach*

### *Dierbergs Osage Beach Redevelopment Project*

---

**Contact Agency:** Osage Beach

**Contact Phone:** 573-302-2000

**Developer(s):** Dierbergs Osage Beach LLC

**Senate District:** 4

**House District:** 155

**Original Date Plan/Project Approved:** 12/1/2010

#### **Plan Description:**

The project calls for the construction of approximately 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approximately 76,500 square feet of space., next to Dierbergs will be approximately 8,000 of retail space. Another building occupied by Bed, Bath and Beyond Closed 2023 and Dicks Sporting Goods

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

**Area Type:** Blight

#### **But for Determination:**

e 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:** 90      **Actual to Date:** 90

#### **Number of Retained Jobs:**

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

# *Osage Beach*

## *Lakeport Village*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### **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:	\$62,782,997.00
---	-----------------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$0.00
-------------------------------	--------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$62,782,997.00</b>
--	------------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$495,021,767.00</b>
---	-------------------------

#### **Financing Method:**

Industrial Revenue Bond
-------------------------

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

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

## *Osage Beach*

### *Lakeport Village*

---

**Contact Agency:** Osage Beach

**Contact Phone:** 573-302-2000

**Developer(s):** Lakeport Village - Oasis at Lakeport

**Senate District:** 4

**House District:** 155

**Original Date Plan/Project Approved:** 4/1/2023

#### **Plan Description:**

The project is a new 495 million family resort and entertainment district, to be developed at Highway 54 and Jeffries Road, adjacent to the Grand Glaize Bridge. Construction plans include the creation of a year-round entertainment destination offering 25 acres of amusement rides and attractions a Marriott Hotels property with 26,000-square-foot conference center an indoor waterpark restaurants 200 public boat slips and a 1,000-space parking garage.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

e Other describe The Redevelopment Area 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Osage Beach**  
**TSG Osage Beach, LLC**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$27,194.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$299,273.00 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:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,550,000.00

**Anticipated TOTAL Project Costs:** \$30,500,000.00

**Financing Method:**

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Osage Beach***

### ***TSG Osage Beach, LLC***

---

**Contact Agency:** Osage Beach

**Contact Phone:** 573-302-2000

**Developer(s):** 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. Hobby Lobby opened August 2022.

**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 increme

#### **Number of New Jobs:**

<b>Projected:</b>	210	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Pagedale*

## *Pagedale TIF Redevelopment Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$129,119.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$581,304.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$783,489.00 Amount on Hand: \$15,643.00

#### **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

Other: \$0.00

Other: \$0.00

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:** 314-726-1200

**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.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

**Projected:** 253      **Actual to Date:** 255

#### **Number of Retained Jobs:**

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

# **Park Hills**

## **Downtown Park Hills Redevelopment District 4**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$251,334.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$563,693.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

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

Property Acquisition and Relocation Costs: \$250,000.00

Project Implementation Costs: \$100,000.00

Other: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,200,000.00

**Anticipated TOTAL Project Costs:** \$18,599,000.00

#### **Financing Method:**

Pay As You Go

General Obligation Bonds

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

## **Park Hills**

### **Downtown Park Hills Redevelopment District 4**

---

**Contact Agency:** Park Hills

**Contact Phone:** 573-431-3577

**Developer(s):** Town & Country Grocers of Fredericktown, MO

**Senate District:** 3

**House District:** 117

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

#### **Plan Description:**

Construction of road improvements, a grocery store, renovation of a downtown building as a public library, and demolition of blighted structures to provide a parking lot. Grading and demolition of blighted structures to provide a parking lot. Grading and demolition for grocery store construction and acquisition of land for road improvements.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

**Projected:** 50      **Actual to Date:** 50

#### **Number of Retained Jobs:**

**Projected:** 30      **Actual to Date:** 30

# **Park Hills**

## **Highway 67 Corridor Redevelopment District 2**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **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: \$1,400,000.00

Property Acquisition and Relocation Costs: \$370,000.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,810,000.00

**Anticipated TOTAL Project Costs:** \$1,810,000.00

#### **Financing Method:**

Pay As You Go

General Obligation Bonds

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

## **Park Hills**

### **Highway 67 Corridor Redevelopment District 2**

---

**Contact Agency:** Park Hills

**Contact Phone:** 573-431-3577

**Developer(s):** Hefner Furniture & Appliances

**Senate District:** 3

**House District:** 117

**Original Date Plan/Project Approved:** 12/1/2002

#### **Plan Description:**

Plans have included relocation of water and sewer utility mains to accommodate construction of a west outer road alongside the US Highway 67 corridor from Leadington south through Park Hills to unincorporated St. Francois County. Extension of a natural gas main and three-phase electric lines, as well as construction of potable water storage with a connection main, have also been project components.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

**Projected:** 7      **Actual to Date:** 7

#### **Number of Retained Jobs:**

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

# **Park Hills**

## **Highway 67Fairgrounds Dr. Redevelopment Plan (5)**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$207,334.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$96,779.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,265,000.00

Property Acquisition and Relocation Costs: \$300,000.00

Project Implementation Costs: \$0.00

Other: \$438,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$6,353,000.00

**Anticipated TOTAL Project Costs:** \$19,353,000.00

#### **Financing Method:**

Pay As You Go

General Obligation Bonds

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## **Park Hills**

### **Highway 67Fairgrounds Dr. Redevelopment Plan (5)**

---

**Contact Agency:** Park Hills

**Contact Phone:** 573-431-3577

**Developer(s):** Leadbelt Powersports

**Senate District:** 3

**House District:** 117

**Original Date Plan/Project Approved:** 12/1/2019

#### **Plan Description:**

Expand opportunities for new commercial and residential development, which will support and encourage major development activities on properties both within and adjacent to the Redevelopment Area. Prevent conditions from deteriorating further in the Redevelopment Area.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# **Park Hills**

## **Parkway Drive Redevelopment District 3**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### **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:	\$5,500,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$1,000,000.00
Other:	\$700,000.00
Other:	\$300,000.00
Other:	\$0.00
Other:	
Other:	
Total Anticipated TIF Reimbursable Project Costs:	\$7,500,000.00
<b>Anticipated TOTAL Project Costs:</b>	<b>\$40,135,000.00</b>

#### **Financing Method:**

Pay As You Go  
General Obligation Bonds  
TIF Notes  
Loan  
TIF Bonds

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

Current anticipated estimated number of years to retirement:	2
--	---

## **Park Hills**

### **Parkway Drive Redevelopment District 3**

---

**Contact Agency:** Park Hills

**Contact Phone:** 573-431-3577

**Developer(s):** None

**Senate District:** 3

**House District:** 117

**Original Date Plan/Project Approved:** 12/1/2004

#### **Plan Description:**

Plans have included the extension of Parkway Drive and construction of a bridge connecting Parkway Drive to Industrial Drive. Road improvements were also planned for Industrial Drive and St. Joe Drive.

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

**Area Type:** Blight

#### **But for Determination:**

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

Project required significant public infrastructure investment 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:** 13      **Actual to Date:** 13

# *Perry County*

## *Redevelopment Plan for the Highway 51/61 Tax*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$601,515.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,233,905.00 Amount on Hand: \$528,118.00

#### **Economic Activity Taxes:**

Total received since inception: \$171,486.00 Amount on Hand: \$73,397.00

#### **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: \$0.00

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: 7

## *Perry County*

### *Redevelopment Plan for the Highway 51/61 Tax*

---

**Contact Agency:** Perry County

**Contact Phone:** 573-547-4242

**Developer(s):** None

**Senate District:** 27

**House District:** 145

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

**Plan Description:**

Street, water, sewer, gas, property acquisition and parking

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

**Area Type:** Blight

**But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	500	<b>Actual to Date:</b>	451
-------------------	-----	------------------------	-----

**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	200
-------------------	-----	------------------------	-----

# Perryville

## Redevelopment Plan for downtown Perryville Tax

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$137,241.00 As of: 11/13/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$86,367.00 Amount on Hand: \$18,001.00

#### Economic Activity Taxes:

Total received since inception: \$572,106.00 Amount on Hand: \$119,240.00

#### 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: \$0.00

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

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

## **Perryville**

### **Redevelopment Plan for downtown Perryville Tax**

---

**Contact Agency:** Perryville

**Contact Phone:** 573-547-2594

**Developer(s):** None

**Senate District:** 27

**House District:** 145

**Original Date Plan/Project Approved:** 2/1/2012

#### **Plan Description:**

The City will fund grants to various property owners for rehabilitation and stabilization of commercial buildings, faade improvements, signage, electrical, water and sewer improvements

**Plan/Project Status:** 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:** 100      **Actual to Date:** 89

#### **Number of Retained Jobs:**

**Projected:** 50      **Actual to Date:** 15

# Perryville

## *Redevelopment Plan for the I-55/Perryville Blvd.*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$659,183.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,306,290.00 Amount on Hand: \$450,959.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,064,894.00 Amount on Hand: \$208,224.00

#### **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
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$47,712,500.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$70,000,000.00</b>

#### **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: 9

## **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:** 145

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

**Plan Description:**

Streets, water, sewer, site improvements and new I-55 interchange

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

**Area Type:** Blight

**But for Determination:**

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

Project 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:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	75
-------------------	-----	------------------------	----

**Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
-------------------	----	------------------------	----

# Platte City

## Shoppes at North Gate Redevelopment Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/28/2025

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

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

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,160,028.00

Property Acquisition and Relocation Costs: \$480,000.00

Project Implementation Costs: \$848,254.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$6,488,282.00

**Anticipated TOTAL Project Costs:** \$17,648,880.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Platte City*

### *Shoppes at North Gate Redevelopment Plan*

---

**Contact Agency:** Platte City

**Contact Phone:** 816-858-3046

**Developer(s):** Cox Rabius Development LLC

**Senate District:** 34

**House District:** 30

**Original Date Plan/Project Approved:** 12/1/2005

#### **Plan Description:**

The redevelopment plan will consist of one redevelopment project including a new, 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:**

#### **Number of New Jobs:**

<b>Projected:</b>	78	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Pleasant Valley*

## *Pleasant Valley Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,200,000.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$0.00

Other: \$560,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,160,000.00

**Anticipated TOTAL Project Costs:** \$6,160,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Pleasant Valley*

### **Pleasant Valley Tax Increment Financing Plan**

---

**Contact Agency:** Pleasant Valley

**Contact Phone:** 8168834698

**Developer(s):** Star Development

**Senate District:** MO-17

**House District:** MO-17

**Original Date Plan/Project Approved:** 9/1/2018

**Plan Description:**

The plan and the project calls for the construction of 1. private drive at Pleasant Valley Road 2. Pleasant Valley Road at Sobbie Road 3. private drive at Sobbie Road 4. detention basin 5. storm sewer 6. sanitary sewer 7. water main 8. dry utility 9. demo and mass grading of redevelopment area 10. private drives/utilities and 11. installation of various landscaping and hardscaping areas.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Raymore**

## **Foxwood Village Shops Tax Increment Finance Plan**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$255,955.43 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$168,830.33 Amount on Hand: \$21,606.77

#### **Economic Activity Taxes:**

Total received since inception: \$1,046,935.05 Amount on Hand: \$234,388.66

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,576,575.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$727,542.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$2,304,117.00

**Anticipated TOTAL Project Costs:** \$12,764,764.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Raymore*

### **Foxwood Village Shops Tax Increment Finance Plan**

---

**Contact Agency:** Raymore

**Contact Phone:** (816) 892-3030

**Developer(s):** Realty Assets, LLC

**Senate District:** 31

**House District:** 55

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

#### **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:** 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:**

<b>Projected:</b>	142	<b>Actual to Date:</b>	68
-------------------	-----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

*Raymore*

## *Highway 58 and Dean Avenue TIF*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,438.26 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$197,240.58 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,027,248.01 Amount on Hand: \$12,438.26

#### **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: \$0.00

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) 892-3030

**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: \$254,499.99 As of: 11/12/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$5,842,755.23 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$24,547,099.20 Amount on Hand: \$254,499.99

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$13,761,822.00

**Anticipated TOTAL Project Costs:** \$71,800,000.00

### Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Raymore*

### ***Highway 58 West Extended Redevelopment Plan***

---

**Contact Agency:** Raymore

**Contact Phone:** (816) 892-3030

**Developer(s):** PDD Development, LLC & Raymore Galleria, LLC

**Senate District:** 31

**House District:** 55

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

**Plan Description:**

See Attachment - will be e-mailed.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

**Projected:** 153      **Actual to Date:** 458

**Number of Retained Jobs:**

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

# ***Richmond Heights***

## ***Hadley Township Redevelopment Project Area-North***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,801,029.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,008,403.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,128,500.00

Project Implementation Costs: \$228,899.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,357,399.00

**Anticipated TOTAL Project Costs:** \$1,357,399.00

#### 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-North***

---

**Contact Agency:** Richmond Heights

**Contact Phone:** 314-655-3526

**Developer(s):** Menards

**Senate District:** 24

**House District:** 72

**Original Date Plan/Project Approved:** 7/1/2006

#### **Plan Description:**

Includes 10 retail and restaurants. This project supports the Hadley Township South Development Sub-Area M which includes 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:**

<b>Projected:</b>	280	<b>Actual to Date:</b>	142
-------------------	-----	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# ***Richmond Heights***

## ***Hadley Township Redevelopment Project Area-South***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,598,308.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,352,174.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$15,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

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

**Anticipated TOTAL Project Costs:** \$15,000,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Richmond Heights***

### ***Hadley Township Redevelopment Project Area-South***

---

**Contact Agency:** Richmond Heights

**Contact Phone:** 314-655-3526

**Developer(s):** Menards

**Senate District:** 24

**House District:** 72

**Original Date Plan/Project Approved:** 7/1/2006

**Plan Description:**

The area includes 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:** 160

**Number of Retained Jobs:**

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

# Riverside

## I-385 Levee Redevelopment Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,273,861.00 As of: 11/6/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$80,728,819.00 Amount on Hand: \$2,273,861.00

#### Economic Activity Taxes:

Total received since inception: \$6,114,209.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$79,000.00
Property Acquisition and Relocation Costs:	\$2,000,000.00
Project Implementation Costs:	\$86,000,000.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$89,600,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$167,600,000.00</b>

#### Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

## *Riverside*

### *I-385 Levee Redevelopment Plan*

---

**Contact Agency:** Riverside

**Contact Phone:** 816-741-3993

**Developer(s):** NorthPoint Development

**Senate District:** 34

**House District:** 12

**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 improvement to Mattox Road and Van de Populier Road, internal storm drainage system, east-west access roads and utilities development of 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 parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

**Projected:** 12664    **Actual to Date:** 4100

#### **Number of Retained Jobs:**

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

# Riverside

## West Platte Road Redevelopment Plan

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$1,083,163.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$47,910.17 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:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,944,500.00

Anticipated TOTAL Project Costs: \$70,000,000.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *Riverside*

### *West Platte Road Redevelopment Plan*

---

**Contact Agency:** Riverside

**Contact Phone:** 816-741-3993

**Developer(s):** Briarcliff Development Company

**Senate District:** 34

**House District:** 12

**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

# *Rolla*

## *Westside Marketplace Redevelopment Project*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/2/2025
---	--------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$1,859,592.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$3,445,941.00	Amount on Hand:	\$98,562.00
---------------------------------	----------------	-----------------	-------------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$0.00</b>
--	---------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$0.00</b>
---	---------------

#### **Financing Method:**

TIF Bonds
-----------

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

Current anticipated estimated number of years to retirement:	14
--	----

## ***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:** 10/1/2016

#### **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:** 285

#### **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: \$26,152.64 As of: 11/3/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$125,025.18 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$465,262.59 Amount on Hand: \$26,152.64

#### **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: \$0.00

Other: \$0.00

Other: \$0.00

**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:** 660-287-3000

**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:** 46

**Number of Retained Jobs:**

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

# *Sedalia*

## *Sedalia Midtown TIF Redevelopment Plan & Project*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$49,419.64 As of: 10/30/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,269,490.46 Amount on Hand: \$49,419.64

#### **Economic Activity Taxes:**

Total received since inception: \$4,052.67 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: \$513,066.00

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:** 6608517605

**Developer(s):** na

**Senate District:** 28

**House District:** 118

**Original Date Plan/Project Approved:** 11/1/2008

#### **Plan Description:**

The redevelopment plan focuses resources to provide opportunities for infrastructure development and rehab, residential reinvestment and private investment. Activities to be undertaken as part of the redevelopment plan to achieve this goal include building rehab, infill development, street improvements and enhancements to pedestrian facilities. This investment is intended to spur additional private development throughout the district.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

**Projected:** 13      **Actual to Date:** 207

#### **Number of Retained Jobs:**

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

# *Sikeston*

## *60/61 TIF District*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,539,717.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,775,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$7,000,000.00

**Anticipated TOTAL Project Costs:** \$43,707,000.00

#### Financing Method:

TIF Notes

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:** 5734753714

**Developer(s):** Four Corners Development Co., Inc

**Senate District:** 25

**House District:** 149

**Original Date Plan/Project Approved:** 6/1/2000

**Plan Description:**

A mixture of commercial and residential development

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

**Projected:** 180      **Actual to Date:** 387

**Number of Retained Jobs:**

**Projected:** 80      **Actual to Date:** 100

# *Sikeston*

## *Colton's Steakhouse and Grill*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/12/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$113,418.99	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$310,545.81	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$381,362.00</b>
--	---------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$2,800,000.00</b>
---	-----------------------

#### **Financing Method:**

Pay As You Go
Loan

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

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

## ***Sikeston***

### ***Colton's Steakhouse and Grill***

---

**Contact Agency:** Sikeston

**Contact Phone:** 5734753714

**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:** District Dissolved

**Area Type:** Economic Development

**But for Determination:**

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 150      **Actual to Date:** 150

**Number of Retained Jobs:**

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

# *Sikeston*

## *Holiday Inn Express*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$425,879.83 Amount on Hand: \$0.00

#### **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:** 5734753714

**Developer(s):** Select Hospitality

**Senate District:** 25

**House District:** 149

**Original Date Plan/Project Approved:** 10/1/2012

**Plan Description:**

Construction of new Holiday Inn Express Select Service Hotel-73 rooms

**Plan/Project Status:** District Dissolved

**Area Type:** Economic Development

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 20      **Actual to Date:** 20

**Number of Retained Jobs:**

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

# *Sikeston*

## *North Main & Malone Development Area*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/12/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$1,076,903.57	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$1,328,778.50	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$1,000,000.00
---	----------------

Property Acquisition and Relocation Costs:	\$700,000.00
--	--------------

Project Implementation Costs:	\$0.00
-------------------------------	--------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,700,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$8,250,000.00</b>
---	-----------------------

#### 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:** 5734753714

**Developer(s):** Sikeston Acquisitions

**Senate District:** 27

**House District:** 148

**Original Date Plan/Project Approved:** 9/1/2004

**Plan Description:**

Site demolition and construction of commercial and retail businesses

**Plan/Project Status:** 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:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	70	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

# **SMITHVILLE**

## ***110 Smithville TIF Redevelopment Plan***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **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: \$930,000.00

Property Acquisition and Relocation Costs: \$154,121.00

Project Implementation Costs: \$0.00

Other: \$30,910.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,115,031.00

**Anticipated TOTAL Project Costs:** \$15,833,628.00

#### **Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

## **SMITHVILLE**

### ***110 Smithville TIF Redevelopment Plan***

---

**Contact Agency:** SMITHVILLE

**Contact Phone:** 816-532-3897

**Developer(s):** 110 Smithville, LLC

**Senate District:** 17

**House District:** 35

**Original Date Plan/Project Approved:** 8/1/2023

**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.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# **SMITHVILLE**

## ***Smithville Commons TIF Redevelopment Plan (2017)***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$248,101.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,085,349.00 Amount on Hand: \$248,101.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,417,356.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,252,639.24

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:** \$10,952,639.24

**Anticipated TOTAL Project Costs:** \$31,786,500.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 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:** 100

**Number of Retained Jobs:**

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

**Springfield  
Brody Corners TIF**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$12,708.51 Amount on Hand: \$0.00

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,992,677.00

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

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,442,677.00

**Anticipated TOTAL Project Costs:** \$27,025,740.00

Financing Method:

Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Springfield***

### ***Brody Corners TIF***

---

**Contact Agency:** Springfield

**Contact Phone:** 417-864-1037

**Developer(s):** West Sunshine Development, LLC

**Senate District:** 20

**House District:** 130

**Original Date Plan/Project Approved:** 3/1/2022

#### **Plan Description:**

The Redevelopment Plan proposes to redevelop the Area for retail, restaurant, office, and other commercial uses. TIF revenues will be used to fund approximately 3.44 Million of project costs within the Redevelopment Area, which include site excavation, extension of public utilities and sanitary sewer, and construction of stormwater facilities and public streets.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Springfield**  
**Commercial Street TIF**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,471,669.86 As of: 11/14/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$2,421,828.23 Amount on Hand: \$1,455,485.49

**Economic Activity Taxes:**

Total received since inception: \$25,798.13 Amount on Hand: \$16,184.37

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,216,000.00

Property Acquisition and Relocation Costs: \$750,000.00

Project Implementation Costs: \$240,000.00

Other: \$250,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,456,000.00

**Anticipated TOTAL Project Costs:** \$5,456,000.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Springfield Commercial Street TIF***

---

**Contact Agency:** Springfield

**Contact Phone:** 417-864-1097

**Developer(s):** Juliet Mee

**Senate District:** 30

**House District:** 132

**Original Date Plan/Project Approved:** 4/1/2008

**Plan Description:**

The Commercial Street Redevelopment Plan consists of a private Redevelopment Project professional massage school, day spa, and laundry and Public Improvement Projects undertaken by the City of Springfield. Almost 20 public projects are proposed comprised primarily of public infrastructure improvements with a few programs, such as a rehabilitation loan/grant program, included.

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

**Area Type:** Blight

**But for Determination:**

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

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

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

**Number of New Jobs:**

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

**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: \$21,897.18 As of: 11/14/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$4,945,027.34 Amount on Hand: \$277,391.58

### **Economic Activity Taxes:**

Total received since inception: \$341,606.94 Amount on Hand: \$1,233.06

### **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

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:** 417-864-1097

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Springfield*

## *Springfield IDEA Commons*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,125,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$6,225,000.00

**Anticipated TOTAL Project Costs:** \$55,397,284.00

#### Financing Method:

Pay As You Go

Loan

Industrial Revenue Bond

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Springfield*

### *Springfield IDEA Commons*

---

**Contact Agency:** Springfield

**Contact Phone:** 417-864-1097

**Developer(s):** The Vecino Group, LLC

**Senate District:** 30

**House District:** 132

**Original Date Plan/Project Approved:** 6/1/2020

#### **Plan Description:**

The Redevelopment Plan proposes demolition of two blighted buildings within the Redevelopment Area expansion of the JVIC operated by Missouri State University construction of a separate class-A equivalent office building construction of a multi-level parking garage a common area/urban park between and around the office building and the parking garage storm water and sanitary sewer improvements and improvements to E Phelps St.

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Springfield*

## *Springfield Plaza TIF*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$169,224.26 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$720,309.25 Amount on Hand: \$28,439.62

#### **Economic Activity Taxes:**

Total received since inception: \$3,565,746.22 Amount on Hand: \$140,784.64

#### **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

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$9,579,016.00

**Anticipated TOTAL Project Costs:** \$78,454,016.00

#### Financing Method:

Loan  
Other

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:** 417-864-1097

**Developer(s):** Springfield Plaza Real Estate, Inc.

**Senate District:** 30

**House District:** 130

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St Joseph*

## *Gilmore Building Redevelopment*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$81,634.03 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,304.43 Amount on 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: \$60,000.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$291,000.00

**Anticipated TOTAL Project Costs:** \$1,883,457.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## ***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 faade.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Charles*

## *Plaza at Noahs Ark*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$52,645.59 As of: 11/3/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$16,018,164.10 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,752,251.47 Amount on Hand: \$52,645.59

#### **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: \$1,254,687.00

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: 6

## *St. Charles*

### *Plaza at Noahs Ark*

---

**Contact Agency:** St. Charles

**Contact Phone:** 6369493302

**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

# *St. Charles*

## *St. Charles County Convention Center Redevelopment*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$9,304,001.94 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,318,747.44 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$7,650,000.00

**Anticipated TOTAL Project Costs:** \$84,000,000.00

#### Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

## *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:** 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 construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Charles*

## *West Clay Extension*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$726,179.12 As of: 11/3/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,122,546.39 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,729,309.63 Amount on Hand: \$53,707.56

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,300,000.00

Property Acquisition and Relocation Costs: \$1,300,000.00

Project Implementation Costs: \$1,500,000.00

Other: \$100,000.00

Other: \$300,000.00

Other: \$0.00

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,500,000.00

**Anticipated TOTAL Project Costs:** \$28,850,000.00

#### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

## *St. Charles*

### *West Clay Extension*

---

**Contact Agency:** St. Charles

**Contact Phone:** 6369493302

**Developer(s):** SM Properties UV, LLC

**Senate District:** 23

**House District:** 65

**Original Date Plan/Project Approved:** 6/1/2012

**Plan Description:**

The plan includes a grocery store, anchored retail, and dining development. The plan also includes a post office relocation.

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

**Area Type:** Blight

**But for Determination:**

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

Project 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	220
-------------------	---	------------------------	-----

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Joseph**  
**American Electric Building Redevelopment**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$724.27 As of: 11/12/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

Total received since inception: \$17,606.70 Amount on Hand: \$724.27

**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

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: 17

## *St. Joseph*

### **American Electric Building Redevelopment**

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** 302 N. 3rd Street, LLC

**Senate District:** 34

**House District:** 27

**Original Date Plan/Project Approved:** 3/1/2018

#### **Plan Description:**

The proposed project involves the rehab and restoration of an existing 200,000 square foot historic building called the American Electric Building located at 302 North 3rd Street for the development of market rate apartments and commercial retail and office space.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	13
-------------------	---	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Joseph**  
**Cook Road Corridor**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/12/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$5,752,440.15 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$9,586.60 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$492,786.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,000.00

Other: \$2,375,000.00

Other: \$2,567,000.00

Other: \$85,000.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,539,786.00

**Anticipated TOTAL Project Costs:** \$19,375,786.00

### Financing Method:

Pay As You Go  
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

## ***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:** 27

**Original Date Plan/Project Approved:** 3/1/2008

#### **Plan Description:**

1 private project improvements that will consist of a residential subdivision on approximately 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, and raised grass medians, 3 sewer system improvements including gravity sewer lines, a new pump station 4 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Joseph  
East Hills Mall**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,640.50 As of: 11/12/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$6,187,800.99 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$4,365,518.73 Amount on Hand: \$6,640.50

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$18,279,936.00

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

Project Implementation Costs: \$50,000.00

Other: \$8,729,791.00

Other: \$2,837,315.00

Other: \$0.00

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: 6

## ***St. Joseph East Hills Mall***

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** Craig Realty Group

**Senate District:** 34

**House District:** 28

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

**Plan Description:**

1 Improvements to Belt Hwy & Frederick Blvd intersection including traffic & crosswalk signals, street signs, landscaping, streetscape, etc. 2 Upgrade Belt entry & Frederick entry signals, 3 demo & renovate significant portions of exterior, 4 demo & 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:**

<b>Projected:</b>	600	<b>Actual to Date:</b>	398
-------------------	-----	------------------------	-----

**Number of Retained Jobs:**

<b>Projected:</b>	756	<b>Actual to Date:</b>	398
-------------------	-----	------------------------	-----

# *St. Joseph*

## *EBR Enterprises, LLC/HHS Properties Inc.*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,319,274.06 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,847,684.79 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,656,539.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$265,954.00

Other: \$1,000,000.00

Other: \$607,127.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,529,620.00

**Anticipated TOTAL Project Costs:** \$31,633,074.00

#### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

## ***St. Joseph***

### ***EBR Enterprises, LLC/HHS Properties Inc.***

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** EBR Enterprises, LLC & Mosaic Life Care Properties

**Senate District:** 34

**House District:** 27

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

#### **Plan Description:**

This plan provides for the redevelopment of the area consisting of 13.2 acres at the intersection of Blackwell Road and the Belt Highway. It consists of three project areas, consisting of retail space and office space with construction be completed in October of 2008. The plan provides for public infrastructure improvements including road improvements to Blackwell Road and to the Belt Highway.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	203	<b>Actual to Date:</b>	334
-------------------	-----	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Joseph  
Mitchell Avenue Corridor**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$7,752,121.25 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$222,487.88 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

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: 0

## ***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 and Missouri Western St University, but all development along the Mitchell Ave corridor.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

**Projected:** 400      **Actual to Date:** 0

#### **Number of Retained Jobs:**

**Projected:** 825      **Actual to Date:** 658

**St. Joseph**  
**Mosaic Downtown Revitalization TIF**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,573.89 As of: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$3,302,174.27 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$69,384.14 Amount on Hand: \$1,573.89

**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: \$596,000.00

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: 13

## ***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:** 43

#### **Number of Retained Jobs:**

**Projected:** 300      **Actual to Date:** 247

**St. Joseph**  
**North County Development - Project #1**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$19,101,186.13 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$51,926,410.30 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$33,957,346.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,800,619.00

Other: \$1,139,035.00

Other: \$160,000.00

Other: \$586,581.00

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$37,643,581.00

**Anticipated TOTAL Project Costs:** \$107,643,091.00

**Financing Method:**

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

## *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:** 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.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

**Projected:** 1640      **Actual to Date:** 1240

#### **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: \$63,769.76 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$27,035.33 Amount on Hand: \$27,035.33

#### **Economic Activity Taxes:**

Total received since inception: \$39,993.90 Amount on Hand: \$39,993.90

#### **Anticipated TIF Reimbursable Costs:**

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

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$309,766.86

Other: \$0.00

Other: \$0.00

Other: \$0.00

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: 5

## ***St. Joseph***

### ***Ryan's Block Redevelopment Project-Uptown***

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** St. Joseph Restoration

**Senate District:** 34

**House District:** 27

**Original Date Plan/Project Approved:** 12/1/2006

#### **Plan Description:**

Ryans Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building at 1137-1141 Frederick Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

**Projected:** 0    **Actual to Date:** 37

#### **Number of Retained Jobs:**

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

**St. Joseph**  
**Stockyards Redevelopment**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$10,558,553.74 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$1,675,296.55 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:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,700,000.00

**Anticipated TOTAL Project Costs:** \$128,500,000.00

### Financing Method:

TIF Bonds

Industrial Revenue Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 0

## ***St. Joseph***

### ***Stockyards Redevelopment***

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** Triumph Foods, LLC

**Senate District:** 34

**House District:** 27

**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:** 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.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

**Projected:** 1000      **Actual to Date:** 2400

#### **Number of Retained Jobs:**

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

***St. Joseph***  
***The Center Building***

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,310.42 As of: 11/12/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$168,143.60 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$351,174.18 Amount on Hand: \$2,310.42

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$903,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$144,378.00

Other: \$307,089.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,355,097.00

**Anticipated TOTAL Project Costs:** \$2,737,144.00

### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

## ***St. Joseph***

### ***The Center Building***

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** Mid-City Partnership

**Senate District:** 34

**House District:** 27

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

**Plan Description:**

The approved plan consists of renovating the Center Building which encompasses 609 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:** 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:** 59      **Actual to Date:** 65

**Number of Retained Jobs:**

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

**St. Joseph**  
**The Tuscany Towers**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,951,258.55 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$1,119,115.04 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$19,602,986.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$10,077,380.00

Other: \$10,000.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$29,772,366.00

**Anticipated TOTAL Project Costs:** \$148,492,231.00

### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## *St. Joseph*

### *The Tuscany Towers*

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** St Joe 47, Inc.

**Senate District:** 34

**House District:** 27

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

**Plan Description:**

The plan provides for 1 the rehab of a structure currently existing in the Phase 1 redevelopment area, 2 the construction of several one to four-level commercial, retail and office buildings within the redevelopment areas, including a hotel, restaurant, financial institution and convenience store and 3 the construction of several parking lots and public infrastructure servicing the development.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	1500	<b>Actual to Date:</b>	150
-------------------	------	------------------------	-----

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Joseph*

## *Third Street Hotel Development*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,240,683.94 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$838,600.07 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$807,000.00

Other: \$175,000.00

Other: \$25,000.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,700,000.00

**Anticipated TOTAL Project Costs:** \$6,025,000.00

#### Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

## *St. Joseph*

### *Third Street Hotel Development*

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** Inner Circle Management

**Senate District:** 34

**House District:** 27

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

#### **Plan Description:**

The project involves the redevelopment and renovation of a 170-room hotel, a nationally known restaurant franchise and related site, faade and landscaping improvements. The Redevelopment Area is the public interest because it will result in increased employment within the City and will enhance the tax base of the City.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

#### **But for Determination:**

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

#### **Number of New Jobs:**

<b>Projected:</b>	132	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Joseph*

## *Uptown St Joseph*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$26,459.54	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **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:	
--------	--

Other:	
--------	--

Other:	
--------	--

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,233,500.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$21,227,692.00</b>
---	------------------------

#### Financing Method:

Pay As You Go

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

Current anticipated estimated number of years to retirement:	12
--	----

## **St. Joseph**

### **Uptown St Joseph**

---

**Contact Agency:** St. Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** Uptown St. Joseph Redevelopment Corporation

**Senate District:** 34

**House District:** 27

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

#### **Plan Description:**

The plan will consist of the redevelopment of the Heartland West Campus, the renovation of commercial structures, and the renovation of residential structures within the project area. The demolition of the Heartland West Campus will provide approximately 13.6 acres for development of 50 new single family residential units and 24 new single-family town-home units. The area will also include park like amenities and green space.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**100 N. Euclid (352-136)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$49,561.00 As of: 11/3/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$7,920,059.00 Amount on Hand: \$49,561.00

### **Economic Activity Taxes:**

Total received since inception: \$3,145,480.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 11

## ***St. Louis***

### ***100 N. Euclid (352-136)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 37

#### **Number of Retained Jobs:**

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

**St. Louis**  
**1001 Locust (352-108)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

### **Payments in Lieu of Taxes:**

Total received since inception:	\$537,784.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

### **Economic Activity Taxes:**

Total received since inception:	\$963,519.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,950,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$10,218,750.00</b>
---	------------------------

### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	6
--	---

## ***St. Louis 1001 Locust (352-108)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 rehab of a 6 story office building with approx 8,800 SF of retail space and 45,000 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:** 79

**Number of Retained Jobs:**

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

**St. Louis**  
**1111 Olive (352-127)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,440,034.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$913,067.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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: 8

## ***St. Louis 1111 Olive (352-127)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Infomedia, Inc.

**Senate District:** 5

**House District:** 78

**Original Date Plan/Project Approved:** 3/1/2010

**Plan Description:**

Mixed-use redevelopment of an underutilized commercial building in the Downtown core. Proposes uses include 77,000 SF of office space, 10,000 SF of storage 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:** 100

**Number of Retained Jobs:**

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

*St. Louis*

***1133 Washington Ave. (352-48)***

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$98,052.00	As of:	11/5/2025
---	-------------	--------	-----------

### **Payments in Lieu of Taxes:**

Total received since inception:	\$783,824.00	Amount on Hand:	\$98,052.00
---------------------------------	--------------	-----------------	-------------

### **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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,100,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$11,754,000.00</b>
---	------------------------

### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	2
--	---

**St. Louis**  
**1133 Washington Ave. (352-48)**

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573773

**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:** 0

**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: \$110,680.00 As of: 11/5/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,137,702.00 Amount on Hand: \$110,680.00

#### **Economic Activity Taxes:**

Total received since inception: \$232.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,650,000.00

**Anticipated TOTAL Project Costs:** \$25,371,000.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

## ***St. Louis***

### ***1136 Washington Avenue (A.D. Brown Bldg.) (352-58)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 0

**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: \$680.00 As of: 10/31/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$596,106.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$2,957,455.00 Amount on Hand: \$680.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 7

## ***St. Louis 1225 Washington (352-122)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** 1227 Washington TIF, Inc

**Senate District:** 5

**House District:** 78

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

**Plan Description:**

The rehab of the building includes 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:** 17

**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:	11/5/2025
---	--------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$338,864.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$35,957.00	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$870,000.00</b>
--	---------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$9,000,000.00</b>
---	-----------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	2
--	---

## ***St. Louis***

### ***1300 Convention Plaza (352-47)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## ***1449-1601 S. Jefferson (352-132)***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$340,824.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$555,696.00 Amount on Hand: \$53,079.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,052,495.00 Amount on Hand: \$287,745.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$2,170,000.00

**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: 10

## ***St. Louis***

### ***1449-1601 S. Jefferson (352-132)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 11

**Number of Retained Jobs:**

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

**St. Louis**  
**1505 Missouri Ave. (352-21)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$429,320.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$8,185.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$600,000.00

**Anticipated TOTAL Project Costs:** \$2,676,000.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

## ***St. Louis***

### ***1505 Missouri Ave. (352-21)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**1910 Locust (352-102)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,258.00 As of: 11/13/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$530,044.00 Amount on Hand: \$3,258.00

### **Economic Activity Taxes:**

Total received since inception: \$777,508.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,400,000.00

**Anticipated TOTAL Project Costs:** \$8,756,326.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

## ***St. Louis***

### ***1910 Locust (352-102)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** 1891 Locust LLC

**Senate District:** 5

**House District:** 79

**Original Date Plan/Project Approved:** 12/1/2009

**Plan Description:**

The project consists of the renovation and rehab of the building located at 1910 Locust originally for the relocation of Paradowski Creative, now leasable office space. The building includes 29,155 s/f of leasable space.

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

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

**Projected:** 40      **Actual to Date:** 46

**Number of Retained Jobs:**

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

**St. Louis**  
**2200 Gravois (352-85)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

### **Payments in Lieu of Taxes:**

Total received since inception:	\$729,416.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

### **Economic Activity Taxes:**

Total received since inception:	\$236,830.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,000,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$8,000,000.00</b>

### Financing Method:

TIF Notes

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

## ***St. Louis***

### ***2200 Gravois (352-85)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** 2200 Gravois, LLC

**Senate District:** 5

**House District:** 79

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Rehab 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:** 6

**Number of Retained Jobs:**

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

# **St. Louis**

## **2727 Washington (352-133)**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$15,509.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$466,239.00 Amount on Hand: \$15,509.00

#### **Economic Activity Taxes:**

Total received since inception: \$40,430.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$450,000.00

**Anticipated TOTAL Project Costs:** \$1,699,700.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

**St. Louis**  
**2727 Washington (352-133)**

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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

# *St. Louis*

## **32 North Euclid (352-149)**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$97,216.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,836,826.00 Amount on Hand: \$97,216.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,171,439.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,500,000.00

**Anticipated TOTAL Project Costs:** \$31,897,340.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## ***St. Louis***

### ***32 North Euclid (352-149)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** North Euclid Developer, Inc. (The Koman Group)

**Senate District:** 5

**House District:** 77

**Original Date Plan/Project Approved:** 11/1/2015

**Plan Description:**

Demolish and redevelop outdated commercial space with 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:** 2

**Number of Retained Jobs:**

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

# **St. Louis**

## **3693 Forest Park (352-115)**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,608.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$574,890.00 Amount on Hand: \$3,589.00

#### **Economic Activity Taxes:**

Total received since inception: \$91,326.00 Amount on Hand: \$19.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,500,000.00

**Anticipated TOTAL Project Costs:** \$12,477,500.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

## ***St. Louis***

### ***3693 Forest Park (352-115)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**374 South Grand (352-113)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$928,716.00 As of: 10/31/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$4,582,171.00 Amount on Hand: \$928,470.00

### **Economic Activity Taxes:**

Total received since inception: \$330,433.00 Amount on Hand: \$246.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,550,000.00

**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: 7

## ***St. Louis***

### ***374 South Grand (352-113)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 within a mix of 1, 2, and 3 bedroom layouts, as well as 7,200 SF of commercial space for dining. The building will include 380 below ground parking spaces with 100 available 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:**

<b>Projected:</b>	42	<b>Actual to Date:</b>	4
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**3949 Lindell Blvd (352-70)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$771.00 As of: 11/13/2025

### **Payments in Lieu of Taxes:**

Total received since inception:	\$5,061,785.00	Amount on Hand:	\$467.00
---------------------------------	----------------	-----------------	----------

### **Economic Activity Taxes:**

Total received since inception:	\$32,493.00	Amount on Hand:	\$304.00
---------------------------------	-------------	-----------------	----------

### **Anticipated TIF Reimbursable Costs:**

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	\$3,000,000.00
--	----------------

<b>Anticipated TOTAL Project Costs:</b>	\$26,478,856.00
---	-----------------

### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	3
--	---

**St. Louis**  
**3949 Lindell Blvd (352-70)**

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 proposes the complete redevelopment of the property located at 3949 Lindell Blvd., 4012 McPherson Ave. and 4006 McPherson Ave. in Midtown St. Louis.

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

**Area Type:** 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:** 6

**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:	\$8,004.00	As of:	11/5/2025
---	------------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$1,508,987.00	Amount on Hand:	\$8,004.00
---------------------------------	----------------	-----------------	------------

#### **Economic Activity Taxes:**

Total received since inception:	\$22,817.00	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,525,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$12,027,490.00</b>

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	2
--	---

## ***St. Louis***

### ***410 N. Jefferson (West Gate) Lofts (352-45)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**4100 Forest Park (352-86)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$108,128.00 As of: 11/6/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$5,825,063.00 Amount on Hand: \$107,972.00

### **Economic Activity Taxes:**

Total received since inception: \$168,447.00 Amount on Hand: \$156.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 4

## ***St. Louis***

### ***4100 Forest Park (352-86)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Acme Development, LLC

**Senate District:** 5

**House District:** 77

**Original Date Plan/Project Approved:** 7/1/2006

**Plan Description:**

Rehab 1921 warehouse in 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:** 11

**Number of Retained Jobs:**

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

**St. Louis**  
**4200 Laclede Ave. (352-19)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$986.00 As of: 11/5/2025

### **Payments in Lieu of Taxes:**

Total received since inception:	\$1,578,605.00	Amount on Hand:	\$986.00
---------------------------------	----------------	-----------------	----------

### **Economic Activity Taxes:**

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

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$925,400.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$6,005,000.00</b>

### Financing Method:

TIF Notes

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

## ***St. Louis***

### ***4200 Laclede Ave. (352-19)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** 4200 Laclede Corporation

**Senate District:** 5

**House District:** 79

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

#### **Plan Description:**

Project consists of 4200 Laclede Building into 18 new condos. This has preserved a historical building in the city and increased 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**4900 Manchester (352-112)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$36,390.00 As of: 11/13/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$828,309.00 Amount on Hand: \$36,209.00

### **Economic Activity Taxes:**

Total received since inception: \$493,905.00 Amount on Hand: \$181.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,320,000.00

**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: 6

**St. Louis**  
**4900 Manchester (352-112)**

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3773  
**Developer(s):** BDG Realty, LLC  
**Senate District:** 4  
**House District:** 77

**Original Date Plan/Project Approved:** 11/1/2008

**Plan Description:**

Construction of a 50,000 SF commercial property including St. Louis Science Center and headquarters for Boxes, Inc. Public benefit is to eliminate blight through the construction of a new building.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 75      **Actual to Date:** 50

**Number of Retained Jobs:**

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

# ***St. Louis***

## ***600 Washington Ave.-St.Louis Centre (352-88)***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$10,939.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,685,182.00 Amount on Hand: \$10,757.00

#### **Economic Activity Taxes:**

Total received since inception: \$714,790.00 Amount on Hand: \$182.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$30,600,000.00

**Anticipated TOTAL Project Costs:** \$109,906,221.00

#### **Financing Method:**

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

## ***St. Louis***

### ***600 Washington Ave.-St.Louis Centre (352-88)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Private Sector Developer 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:** 612

#### **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: \$97,003.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,371,989.00 Amount on Hand: \$97,003.00

#### **Economic Activity Taxes:**

Total received since inception: \$20,868.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$3,800,000.00

**Anticipated TOTAL Project Costs:** \$25,683,600.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

## ***St. Louis***

### ***6300 Clayton Ave. (352-156)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Hibernia Dogtown Development, Inc.

**Senate District:** 4

**House District:** 87

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

#### **Plan Description:**

Redevelopment of a vacant lumberyard with a proposed newly-constructed five-story building with ground floor retail including a grocery store and 100 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.

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

#### **Number of New Jobs:**

<b>Projected:</b>	55	<b>Actual to Date:</b>	1
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *634 N. Grand Ave. TIF (352-147)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/4/2025
---	--------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$62,976.00	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$260,847.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$9,000,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$53,308,605.00</b>
---	------------------------

#### Financing Method:

TIF Notes
-----------

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

Current anticipated estimated number of years to retirement:	13
--	----

## ***St. Louis***

### ***634 N. Grand Ave. TIF (352-147)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** TLG 634 N Grand, LLC (The Lawrence Group)

**Senate District:** 5

**House District:** 79

**Original Date Plan/Project Approved:** 2/1/2016

**Plan Description:**

Rehab of historic building into a mix of retail, office, and hotel.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**706 Market (352-142)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$76,067.00 As of: 11/4/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$2,632,044.00 Amount on Hand: \$76,067.00

### **Economic Activity Taxes:**

Total received since inception: \$3,438,210.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 12

## ***St. Louis***

### ***706 Market (352-142)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Market TIF, Inc. (The Komen Group)

**Senate District:** 5

**House District:** 18

**Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**

Renovate 128,000 SF former headquarters 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:**

**Projected:** 750      **Actual to Date:** 850

**Number of Retained Jobs:**

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

**St. Louis**  
**900 N Tucker (352-158)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$346,710.00 As of: 11/14/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$912,558.00 Amount on Hand: \$346,710.00

### **Economic Activity Taxes:**

Total received since inception: \$1,594,325.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$11,850,000.00

**Anticipated TOTAL Project Costs:** \$0.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## ***St. Louis***

### ***900 N Tucker (352-158)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** 900 N Tucker Building, LLC

**Senate District:** 5

**House District:** 78

**Original Date Plan/Project Approved:** 12/1/2019

#### **Plan Description:**

Redevelopment of the largely vacant former Post Dispatch building, with high visibility on the northern edge of Downtown. The developer proposes a historic rehab of the property with a mix of uses including office space and ground floor retail spaces. The anchor office tenant will be Square with office space available for a new tech business incubator, NOW Accelerator.

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

**Projected:** 1250      **Actual to Date:** 902

#### **Number of Retained Jobs:**

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

**St. Louis**  
**920 Olive/1000 Locust (352-24)**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/4/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$1,579,415.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$1,397,694.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$2,667,732.00

**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: 0

## ***St. Louis***

### ***920 Olive/1000 Locust (352-24)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 21

**Number of Retained Jobs:**

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

# *St. Louis*

## *Adler Lofts-20121-2101 Washington Ave. (352-49)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$36,594.00 As of: 11/5/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$723,777.00 Amount on Hand: \$4,629.00

#### **Economic Activity Taxes:**

Total received since inception: \$36,594.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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: 3

## ***St. Louis***

### ***Adler Lofts-20121-2101 Washington Ave. (352-49)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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

**St. Louis**  
**Ballpark Lofts (352-84)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$82,878.00 As of: 11/13/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$3,301,519.00 Amount on Hand: \$82,878.00

### **Economic Activity Taxes:**

Total received since inception: \$5,780,336.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$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: 4

## ***St. Louis***

### ***Ballpark Lofts (352-84)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Ballpark Lofts I, LLC

**Senate District:** 5

**House District:** 78

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Rehab 3 historic bldgs with office 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.

Project required significant public infrastructure investment 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:** 176

**Number of Retained Jobs:**

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

**St. Louis**  
**Bee Hat Building (352-76)**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$114.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$377,624.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$560,204.00 Amount on Hand: \$114.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,350,000.00

**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: 3

## ***St. Louis***

### ***Bee Hat Building (352-76)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	22	<b>Actual to Date:</b>	1
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Carondelet Coke (352-140)**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/3/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$67,335.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$153,837.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 11

## **St. Louis**

### **Carondelet Coke (352-140)**

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 South 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:** 59

#### **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: \$393.00 As of: 11/10/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,334,363.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$345,204.00 Amount on Hand: \$393.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$2,466,924.00

**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: 6

## ***St. Louis***

### ***Carondelet South-District #1 (352-110a)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 11

#### **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: \$7,133.00 As of: 11/10/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$100,057.00 Amount on Hand: \$7,100.00

### **Economic Activity Taxes:**

Total received since inception: \$86,979.00 Amount on Hand: \$33.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 6

## ***St. Louis***

### ***Carondelet South-District #2 (352-110b)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 uses 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:** 16

#### **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: \$0.00 As of: 11/10/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$91,948.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$10,010.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 6

## ***St. Louis***

### ***Carondelet South-District #4 (352-110d)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Steins Broadway, Inc.

**Senate District:** 5

**House District:** 93

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

**Plan Description:**

The project consists of the rehabilitation of the property into 8 market-rate apartments 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

**St. Louis**  
**Carrie Ave. (352-141)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$17,464.00 As of: 10/31/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$48,167.00 Amount on Hand: \$17,464.00

### **Economic Activity Taxes:**

Total received since inception: \$635,797.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$25,776,000.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

## ***St. Louis***

### ***Carrie Ave. (352-141)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Green Street Properties, LLC

**Senate District:** 5

**House District:** 77

**Original Date Plan/Project Approved:** 12/1/2013

#### **Plan Description:**

Development of new industrial projects in two phases on the site of an inactive former railyard.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

**Projected:** 150      **Actual to Date:** 39

#### **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: \$24,564.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$637,611.00 Amount on Hand: \$23,507.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,629,028.00 Amount on Hand: \$1,057.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$2,965,000.00

**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: 7

## ***St. Louis***

### ***Chouteau Crossing (352-118)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 70

#### **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: \$649,987.00 As of: 12/31/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$24,871.00 Amount on Hand: \$543,234.00

**Economic Activity Taxes:**

Total received since inception: \$4,094,691.00 Amount on Hand: \$106,753.00

**Anticipated TIF Reimbursable Costs:**

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

**Total Anticipated TIF Reimbursable Project Costs:** \$19,400,000.00

**Anticipated TOTAL Project Costs:** \$231,260,000.00

**Financing Method:**

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## ***St. Louis***

### ***City Foundry (352-151)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 property with high visibility from Interstate 64 near Grand Center. 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:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

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

Project required significant public infrastructure investment 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:** 235

#### **Number of Retained Jobs:**

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

# *St. Louis*

## *Dogtown Walk II-6815-29 Waldemer Ave. (352-62)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$170.00	As of:	11/6/2025
---	----------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$538,803.00	Amount on Hand:	\$170.00
---------------------------------	--------------	-----------------	----------

#### **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
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$415,000.00</b>

<b>Anticipated TOTAL Project Costs:</b>	<b>\$2,700,000.00</b>
---	-----------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	3
--	---

## ***St. Louis***

### ***Dogtown Walk II-6815-29 Waldemer Ave. (352-62)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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

# **St. Louis**

## **East Bank Lofts-1511 Washington Ave. (352-64)**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/6/2025
---	--------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$651,328.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$85,029.00	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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,300,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$8,085,845.00</b>
---	-----------------------

#### **Financing Method:**

TIF Notes
-----------

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

Current anticipated estimated number of years to retirement:	3
--	---

## ***St. Louis***

### ***East Bank Lofts-1511 Washington Ave. (352-64)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 floor and residential rental units on floors 3-8. 15 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:** 0

**Number of Retained Jobs:**

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

# *St. Louis*

## *Ely Walker Lofts-1520 Washington Ave.(352-73)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$771.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,061,785.00 Amount on Hand: \$467.00

#### **Economic Activity Taxes:**

Total received since inception: \$32,493.00 Amount on Hand: \$304.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$3,000,000.00

**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: 3

## ***St. Louis***

### ***Ely Walker Lofts-1520 Washington Ave.(352-73)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Orchard Development Group

**Senate District:** 5

**House District:** 79

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

**Plan Description:**

The project consists of the conversion of a 7-story building into 168 residential units, commercial space, and parking.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 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: 11/6/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$4,372,787.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$639,849.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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: 4

## ***St. Louis***

### ***Euclid/Buckingham Garage (352-81)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	3	<b>Actual to Date:</b>	11
-------------------	---	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# ***St. Louis***

## ***Fashion Square Lofts-1301 Washington Ave. (352-37)***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$81,933.00	As of:	11/4/2025
---	-------------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$3,075,661.00	Amount on Hand:	\$81,895.00
---------------------------------	----------------	-----------------	-------------

#### **Economic Activity Taxes:**

Total received since inception:	\$2,048,646.00	Amount on Hand:	\$38.00
---------------------------------	----------------	-----------------	---------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$3,700,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$29,262,334.00</b>

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	1
--	---

## ***St. Louis***

### ***Fashion Square Lofts-1301 Washington Ave. (352-37)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	4
-------------------	-----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Ford Building (352-121)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

### **Payments in Lieu of Taxes:**

Total received since inception:	\$307,386.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

### **Economic Activity Taxes:**

Total received since inception:	\$38,047.00	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$900,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$11,511,494.00</b>

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

## ***St. Louis***

### ***Ford Building (352-121)***

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3773  
**Developer(s):** Blue Shutters Development  
**Senate District:** 5  
**House District:** 78

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

**Plan Description:**

Renovation of largely vacant and obsolete apartment building into 36 contemporary 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**  
**Forest Park TOD (351-157)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$468,965.00 As of: 11/6/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,726,604.00 Amount on Hand: \$468,965.00

### **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:** \$14,100,000.00

**Anticipated TOTAL Project Costs:** \$91,000,000.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## ***St. Louis***

### ***Forest Park TOD (351-157)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Pearl Capital Management, LLC

**Senate District:** 4

**House District:** 84

**Original Date Plan/Project Approved:** 12/1/2019

#### **Plan Description:**

Redevelopment of an existing surface park and outdated retail strip center, with high visibility in the DeBeliviere Place neighborhood. The developer proposes a newly constructed 290 unit apartment building, 30,000 SF of retail space, and 440 structured parking spaces including parking spaces to replace those in the free Metro surface lot, serving the Forest Park Metrolink station.

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

**Area Type:** Blight

#### **But for Determination:**

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

#### **Number of New Jobs:**

<b>Projected:</b>	70	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Georgian Square (352-36 RPA 2)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$120,093.00 As of: 11/10/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,133,498.00 Amount on Hand: \$118,374.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,077,845.00 Amount on Hand: \$1,719.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$7,100,000.00

**Anticipated TOTAL Project Costs:** \$24,439,839.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

## ***St. Louis***

### ***Georgian Square (352-36 RPA 2)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	108
-------------------	---	------------------------	-----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Georgian Square (352-36 RPA 3)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$38,376.00 As of: 11/10/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,053,769.00 Amount on Hand: \$37,494.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,767,150.00 Amount on Hand: \$882.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$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: 5

## ***St. Louis***

### ***Georgian Square (352-36 RPA 3)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 14

**Number of Retained Jobs:**

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

# *St. Louis*

## *GEW Lofts-2601-43 Washington Ave. (352-92)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$1,234,308.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$145,123.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$3,200,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$19,239,131.00</b>
---	------------------------

#### Financing Method:

TIF Notes
-----------

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

Current anticipated estimated number of years to retirement:	4
--	---

## ***St. Louis***

### ***GEW Lofts-2601-43 Washington Ave. (352-92)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 6

**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 Fund: \$0.00 As of: 11/4/2025

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$801,565.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$574,699.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,800,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$9,793,045.00</b>
---	-----------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	1
--	---

## ***St. Louis***

### ***Grace Lofts-1324 Washington Ave. (352-28)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 0

**Number of Retained Jobs:**

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

**St. Louis**  
**Grand Center (352-20)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,642,029.00 As of: 11/4/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$24,434,557.00 Amount on Hand: \$36,116.00

### **Economic Activity Taxes:**

Total received since inception: \$19,912,013.00 Amount on Hand: \$1,605,913.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$104,679,000.00</b>

**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: 0

## ***St. Louis Grand Center (352-20)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Grand Center, Inc.

**Senate District:** 5

**House District:** 77

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

**Plan Description:**

A TIF District to engage some 20-30 interrelated arts, entertainment, commercial and residential projects. The projects support the City's performing arts center connecting Downtown and the Central West End.

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

**Area Type:** Blight

**But 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:** 3891      **Actual to Date:** 1084

**Number of Retained Jobs:**

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

***St. Louis***  
***Grasso Plaza***

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$237,046.07 As of: 9/24/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$2,500,577.00 Amount on Hand: \$373.68

### **Economic Activity Taxes:**

Total received since inception: \$4,441,227.00 Amount on Hand: \$236,672.39

### **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: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,500,000.00

**Anticipated TOTAL Project Costs:** \$18,500,000.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

## ***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*

## *Jefferson Arms (2016) (352-155)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$265,618.00 As of: 11/4/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$264,554.00 Amount on Hand: \$264,554.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,065.00 Amount on Hand: \$1,064.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

**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: 14

## ***St. Louis***

### ***Jefferson Arms (2016) (352-155)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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, which is one of the largest buildings in Downtown. The developer proposes a historic rehab of the property with a mix of uses including 198 hotel rooms, 239 apartments 18,600 SF of retail space, and indoor 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.

#### **Number of New Jobs:**

**Projected:** 150      **Actual to Date:** 0

#### **Number of Retained Jobs:**

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

# *St. Louis*

## *Lambert Airport Eastern Perimeter RPA 1*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$19,247.78 As of: 9/24/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$40,399,388.00 Amount on Hand: \$3,047.42

#### **Economic Activity Taxes:**

Total received since inception: \$985,972.00 Amount on Hand: \$16,200.36

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$39,863,469.00

Property Acquisition and Relocation Costs: \$26,991,714.00

Project Implementation Costs: \$3,528,169.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

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: 3

## **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:** 4000      **Actual to Date:** 2500

#### **Number of Retained Jobs:**

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

# St. Louis

## Lambert Airport Eastern Perimeter RPA 2

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/24/2025

#### 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
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,836,530.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$18,421,095.00</b>

#### 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):** NA

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Leather Trades Building-1600 Locust St. (352-99)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$123,344.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$34,136.00	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$2,850,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$23,055,050.00</b>
---	------------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	5
--	---

## ***St. Louis***

### ***Leather Trades Building-1600 Locust St. (352-99)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** St. Louis Leased Housing Assoc. II, L.P.

**Senate District:** 5

**House District:** 79

**Original Date Plan/Project Approved:** 8/1/2007

#### **Plan Description:**

The plan calls for rehabilitating the former warehouse into commercial and residential uses. 86 artist lofts with first floor commercial

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

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Lemay Plaza**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$19,390.27 As of: 9/24/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$778,330.00 Amount on Hand: \$0.18

### **Economic Activity Taxes:**

Total received since inception: \$823,377.00 Amount on Hand: \$19,390.09

### **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: \$0.00

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: 3

## ***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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## ***Louderman Building (352-25)***

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$39.00	As of:	11/5/2025
---	---------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$2,308,339.00	Amount on Hand:	\$39.00
---------------------------------	----------------	-----------------	---------

#### **Economic Activity Taxes:**

Total received since inception:	\$1,454,607.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
---	--------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$0.00
-------------------------------	--------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$2,400,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$15,000,000.00</b>
---	------------------------

#### Financing Method:

TIF Notes

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

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

## ***St. Louis***

### ***Louderman Building (352-25)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 37

**Number of Retained Jobs:**

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

# *St. Louis*

## *Ludwig Lofts-1004-06 Olive St. (352-53)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$639,144.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$219,180.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$850,000.00</b>
--	---------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$7,130,500.00</b>
---	-----------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	4
--	---

## ***St. Louis***

### ***Ludwig Lofts-1004-06 Olive St. (352-53)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 0

**Number of Retained Jobs:**

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

# **St. Louis**

## **Magnolia-Thurman (352-103)**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$489,284.00 Amount on Hand: \$6,973.00

#### **Economic Activity Taxes:**

Total received since inception: \$14,927.00 Amount on Hand: \$8.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 6

## ***St. Louis***

### ***Magnolia-Thurman (352-103)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 condos 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**

Current Amount of Revenue in Special Allocation Fund: \$272,713.00 As of: 11/5/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,620,984.00 Amount on Hand: \$272,713.00

#### **Economic Activity Taxes:**

Total received since inception: \$178,699.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,000,000.00

**Anticipated TOTAL Project Costs:** \$54,000,000.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

## ***St. Louis***

### ***Marquette Building-413-27 Olive St. (352-57)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Mayfair Plaza**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$36,377.85 As of: 9/24/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,826,215.00 Amount on Hand: \$0.91

### **Economic Activity Taxes:**

Total received since inception: \$1,278,226.00 Amount on Hand: \$36,736.94

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,697,500.00

Property Acquisition and Relocation Costs: \$2,800,000.00

Project Implementation Costs: \$2,426,165.00

Other: \$847,068.00

Other: \$0.00

Other: \$0.00

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: 5

## ***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

**St. Louis**  
**Midtown Lofts (352-116)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$47,356.00 As of: 11/13/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$521,636.00 Amount on Hand: \$47,356.00

### **Economic Activity Taxes:**

Total received since inception: \$386,918.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

**Anticipated TOTAL Project Costs:** \$5,609,529.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

## ***St. Louis***

### ***Midtown Lofts (352-116)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Midtown LLC

**Senate District:** 5

**House District:** 79

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

#### **Plan Description:**

Project includes the renovation of properties into a mix of residential, office, and commercial uses. This 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:** 116

#### **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: \$661.00 As of: 11/5/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,132,443.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$661.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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: 3

## ***St. Louis***

### ***Mississippi Place-1602-26 Mississippi Ave. (352-56)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Gilded Age Renovation

**Senate District:** 5

**House District:** 78

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Construction of 16 new townhomes including off-street parking in project area.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

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

**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: \$40,728.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,528,246.00 Amount on Hand: \$40,728.00

#### **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:** \$1,300,000.00

**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: 3

## ***St. Louis***

### ***Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 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:**

<b>Projected:</b>	15	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Municipal Courts Building (352-139)**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$70,134.00 As of: 11/4/2025

**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: \$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:** \$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: 14

## ***St. Louis***

### ***Municipal Courts Building (352-139)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 to hotel.

**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:** 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: \$40,725.00 As of: 10/31/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,639,399.00 Amount on Hand: \$39,073.00

### **Economic Activity Taxes:**

Total received since inception: \$2,019,000.00 Amount on Hand: \$1,652.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$3,500,000.00

**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: 9

## ***St. Louis***

### ***N. Broadway Carrie (352-130)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 to develop a mix of 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:** 41

**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: \$34,568.00 As of: 11/3/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,420,891.00 Amount on Hand: \$34,568.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,370,579.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$2,850,000.00

**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: 11

## ***St. Louis***

### ***Northeast Hampton/Berthold (32-138)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 constructed 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:** 80

**Number of Retained Jobs:**

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

# *St. Louis*

## *Northeast Hampton I-44 Ackerman Toyota (352-146)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$80,995.00	As of:	11/14/2025
---	-------------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$1,055,088.00	Amount on Hand:	\$80,995.00
---------------------------------	----------------	-----------------	-------------

#### **Economic Activity Taxes:**

Total received since inception:	\$699,195.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$5,136,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$17,925,125.00</b>
---	------------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	12
--	----

## ***St. Louis***

### ***Northeast Hampton I-44 Ackerman Toyota (352-146)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Jerry Ackerman Motor Company

**Senate District:** 5

**House District:** 78

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

#### **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:**

#### **Number of New Jobs:**

<b>Projected:</b>	80	<b>Actual to Date:</b>	88
-------------------	----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Northgate (352-153)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$65,638.00 As of: 11/4/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$806,696.00 Amount on Hand: \$65,638.00

### **Economic Activity Taxes:**

Total received since inception: \$369,442.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,374,377.00

**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: 14

## **St. Louis**

### **Northgate (352-153)**

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 a former gas station site on a prominent corner in the Lop entertainment district. The newly constructed three-story building includes first floor retail facing the busy Delmar and Skinker frontages below two floors 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.

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

#### **Number of New Jobs:**

**Projected:** 280      **Actual to Date:** 155

#### **Number of Retained Jobs:**

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

# *St. Louis*

## *Northside Regeneration (352-126)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,470,751.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,713,888.00 Amount on Hand: \$667,910.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,792,550.00 Amount on Hand: \$802,841.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$399,868,325.00

**Anticipated TOTAL Project Costs:** \$8,245,396,058.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## ***St. Louis***

### ***Northside Regeneration (352-126)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Northside Regeneration, LLC

**Senate District:** 5

**House District:** 79

**Original Date Plan/Project Approved:** 11/1/2008

#### **Plan Description:**

Planned mixed-use development of 4,634 parcels totaling approximately 1,112 acres of land. The vast majority of the parcels include vacant land or vacant buildings. The development will include a mix of 4.5 million square feet of office and business space, one million square feet of retail and entertainment space, 2,200 single-family homes and approximately 7,800 apartments and condos.

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

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

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

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

#### **Number of New Jobs:**

**Projected:** 22245      **Actual to Date:** 994

#### **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: 11/4/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

Total received since inception: \$2,433,581.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 0

## ***St. Louis***

### ***Old Post Office Building (352-15)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 203

**Number of Retained Jobs:**

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

# *St. Louis*

## *Packard Lofts-2221 Locust St. (352-74)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,303.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$926,796.00 Amount on Hand: \$5,303.00

#### **Economic Activity Taxes:**

Total received since inception: \$232,410.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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: 3

## **St. Louis**

### **Packard Lofts-2221 Locust St. (352-74)**

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 the 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:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	1
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Page Partners III/Walgreens (352-89)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$42,189.00 As of: 11/10/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$674,588.00 Amount on Hand: \$38,975.00

#### **Economic Activity Taxes:**

Total received since inception: \$813,850.00 Amount on Hand: \$3,214.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,200,000.00

**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: 4

## ***St. Louis***

### ***Page Partners III/Walgreens (352-89)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	9
-------------------	----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Park Pacific (352-90)**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,370.00 As of: 11/6/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$5,308,722.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$2,125,538.00 Amount on Hand: \$3,370.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$20,460,000.00

**Anticipated TOTAL Project Costs:** \$125,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

## **St. Louis**

### **Park Pacific (352-90)**

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3773  
**Developer(s):** Parkside Tower, LLC  
**Senate District:** 5  
**House District:** 79

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Rehab the old Union Pacific bldg 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:** 30      **Actual to Date:** 89

**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:	\$0.00	As of:	11/4/2025
---	--------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$4,846,248.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$15,363.00	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$3,264,200.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$143,138,400.00</b>
---	-------------------------

#### **Financing Method:**

TIF Notes
-----------

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

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

## ***St. Louis***

### ***Paul Brown/Arcade Building (352-26)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Pyramid Construction, Inc.

**Senate District:** 5

**House District:** 78

**Original Date Plan/Project Approved:** 12/1/2002

#### **Plan Description:**

Adaptive reuse of the Paul Brown Building for 222 mixed income apartments, ground floor retail, and parking

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

**Area Type:** Blight

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	235	<b>Actual to Date:</b>	1
-------------------	-----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Pet Building-400 S. 4th St. (352-65)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$2,747,919.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$55,566.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$3,000,000.00

**Anticipated TOTAL Project Costs:** \$43,495,000.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

## ***St. Louis***

### ***Pet Building-400 S. 4th St. (352-65)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Balke Brown Associates

**Senate District:** 5

**House District:** 78

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

#### **Plan Description:**

The project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8,500 s/f of commercial usage. Total project cost is estimated at 40,495,000.

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

**Area Type:** Blight

#### **But for Determination:**

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	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:	11/4/2025
---	--------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$3,665,801.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$213,184.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$3,880,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$26,502,500.00</b>
---	------------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	1
--	---

## ***St. Louis***

### ***Printer's Lofts-1601-27 Locust St. (352-32)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 12

#### **Number of Retained Jobs:**

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

**St. Louis**  
**Railway Exchange Building (352-128)**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$35,260.00 As of: 10/31/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$135,145.00 Amount on Hand: \$35,260.00

**Economic Activity Taxes:**

Total received since inception: \$583,361.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

## ***St. Louis***

### ***Railway Exchange Building (352-128)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 a mix of 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:** 0

**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 Fund:	\$51,673.00	As of:	11/4/2025
---	-------------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$1,949,282.00	Amount on Hand:	\$51,673.00
---------------------------------	----------------	-----------------	-------------

#### **Economic Activity Taxes:**

Total received since inception:	\$57,422.00	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
---	--------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$0.00
-------------------------------	--------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,583,379.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$13,216,575.00</b>
---	------------------------

#### Financing Method:

TIF Notes
-----------

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

Current anticipated estimated number of years to retirement:	2
--	---

## ***St. Louis***

### ***Railway Lofts-1619 Washington Ave. (352-39)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 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:** 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: \$26,588.00 As of: 11/14/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$395,573.00 Amount on Hand: \$26,588.00

### **Economic Activity Taxes:**

Total received since inception: \$85,310.00 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

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: 7

## ***St. Louis***

### ***REO (352-117)***

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3773  
**Developer(s):** Midtown TIF Company, Inc.  
**Senate District:** 5  
**House District:** 79

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

#### **Plan Description:**

3141-47 Locust Street was redeveloped into a mixed-use building with contains office, retail, and live/work spaces as well as nine residential apartments. 3144 Locust was redeveloped into parking to supplement the project. The overall project includes 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:** 1

#### **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: \$0.00 As of: 11/4/2025

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$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: 2

## ***St. Louis***

### ***Security Building (352-40)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 225      **Actual to Date:** 12

**Number of Retained Jobs:**

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

# *St. Louis*

## *Shenandoah Place-2303-11 Minnesota Ave. (352-42)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$1.00	As of:	11/5/2025
---	--------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$192,738.00	Amount on Hand:	\$0.00
---------------------------------	--------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$3,466.00	Amount on Hand:	\$1.00
---------------------------------	------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
---	--------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$0.00
-------------------------------	--------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$231,540.00</b>
--	---------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$1,549,416.00</b>
---	-----------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	2
--	---

## ***St. Louis***

### ***Shenandoah Place-2303-11 Minnesota Ave. (352-42)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Soulard Market Apartments-1535 S. 8th St. (352-34)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$14,817.00 As of: 11/4/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,665,532.00 Amount on Hand: \$14,615.00

#### **Economic Activity Taxes:**

Total received since inception: \$309,874.00 Amount on Hand: \$202.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**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: 2

## ***St. Louis***

### ***Soulard Market Apartments-1535 S. 8th St. (352-34)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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**

Current Amount of Revenue in Special Allocation Fund: \$3,680.00 As of: 11/13/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$679,101.00 Amount on Hand: \$3,660.00

**Economic Activity Taxes:**

Total received since inception: \$59,179.00 Amount on Hand: \$20.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,400,000.00

**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: 3

## ***St. Louis***

### ***Southside National Bank (352-75)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Southside National, LLC

**Senate District:** 5

**House District:** 80

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

**Plan Description:**

The project consists of the conversion of the National Bank Building into commercial space and residential units.

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

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	60	<b>Actual to Date:</b>	1
-------------------	----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Southtown (352-31)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$114,441.00 As of: 11/4/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$3,056,475.00 Amount on Hand: \$37,006.00

### **Economic Activity Taxes:**

Total received since inception: \$6,381,337.00 Amount on Hand: \$77,435.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 1

## ***St. Louis***

### ***Southtown (352-31)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	57
-------------------	-----	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**St. Louis Innovation District (352-137)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$301,789.00 As of: 11/3/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$35,726,271.00 Amount on Hand: \$21,442.00

### **Economic Activity Taxes:**

Total received since inception: \$25,336,127.00 Amount on Hand: \$280,347.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$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: 12

## ***St. Louis***

### ***St. Louis Innovation District (352-137)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 3172

#### **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:	\$8,890.00	As of:	11/13/2025
---	------------	--------	------------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$9,153,239.00	Amount on Hand:	\$5,812.00
---------------------------------	----------------	-----------------	------------

#### **Economic Activity Taxes:**

Total received since inception:	\$233,236.00	Amount on Hand:	\$3,078.00
---------------------------------	--------------	-----------------	------------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$8,200,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$68,897,200.00</b>

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	4
--	---

## ***St. Louis***

### ***Syndicate Trust Building-915 Olive St. (352-77)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Syndicate Partners, LLC

**Senate District:** 5

**House District:** 78

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

#### **Plan Description:**

The project entails renovating and rehabilitating the Syndicate Trust Building, providing 91 for-sale residential condos, 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:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis**  
**Taylor Carrie (352-123)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$428.00 As of: 10/31/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$47,450.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$2,458,135.00 Amount on Hand: \$428.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

**Anticipated TOTAL Project Costs:** \$20,661,000.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

## ***St. Louis***

### ***Taylor Carrie (352-123)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 85,700 SF commercial building with a mix of warehouse, office, and showroom 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.

#### **Number of New Jobs:**

**Projected:** 36      **Actual to Date:** 43

#### **Number of Retained Jobs:**

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

**St. Louis**  
**Tech Electronics (352-17)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$864.00 As of: 11/5/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$567,222.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$492,365.00 Amount on Hand: \$864.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 0

## **St. Louis**

### **Tech Electronics (352-17)**

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 s/f one story office building, capable of being expanded to three stories. Project will allow Tech Electronics continued growth of its facilities and operation. The company will expand its current operation of 160 employees and 25 million annual sales in St. Louis. New project will create approximately 45 permanent new full-time jobs with salaries ranging from 55k to 65k 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:**

<b>Projected:</b>	40	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Terra Cotta Annex & Garage-1511-21 Locust St.*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$22,913.00 As of: 11/4/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,178,222.00 Amount on Hand: \$22,656.00

#### **Economic Activity Taxes:**

Total received since inception: \$530,428.00 Amount on Hand: \$257.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$3,500,000.00

**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: 1

## ***St. Louis***

### ***Terra Cotta Annex & Garage-1511-21 Locust St.***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** 1501 Locust Partners, LLC

**Senate District:** 5

**House District:** 79

**Original Date Plan/Project Approved:** 6/1/2003

#### **Plan Description:**

The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units has been completed.

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

**Area Type:** Blight

#### **But for Determination:**

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

#### **Number of New Jobs:**

<b>Projected:</b>	58	<b>Actual to Date:</b>	9
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *The Armory District (352-154)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$203,723.00 As of: 11/4/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

Total received since inception: \$203,723.00 Amount on Hand: \$203,723.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 14

## ***St. Louis***

### ***The Armory District (352-154)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 recreational/sports courts, bar and restaurant, and event 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 remedy existing inadequate conditions.

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

#### **Number of New Jobs:**

<b>Projected:</b>	700	<b>Actual to Date:</b>	0
-------------------	-----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *The Cloisters-2500 S. 18th St. (352-35)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$2,390.00	As of:	11/4/2025
---	------------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$675,085.00	Amount on Hand:	\$2,390.00
---------------------------------	--------------	-----------------	------------

#### **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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$550,000.00</b>
--	---------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$3,800,000.00</b>
---	-----------------------

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	1
--	---

## ***St. Louis***

### ***The Cloisters-2500 S. 18th St. (352-35)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Restoration St. Louis, Inc.

**Senate District:** 5

**House District:** 78

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Renovation of a 27,000 s/f building complex originally used as a religious convent and more recently as a nursing home into 21 apartments plus on-site parking.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

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

**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 Fund: \$1,397.00 As of: 11/10/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$86,179.00 Amount on Hand: \$714.00

**Economic Activity Taxes:**

Total received since inception: \$239,067.00 Amount on Hand: \$683.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 5

## ***St. Louis***

### ***The Foundry (352-95)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 3

**Number of Retained Jobs:**

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

# *St. Louis*

## *The Georgian @ City Hospital-1515 Lafayette Ave.*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$324,820.00 As of: 11/10/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,675,340.00 Amount on Hand: \$324,663.00

#### **Economic Activity Taxes:**

Total received since inception: \$523,215.00 Amount on Hand: \$157.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,000,000.00

**Anticipated TOTAL Project Costs:** \$24,068,124.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1

## ***St. Louis***

### ***The Georgian @ City Hospital-1515 Lafayette Ave.***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 40      **Actual to Date:** 67

#### **Number of Retained Jobs:**

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

# *St. Louis*

## *The Laurel/555 Washington (352-109)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$235,223.00 As of: 10/31/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$11,425,386.00 Amount on Hand: \$197,829.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,694,050.00 Amount on Hand: \$37,394.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$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: 6

## ***St. Louis***

### ***The Laurel/555 Washington (352-109)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** Laurel TIF Apartments Hotel, Inc.

**Senate District:** 5

**House District:** 78

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

#### **Plan Description:**

The project consists of the rehabilitation and redevelopment of the former Dillards Building into retail, restaurant, hotel, and apartment uses, together with parking to be known as The Laurel. The hotel will have 212 rooms, 200 apartments, with 30,000 sq ft of commercial space.

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

**Area Type:** Blight

#### **But for Determination:**

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

#### **Number of New Jobs:**

**Projected:** 200      **Actual to Date:** 69

#### **Number of Retained Jobs:**

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

**St. Louis**  
**The Union Club (352-83)**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,071,653.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$17,191.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,900,000.00

**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: 4

## ***St. Louis***

### ***The Union Club (352-83)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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 condo units above the garage and approximately 6,100 s/f of street level retail space, but are not 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:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Tudor Building/1818 Washington (352-91)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,631,222.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$435,105.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$2,380,000.00

**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: 4

## ***St. Louis***

### ***Tudor Building/1818 Washington (352-91)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 1

**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: \$304,056.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,171,165.00 Amount on Hand: \$240,970.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,384,830.00 Amount on Hand: \$63,086.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

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

**Anticipated TOTAL Project Costs:** \$69,949,676.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## ***St. Louis***

### ***Union Station Phase 2 (352-145)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 37

**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: \$90,034.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,397,251.00 Amount on Hand: \$89,994.00

#### **Economic Activity Taxes:**

Total received since inception: \$90,264.00 Amount on Hand: \$40.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$2,330,000.00

**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: 3

## ***St. Louis***

### ***Ventana Lofts-1635 Washington Ave. (352-68)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Walter Knoll Florist Row (352-27)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$21,050.00 As of: 11/4/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$368,799.00 Amount on Hand: \$19,232.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,707,263.00 Amount on Hand: \$1,818.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$1,000,000.00

**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: 0

## ***St. Louis***

### ***Walter Knoll Florist Row (352-27)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** W.C. & D. Enterprises

**Senate District:** 5

**House District:** 79

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 76      **Actual to Date:** 45

**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: \$85,792.00 As of: 11/5/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,820,412.00 Amount on Hand: \$85,792.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,079,489.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 2

## ***St. Louis***

### ***Warehouse of Fixtures (352-50)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573773

**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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *St. Louis*

## *Washington East Condominiums-901 & 1001-15*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$164,852.00 As of: 11/6/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,800,850.00 Amount on Hand: \$164,810.00

#### **Economic Activity Taxes:**

Total received since inception: \$864,998.00 Amount on Hand: \$42.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/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:** \$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: 2

## ***St. Louis***

### ***Washington East Condominiums-901 & 1001-15***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 48

**Number of Retained Jobs:**

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

# *St. Louis*

## *West Town Lofts-2201 Washington Ave/2211 Lucas Ave*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,231.00 As of: 11/13/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,278,494.00 Amount on Hand: \$9,231.00

#### **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:** \$2,400,000.00

**Anticipated TOTAL Project Costs:** \$18,562,643.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

## ***St. Louis***

### ***West Town Lofts-2201 Washington Ave/2211 Lucas Ave***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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**

Current Amount of Revenue in Special Allocation Fund:	\$2,427.00	As of:	11/6/2025
---	------------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$16,488.00	Amount on Hand:	\$2,427.00
---------------------------------	-------------	-----------------	------------

#### **Economic Activity Taxes:**

Total received since inception:	\$1,881,962.00	Amount on Hand:	\$0.00
---------------------------------	----------------	-----------------	--------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$1,800,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$12,300,000.00</b>

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	3
--	---

## ***St. Louis***

### ***Willy's Overland Building- 2300 Locust St. 352-66***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**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:** 10

**Number of Retained Jobs:**

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

# *St. Louis*

## *Windows Lofts-1601 Washington Ave. (352-33)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$3,557.00	As of:	11/4/2025
---	------------	--------	-----------

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$2,533,630.00	Amount on Hand:	\$3,382.00
---------------------------------	----------------	-----------------	------------

#### **Economic Activity Taxes:**

Total received since inception:	\$691,565.00	Amount on Hand:	\$175.00
---------------------------------	--------------	-----------------	----------

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$3,000,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$15,835,160.00</b>

#### Financing Method:

TIF Notes

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

Current anticipated estimated number of years to retirement:	1
--	---

## ***St. Louis***

### ***Windows Lofts-1601 Washington Ave. (352-33)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3773

**Developer(s):** 1601 Washington, LLC

**Senate District:** 5

**House District:** 79

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Renovate existing 120,000 s/f building for 75,250 s/f of commercial uses and 45,150 s/f of residential lofts 33 condominiums.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 60      **Actual to Date:** 7

**Number of Retained Jobs:**

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

**St. Louis County**  
**Affton Plaza Redevelopment**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$23,727.75 As of: 9/24/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$1,089,237.00 Amount on Hand: \$0.85

**Economic Activity Taxes:**

Total received since inception: \$547,932.00 Amount on Hand: \$23,726.90

**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: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,250,000.00

**Anticipated TOTAL Project Costs:** \$21,000,000.00

**Financing Method:**

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

## ***St. Louis County***

### ***Affton Plaza Redevelopment***

---

**Contact Agency:** St. Louis County

**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:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**St. Louis County**  
**Fenton Logistics Park**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$28,858.74 As of: 9/24/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$8,361,479.85 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$5,066,826.95 Amount on Hand: \$28,858.74

### **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: \$0.00

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: 17

## ***St. Louis County***

### ***Fenton Logistics Park***

---

**Contact Agency:** St. Louis County

**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:** 1875

**Number of Retained Jobs:**

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

# *Ste. Genevieve*

## *Redevelopment plan for the Downtown Ste. Genevieve*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,000.00 As of: 11/12/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$153,969.25 Amount on Hand: \$3,438.16

#### **Economic Activity Taxes:**

Total received since inception: \$69,943.25 Amount on Hand: \$1,561.84

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$22,325,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,543,750.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$24,368,750.00

**Anticipated TOTAL Project Costs:** \$33,368,750.00

#### **Financing Method:**

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

## *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:** 145

**Original Date Plan/Project Approved:** 4/1/2013

**Plan Description:**

Converting existing deteriorating and vacant buildings into retail, office and service space. Repair and improve municipal infrastructure.

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

**Area Type:** Conservation

**But for Determination:**

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 150      **Actual to Date:** 45

**Number of Retained Jobs:**

**Projected:** 100      **Actual to Date:** 20

# Ste. Genevieve

## Redevelopment Plan for the Ozora Area TIF

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$77,744.14 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$147,031.45 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,850,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$580,000.00

Other: \$400,000.00

Other: \$0.00

Other: \$0.00

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

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

## *Ste. Genevieve*

### ***Redevelopment Plan for the Ozora Area TIF***

---

**Contact Agency:** Ste. Genevieve

**Contact Phone:** 5738837202

**Developer(s):** Crawford Oil Company

**Senate District:** 3

**House District:** 145

**Original Date Plan/Project Approved:** 9/1/2012

**Plan Description:**

Rehabilitate Ozora Truck Stop and country store and environmental remediation

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	70	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# *Sugar Creek*

## *LCM/Courtney Atherton Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,662.65 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$735,303.31 Amount on Hand: \$377.67

#### **Economic Activity Taxes:**

Total received since inception: \$2,127,995.08 Amount on Hand: \$5,284.98

#### **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: \$0.00

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):** TALONG 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:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	36
-------------------	----	------------------------	----

**Number of Retained Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	10
-------------------	----	------------------------	----

# *Sugar Creek*

## *Sugarland Center Tax Increment Financing Redevelop*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2025

#### **Payments in Lieu of Taxes:**

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

#### **Economic Activity Taxes:**

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

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,103,888.00

Property Acquisition and Relocation Costs: \$5,857,000.00

Project Implementation Costs: \$9,278,339.00

Other: \$1,485,289.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$27,724,516.00

**Anticipated TOTAL Project Costs:** \$43,603,666.00

#### Financing Method:

Pay As You Go  
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *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:**

<b>Projected:</b>	61	<b>Actual to Date:</b>	0
-------------------	----	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	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: 11/14/2025

#### **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

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

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:**

<b>Projected:</b>	1045	<b>Actual to Date:</b>	0
-------------------	------	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Tax Increment Financing Commission  
Pioneer Plaza Tax Increment Financing Plan**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/3/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$408,100.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$1,538,900.00 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: \$1,465,842.00

Other: \$4,658,138.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$6,123,980.00

**Anticipated TOTAL Project Costs:** \$24,283,379.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

# ***Tax Increment Financing Commission***

## ***Pioneer Plaza Tax Increment Financing Plan***

---

**Contact Agency:** Tax Increment Financing Commission

**Contact Phone:** (816) 691-2109

**Developer(s):** Los Robles Capital Management, LLC

**Senate District:** 9

**House District:** 27

**Original Date Plan/Project Approved:** 8/1/2020

**Plan Description:**

The Plan provides for the acquisition and demolition of an existing vacant retail bldg and the construction of an approx. 48,500 square-foot full service grocery store, including a pharmacy, new surface parking lot, and necessary 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.

**Number of New Jobs:**

**Projected:** 115      **Actual to Date:** 30

**Number of Retained Jobs:**

**Projected:** 0      **Actual to Date:** 60

*Trenton*

*Orschelns*

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$356,144.11 As of: 10/31/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$188,599.55 Amount on Hand: \$188,599.55

### **Economic Activity Taxes:**

Total received since inception: \$167,544.56 Amount on Hand: \$167,544.56

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$663,000.00

Property Acquisition and Relocation Costs: \$287,000.00

Project Implementation Costs: \$50,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,000,000.00

**Anticipated TOTAL Project Costs:** \$5,178,654.00

### Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

**Trenton  
Orschelns**

---

**Contact Agency:** Trenton

**Contact Phone:** 6603594310

**Developer(s):** Orscheln Farm and Home LLC

**Senate District:** 12

**House District:** 7

**Original Date Plan/Project Approved:** 5/1/2020

**Plan Description:**

Construction of an approximately 37,026 square foot Orscheln Farm and Home store and associate sitework and infrastructure, as permitted by the Comprehensive Plan in the Redevelopment 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.

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

# UNIVERSITY CITY

## Olive Blvd Commercial Corridor & Res Con RPA 1

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,220,986.00 As of: 11/13/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$276,857.00 Amount on Hand: \$61,796.00

#### Economic Activity Taxes:

Total received since inception: \$1,636,830.00 Amount on Hand: \$2,245,503.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$70,500,000.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$70,500,000.00</b>
<b>Anticipated TOTAL Project Costs:</b>	<b>\$189,500,000.00</b>

#### Financing Method:

TIF Notes  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## **UNIVERSITY CITY**

### ***Olive Blvd Commercial Corridor & Res Con RPA 1***

---

**Contact Agency:** UNIVERSITY CITY

**Contact Phone:** 3148626767

**Developer(s):** U City, LLC

**Senate District:** 14

**House District:** 86

**Original Date Plan/Project Approved:** 6/1/2019

**Plan Description:**

The Redevelopment Plan proposes that RPA 1 be redeveloped for commercial and residential uses, including retail, restaurant, office, multi-family apartments, senior living apartments and a hotel.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# UNIVERSITY CITY

## Olive Blvd Commercial Corridor & Res Con RPA 2

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,148.00 As of: 11/13/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$6,455.00

#### Economic Activity Taxes:

Total received since inception: \$18,845.00 Amount on Hand: \$3,848.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$13,800,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$13,800,000.00

**Anticipated TOTAL Project Costs:** \$13,800,000.00

#### Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## **UNIVERSITY CITY**

### ***Olive Blvd Commercial Corridor & Res Con RPA 2***

---

**Contact Agency:** UNIVERSITY CITY

**Contact Phone:** 3148626767

**Developer(s):** na

**Senate District:** 14

**House District:** 86

**Original Date Plan/Project Approved:** 6/1/2019

**Plan Description:**

The Redevelopment Plan proposes that RPA 2 be redeveloped to promote residential conservation of existing properties through loan and grant programs, public improvements, land acquisition, demolition and new construction.

**Plan/Project Status:** Seeking Developer

**Area Type:** Conservation

**But for Determination:**

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

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

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# UNIVERSITY CITY

## Olive Blvd Commercial Corridor & Res Con RPA 3

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,306,398.00 As of: 11/13/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$569,510.00 Amount on Hand: \$502,627.00

#### Economic Activity Taxes:

Total received since inception: \$179,369.00 Amount on Hand: \$54,892.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$5,040,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,040,000.00

**Anticipated TOTAL Project Costs:** \$5,040,000.00

#### Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## **UNIVERSITY CITY**

### ***Olive Blvd Commercial Corridor & Res Con RPA 3***

---

**Contact Agency:** UNIVERSITY CITY

**Contact Phone:** 3148626767

**Developer(s):** na

**Senate District:** 14

**House District:** 86

**Original Date Plan/Project Approved:** 6/1/2019

#### **Plan Description:**

The Redevelopment Plan proposes that RPA 3 be redeveloped to promote commercial development through loan and grant programs, public improvements, land acquisition, demolition and new construction.

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

#### **But for Determination:**

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

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

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Village of Sunrise Beach**  
**Sunrise Beach Market Center TIF Plan**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$55,824.87 As of: 11/3/2025

**Payments in Lieu of Taxes:**

Total received since inception: \$386,526.83 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$4,040,846.36 Amount on Hand: \$55,824.87

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,142,600.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$867,400.00

Other: \$240,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,350,000.00

**Anticipated TOTAL Project Costs:** \$19,184,394.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 20

## *Village of Sunrise Beach*

### ***Sunrise Beach Market Center TIF Plan***

---

**Contact Agency:** Village of Sunrise Beach

**Contact Phone:** (573) 374-8782

**Developer(s):** Super Market Developers, Inc.

**Senate District:** 16

**House District:** 124

**Original Date Plan/Project Approved:** 6/1/2012

**Plan Description:**

A supermarket with approximately 53,540 square feet of retail space has been constructed. Future construction is expected to include a fast-food restaurant or convenience store with approximately 3,000 square feet, an approximately 13,000 square foot strip center, other commercial uses permitted by the Comprehensive Plan in the Redevelopment Project Area.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

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

**Number of New Jobs:**

**Projected:** 50      **Actual to Date:** 120

**Number of Retained Jobs:**

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

# Warrenton

## Warrenton West Development TIF RPA1

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$864,682.80 As of: 11/5/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$748,273.59 Amount on Hand: \$136,223.80

#### Economic Activity Taxes:

Total received since inception: \$2,222,282.95 Amount on Hand: \$486,680.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,253,633.00
Property Acquisition and Relocation Costs:	\$4,746,367.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$60,000.00</b>

**Anticipated TOTAL Project Costs:** \$25,311,256.00

#### Financing Method:

TIF Bonds

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 10

## **Warrenton**

### **Warrenton West Development TIF RPA1**

---

**Contact Agency:** Warrenton

**Contact Phone:** 636-456-3535

**Developer(s):** Conrad Property Ventures LLC

**Senate District:** 10

**House District:** 42

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

#### **Plan Description:**

The Plan provides for the demolition, removal, rehabilitation, and/or redevelopment of certain existing structures and the construction and development of new structures, improvements, and infrastructure within five redevelopment project areas. The RPA 1 Redevelopment Project the only approved project calls for 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:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

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

#### **Number of New Jobs:**

**Projected:** 54      **Actual to Date:** 134

#### **Number of Retained Jobs:**

**Projected:** 15      **Actual to Date:** 2

# Washington

## Downtown Washington Redevelopment Plan & Project

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,285,306.41 As of: 11/11/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$3,221,348.40 Amount on Hand: \$977,693.79

#### Economic Activity Taxes:

Total received since inception: \$482,382.94 Amount on Hand: \$307,612.62

#### 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: \$0.00

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: 6

## **Washington**

### **Downtown Washington Redevelopment Plan & Project**

---

**Contact Agency:** Washington

**Contact Phone:** 636-390-1040

**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:**

<b>Projected:</b>	15	<b>Actual to Date:</b>	270
-------------------	----	------------------------	-----

**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	255
-------------------	-----	------------------------	-----

**Washington**  
**Front Street Development, LLC**

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$85,124.47 As of: 11/11/2025

### **Payments in Lieu of Taxes:**

Total received since inception: \$359,789.59 Amount on Hand: \$85,124.47

### **Economic Activity Taxes:**

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

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$550,881.00

Property Acquisition and Relocation Costs: \$1,391,644.00

Project Implementation Costs: \$10,477,510.00

Other: \$115,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,535,035.00

**Anticipated TOTAL Project Costs:** \$12,535,035.00

### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## **Washington**

### **Front Street Development, LLC**

---

**Contact Agency:** Washington

**Contact Phone:** 636-390-1040

**Developer(s):** Unerstall Construction

**Senate District:** 26

**House District:** 109

**Original Date Plan/Project Approved:** 2/1/2017

#### **Plan Description:**

A mixed use development meant to redevelop a long blighted area. The development was intended to bring in at least 30 residential units and 5,000 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:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Washington

## Rhine River Redevelopment Plan & Project

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$25,837.80 As of: 11/11/2025

#### Payments in Lieu of Taxes:

Total received since inception: \$803,516.83 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$429,317.78 Amount on Hand: \$25,837.80

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,025,000.00

Property Acquisition and Relocation Costs: \$505,000.00

Project Implementation Costs: \$175,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,705,000.00

**Anticipated TOTAL Project Costs:** \$7,805,000.00

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

## **Washington**

### **Rhine River Redevelopment Plan & Project**

---

**Contact Agency:** Washington

**Contact Phone:** 636-390-1040

**Developer(s):** Unerstall Construction

**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 construction for new buildings and site 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.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	85
-------------------	---	------------------------	----

#### **Number of Retained Jobs:**

<b>Projected:</b>	24	<b>Actual to Date:</b>	85
-------------------	----	------------------------	----

# *Wentzville*

## *I-70 Corporate Parkway*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### **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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$0.00</b>
--	---------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$0.00</b>
---	---------------

#### **Financing Method:**

Other
-------

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

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

## **Wentzville**

### **I-70 Corporate Parkway**

---

**Contact Agency:** Wentzville

**Contact Phone:** 6366392015

**Developer(s):** na

**Senate District:** 2

**House District:** 107

**Original Date Plan/Project Approved:** 1/1/2020

**Plan Description:**

There is not and there will not be a project or plan.

**Plan/Project Status:** Inactive

**Area Type:** Economic Development

**But for Determination:**

**Number of New Jobs:**

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

**Number of Retained Jobs:**

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

# *Wentzville*

## *M&B Sachs Business Park Extension*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### **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:	\$892,014.75
---	--------------

Property Acquisition and Relocation Costs:	\$0.00
--	--------

Project Implementation Costs:	\$0.00
-------------------------------	--------

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

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

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

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

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

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$892,014.75</b>
--	---------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$892,014.75</b>
---	---------------------

#### Financing Method:

TIF Bonds
-----------

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:** 6366392015

**Developer(s):** na

**Senate District:** 2

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2005

**Plan Description:**

The building of public infrastructure necessary to complete 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:** Economic Development

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
-------------------	---	------------------------	---

# Wentzville

## South 70 Commercial Area-East

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	11/13/2025
---	--------	--------	------------

#### 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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$0.00</b>
--	---------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$0.00</b>
---	---------------

#### Financing Method:

Other
-------

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

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

## **Wentzville**

### **South 70 Commercial Area-East**

---

**Contact Agency:** Wentzville

**Contact Phone:** 6366392015

**Developer(s):** na

**Senate District:** 2

**House District:** 63

**Original Date Plan/Project Approved:** 1/1/2020

**Plan Description:**

There is not and there will not be a Plan or Project

**Plan/Project Status:** Inactive

**Area Type:** Economic Development

**But for Determination:**

**Number of New Jobs:**

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

**Number of Retained Jobs:**

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

# **West Plains**

## **S. US Hwy 160**

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/19/2025

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,496,618.37 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,124,030.68 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,775,000.00

Property Acquisition and Relocation Costs: \$711,000.00

Project Implementation Costs: \$499,000.00

Other: \$300,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$14,285,000.00

**Anticipated TOTAL Project Costs:** \$61,838,000.00

#### **Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## ***West Plains***

### ***S. US Hwy 160***

---

**Contact Agency:** West Plains

**Contact Phone:** 417-256-7176

**Developer(s):** Kevin Guffey 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

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/17/2025

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

Total received since inception: \$3,376,738.74 Amount on Hand: \$0.00

#### 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

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,960,385.00

**Anticipated TOTAL Project Costs:** \$3,904,249.00

#### Financing Method:

Pay As You Go

Loan

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## ***West Plains***

### ***S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop***

---

**Contact Agency:** West Plains

**Contact Phone:** 417-256-7176

**Developer(s):** Walmart, R. Hoover, R. Silvey, Carey Stewart

**Senate District:** 33

**House District:** 154

**Original Date Plan/Project Approved:** 5/1/1994

**Plan Description:**

same as previous reports, no new areas or projects

**Plan/Project Status:** 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:** 701      **Actual to Date:** 701

**Number of Retained Jobs:**

**Projected:** 30      **Actual to Date:** 30

# *West Plains*

## *U.S. Highway 63 Bypass*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/27/2025

#### **Payments in Lieu of Taxes:**

Total received since inception:	\$73,134.06	Amount on Hand:	\$0.00
---------------------------------	-------------	-----------------	--------

#### **Economic Activity Taxes:**

Total received since inception:	\$372,834.42	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
--------	--------

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$7,000,000.00</b>
--	-----------------------

<b>Anticipated TOTAL Project Costs:</b>	<b>\$32,005,500.00</b>
---	------------------------

#### **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:** 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:** 70      **Actual to Date:** 0

**Number of Retained Jobs:**

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