

One-rdg. \_\_\_\_\_  
P. Hrngs. \_\_\_\_\_  
Pgs. 39  
Filed: 08-16-16

Sponsored by: Fisk

COUNCIL BILL NO. 2016- 195

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION

1 ACCEPTING a report on the status of all existing Tax Increment Financing plans  
2 within the City of Springfield, and determining that the redevelopment  
3 projects of each Tax Increment Financing District are making  
4 satisfactory progress under the proposed time schedule contained  
5 within their respective plans.  
6  
7

8 WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act (the  
9 "Act"), found at sections 99.800 to 99.865 RSMo., provides certain requirements for  
10 each municipality establishing a redevelopment plan under the Act; and  
11

12 WHEREAS, one such requirement of the Act is that the governing body of  
13 municipalities which establish a redevelopment plan under the act shall hold a public  
14 hearing every five years after the establishment of said plan; and  
15

16 WHEREAS, the Act requires that the governing body shall review said  
17 redevelopment plans and projects and compare the expected time for completion of  
18 said projects with the time actually taken to complete said projects; and  
19

20 WHEREAS, the Act also requires the governing body to make a determination on  
21 whether satisfactory progress is being made on those projects that have not yet been  
22 completed.  
23

24 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF  
25 SPRINGFIELD, MISSOURI, as follows, that:  
26

27 Section 1 – City Council hereby accepts the report on the status of all existing  
28 Tax Increment Financing plans within the City of Springfield, as prepared by City Staff  
29 which is attached hereto as "Exhibit A." City Council further states that it has reviewed  
30 the contents of said plan and the reporting of City Staff. Based on said review, City  
31 Council finds that the redevelopment plans and projects, established pursuant to the  
32 Act, are making satisfactory progress under the proposed time schedules contained in  
33 the approved plans for completion of such projects. City Council finds further that  
34 satisfactory progress is also being made on those projects which have not yet been  
35 completed.

36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52

Section 2 - This resolution shall be effective immediately upon adoption.

Passed at meeting: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_, City Clerk

Filed as Resolution \_\_\_\_\_

Approved as to form: Achalee T. Weder, Assistant City Attorney

Approved for Council action: Greg Burt, City Manager

## **EXPLANATION TO COUNCIL BILL NO: 2016- 195**

FILED: 08-16-16

ORIGINATING DEPARTMENT: Planning and Development

**PURPOSE:** To accept a report on the status of all existing Tax Increment Financing (TIF) plans within the City and determine if the redevelopment project(s) of each Tax Increment Financing District is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of on-going projects.

**BACKGROUND INFORMATION:** Tax increment financing (“TIF”) under the Real Property Tax Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo. (the “TIF Act”), is a mechanism to capture incremental tax revenues resulting from redevelopment and apply those revenues to pay redevelopment project costs.

The TIF Act allows for the capture of 100 percent of local incremental real property taxes and 50 percent of local incremental economic activity taxes (i.e., sales, utility and earnings taxes) generated within a redevelopment area. Incremental taxes are measured by comparing the current tax revenue to the revenues generated in the year prior to adoption of TIF. In some instances, incremental state tax revenues may also be available. Personal property taxes, the commercial surcharge and certain sales taxes (including those levied on the sales of hotel and motel rooms) are not captured by TIF.

This resolution supports the following Field Guide 2030 goal(s): Chapter 3, Economic Development; Major Goal 2, Aggressively use Economic Development Incentives to encourage investment in the community and to encourage job creation and retention; Objective 2a, Continue to explore creative and flexible methods of funding infrastructure costs associated with new development.

**REMARKS:** The TIF Act, Sec. 99.800 to 99.865, RSMo., requires the governing body of each municipality establishing a redevelopment plan under the Act to hold a public hearing each five years after its establishment to determine if the redevelopment plans and projects are making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects. Section 99.865.3, RSMo.

In connection with the public hearing, the TIF Act directs the governing body to review the redevelopment plans and projects and compare the expected time frames for completion of the plan and projects contained in the approved plan to the time frames actually taken to complete the plan or the project. In addition, if the plan and projects have not been completed the governing body is to make a determination whether satisfactory progress is being made to complete the on-going plan and projects.

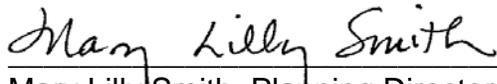
Since the 5-year hearing requirement varies based on the creation date of each TIF Plan, in future years, City staff will endeavor to present an annual report to Council relating to the progress of all TIF Plans, in order to ensure compliance with the statutory hearing requirement.

Submitted by:



Sarah Kerner  
Sarah Kerner, Interim Economic Development Director

Recommended by:



Mary Lilly Smith  
Mary Lilly Smith, Planning Director

Approved by:



Greg Burris  
Greg Burris, City Manager

# Exhibit A

City of Springfield

# TAX INCREMENT FINANCING

2015 Annual Report



## City of Springfield, Missouri

### 2015 Annual Report on Tax Increment Financing

#### Introduction to Tax Increment Financing (TIF)

Tax increment financing (“TIF”) under the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo. (the “TIF Act”), is a mechanism to capture incremental tax revenues resulting from redevelopment and apply those revenues to pay redevelopment project costs.

#### ***What tax revenues does TIF affect?***

The TIF Act allows for the capture of up to 100% of local incremental real property taxes (excluding the merchants and manufacturers replacement surtax and Missouri Blind Pension Fund) and up to 50% of local incremental economic activity taxes (i.e., sales, utility and earnings taxes) generated within a redevelopment area. Incremental taxes are measured by comparing the current tax revenue to the revenues generated in the year prior to adoption of TIF. If approved by the state, incremental state tax revenues may also be available. Personal property taxes and certain sales taxes (including those levied on the sales of hotel and motel rooms) are not captured by TIF.

#### ***How is TIF adopted?***

Prior to adoption of TIF, a municipality must:

1. Establish a TIF Commission as prescribed in the TIF Act;
2. Prepare a redevelopment plan and cost-benefit analysis that describes the economic impact on the affected taxing jurisdictions if the project is built and that defines the reimbursable project costs that can be paid for by TIF revenues; and
3. Have the Springfield TIF Commission hold a public hearing regarding the proposed redevelopment plan and project and make a recommendation to City Council.

After completion of the hearing and receipt of the TIF Commission’s recommendation, the City Council may then make the findings required by the TIF Act, approve the redevelopment plan and project, designate the redevelopment area and adopt TIF. The City will also need to enter into a redevelopment agreement with a developer prescribing the terms and conditions upon which TIF revenues will be applied to a redevelopment project.

The TIF Act requires the city to make several findings, including that the redevelopment area qualifies as a “blighted area,” “conservation area” or “economic development area” (as those terms are described in the TIF Act) and that the project would not be feasible without TIF assistance.

#### ***What type of costs can TIF fund?***

The use of TIF revenues is limited to the uses set forth in each TIF Plan, which may only include the following items which are set forth in the TIF Act:

1. Costs of studies, surveys and plans;
2. Professional service costs, such as financial advisory fees, bond counsel fees and planning expenses, subject to certain limitations as provided in the TIF Act;
3. Land acquisition and demolition costs;
4. Costs of rehabilitating and repairing existing buildings;
5. Initial costs for an economic development area;
6. Costs of constructing public works or improvements, such as street lighting, street repairs or parking;
7. Financing costs, including bond issuance costs, capitalized interest and reasonable reserves, and debt service on bonds;
8. Capital costs incurred by any taxing jurisdiction as a direct result of the project; and
9. Relocation costs.

***How long can TIF operate?***

TIF can be utilized for up to 23 years from the date of approval of any redevelopment project. Redevelopment projects must be approved within 10 years from approval of a redevelopment plan.

***What on-going administrative responsibilities will municipalities have?***

The City is required to file an annual report with the Missouri Department of Economic Development concerning the status of each redevelopment plan and project. Every five years, City Council must hold a public hearing to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained in the redevelopment plan. Finally, City Council is responsible for approving the expenditures of TIF revenues.

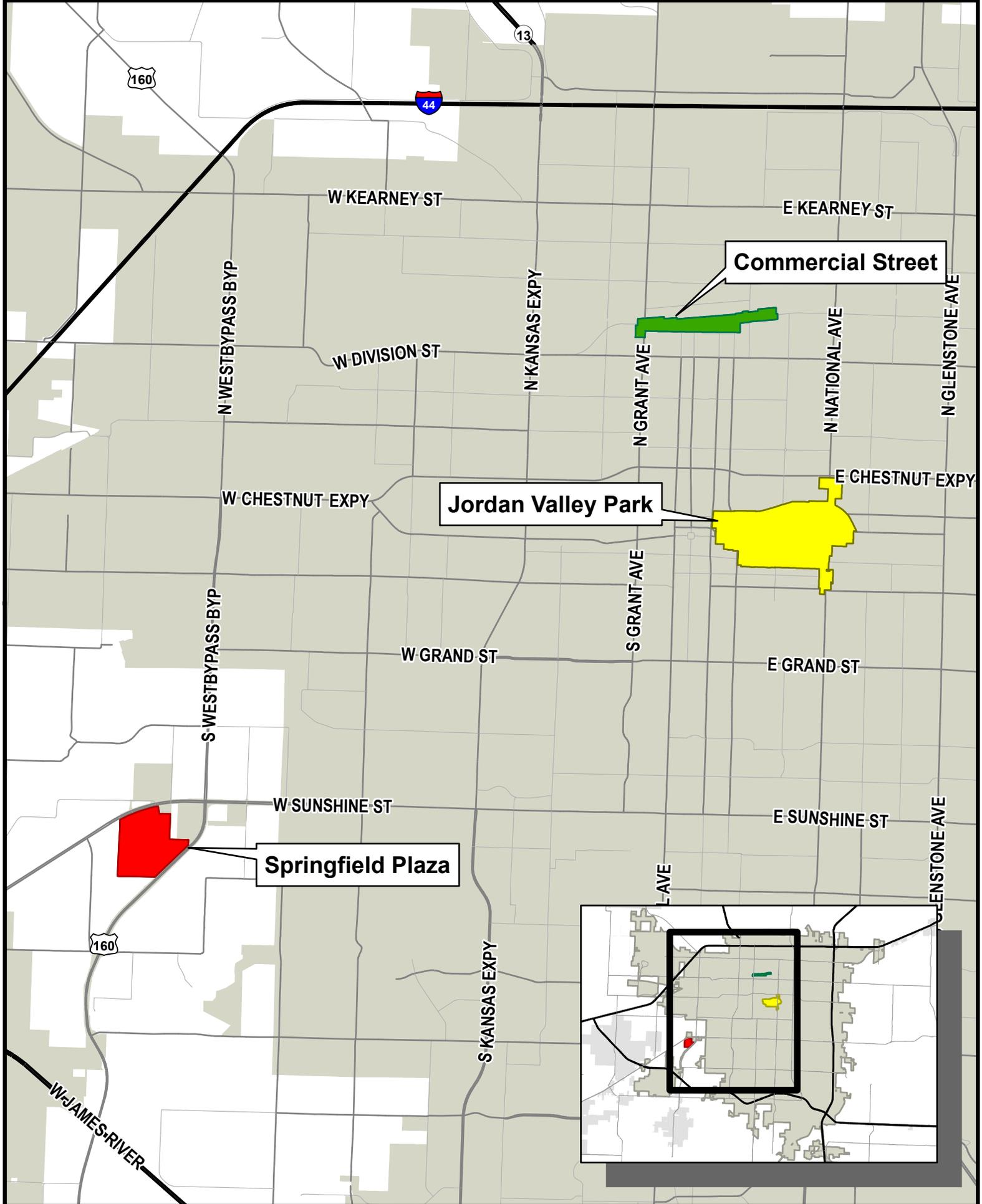
Source: [Missouri Municipal Finance Guide](#), prepared by Gilmore & Bell, P.C., April 2012.

## **City of Springfield TIF Update - 2015**

In accordance with statutory requirements, the City of Springfield, Missouri (the “City”) has prepared this comprehensive review of the three tax increment financing projects located in the City, commonly referred to as the Commercial Street TIF, Jordan Valley Park TIF, and Springfield Plaza TIF.

Two of Springfield's TIFs, Commercial Street and Jordan Valley Park, are focused on redevelopment of central and north Springfield. The newest TIF, Springfield Plaza, will help fund extensive public improvements for a growing retail activity center in southwest Springfield.

The information supplied in this report is on the cash basis for receipts and disbursements for the year ending December 31, 2015. The cash basis is a method of recording accounting transactions for revenue and expenses only when the corresponding cash is received or payments are made. Thus, revenue is recorded only when funds are received, and payables are recorded only when they are paid.



**TIF Redevelopment Areas**  
 City of Springfield, August 2016



## **Jordan Valley Park TIF**

The Jordan Valley Park TIF Plan was approved on October 23, 2000 by Special Ordinance No. 23917. It was subsequently amended by City Council on November 13, 2001 by [Special Ordinance No. 24114](#).

### ***Redevelopment Area Location***

The Jordan Valley Park Redevelopment Area is located in the eastern portion of center city. The area comprises approximately 228 acres and is generally bounded by the BNSF Railroad spur to the north, the southern border of the properties along the south side of Walnut Street to the south, Jefferson and Kimbrough Avenues to the west, and Kickapoo and National Avenues to the east. A map of the area is attached.

### ***TIF Plan Objectives***

The purpose of the Plan is to finance the construction of significant public and private facilities in Center City in order to accomplish the following objectives:

1. To eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent recurrence thereof;
2. To enhance the tax base of the City and other Taxing Jurisdictions by developing the Redevelopment Area to a more beneficial use;
3. To encourage private investment in the surrounding area that will increase employment opportunities and discourage commerce, industry and manufacturing from moving their operations to another state;
4. To increase employment, housing and recreational opportunities in the City; and
5. To stimulate development that would not otherwise occur without Tax Increment Financing assistance.

### ***Redevelopment Project Areas***

The Jordan Valley Park TIF contains eight redevelopment project areas, five of which have been activated. Those redevelopment project areas have facilitated rehabilitation and expansion of the Springfield Expo Center, as well as construction of Jordan Valley Park, the Mediacom Ice Park, Hammons Field, the Jordan Valley Car Park, Holiday Inn Express, and additional surface off-street parking. The redevelopment project areas are detailed below. Please note more than 10 years have passed since the approval of this redevelopment plan; therefore, the three remaining redevelopment projects areas cannot be activated.

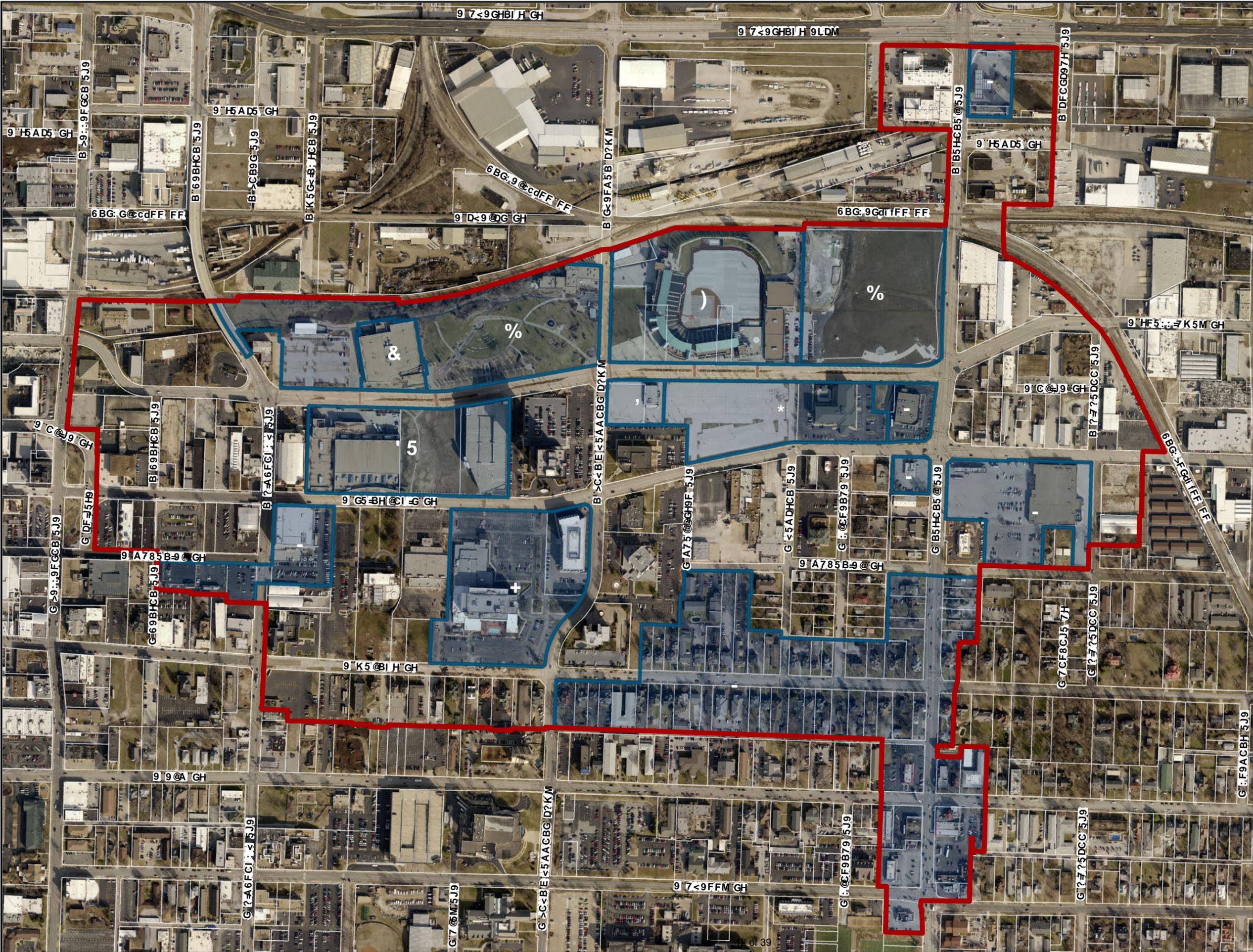
Redevelopment Project Number	Description	Activated by	Date activated	Expiration date
1	Jordan Valley Park	<a href="#">Special Ordinance No. 23918</a>	October 23, 2000	October 22, 2023
2	Ice Park	<a href="#">Special Ordinance No. 24112</a>	November 13, 2001	November 12, 2024
3A	Expo, garage, multipurpose arena	Not activated	-	-
4	No project assigned to this number	-	-	-
5	Baseball Stadium	<a href="#">Special Ordinance No. 24717</a>	January 10, 2005	January 9, 2028
6	Parking/ Holiday Inn Express	<a href="#">Special Ordinance No. 24832</a>	July 25, 2005	July 24, 2028
7	Hotel expansion	Not activated	-	-
8	Office building	Not activated	-	-
9	Existing commercial and retail uses	<a href="#">Special Ordinance No. 23919</a>	October 23, 2000	October 22, 2023

***TIF Reimbursable Projects***

All TIF revenues are directed towards Expo Center debt payments.

***TIF Revenues and Expenditures***

Payments in Lieu of Taxes Received as of December 31, 2015	\$ 1,837,723.34
Economic Activity Taxes Received as of December 31, 2015	\$ 341,499.44
TIF Revenues Expended as of December 31, 2015	\$ 2,167,081.87
Outstanding Bonded Indebtedness as of December 31, 2015	\$ 16,330,000.00
<b>TIF Special Allocation Fund Balance as of December 31, 2015</b>	<b>\$ 12,140.91</b>



"9I \ JVjh5 '!  
 @WUjcb'A Ud'

>cfXUb'JU`YmiDUf\_  
 HU' bWYa Ybh  
 : ]bUbWjbl'  
 FYXyj Ycda YbhD`Ub  
 Springfield, Missouri  
 June 2013

**Legend**

- TIF Boundary
- Project Areas

Scale: 1:5,000



Department of  
 Planning and Development

DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

## **Commercial Street TIF**

The Commercial Street TIF Redevelopment Plan was approved on April 7, 2008 by [Special Ordinance No. 25373](#). This TIF will expire on April 6, 2031.

### ***Redevelopment Area Location***

The Commercial Street Redevelopment Area is located in the center city, approximately one mile north of Park Central Square. The area comprises 10 blocks and includes the entire Commercial Street Historic District. The Area is generally bounded by the BNSF railroad to the north, Pacific and Blaine Streets to the south, Douglas Avenue to the west, and Clay Avenue to the east. A map of the area is attached.

### ***TIF Plan Objectives***

The Plan identifies its primary purpose as establishing a process by which public improvements within the area will be made and redevelopment will occur. The process will enable the City to carry out extensive redevelopment envisioned by the Plan, as well as to encourage significant and sustained growth and development through private sector investment. The Redevelopment Plan also addresses the following objectives:

1. Eliminate the conditions that have qualified the area as a "blighted area" under the terms of the TIF Act;
2. Provide funding for the area's critical infrastructure needs;
3. Provide economic development tools for the Commercial Street area that have been utilized in downtown Springfield;
4. Encourage the rehabilitation and reinvestment in historic structures within the Commercial Street area;
5. Further the objectives of the City's Comprehensive Plan.

### ***Redevelopment Project Area***

The Redevelopment Plan includes a combination of a private redevelopment and public infrastructure projects. The sole Project Area designated in the Plan was activated on April 7, 2008. Selection and construction of the public project improvements is pending.

### ***TIF Reimbursable Projects***

The proposed public improvement projects include:

- Frisco Lane (pave for traffic, add about 60 parking spaces, landscaping and fencing),
- Streetscapes (approximately 6 blocks of streetscapes, plan to use TIF revenues as 50-50 match for grant funds and other local funds);
- Refurbish public parking lots;
- Business loan/grant program;
- Public restrooms;
- Acquire blighted parking lots (from willing seller);
- Renovate Commercial Club;
- Blaine Street improvements;

- Public art;
- Acquire blighted buildings (from willing seller);
- Footbridge Plaza improvements (stage, lighting, sound system, landscaping);
- Public radio station (promote Commercial Street and live music venues on the street);
- Improve alleyways;
- Planters;
- Gateways/entryways;
- Directional signage;
- Park benches; and
- Cab stands.

***TIF Revenues and Expenditures***

No TIF revenues have been expended to date. A proposal to expend TIF revenues will be brought forward in a separate Council bill in late 2016 or early 2017.

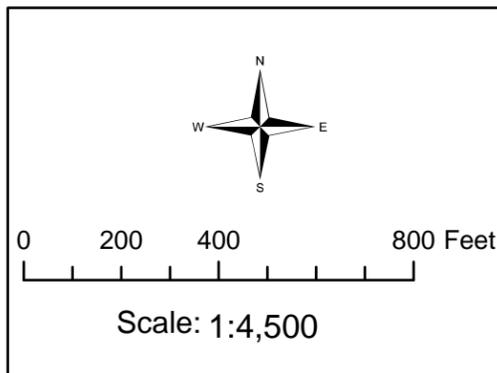
Payments in Lieu of Taxes Received as of December 31, 2015	\$ 471,724.96
Economic Activity Taxes Received as of December 31, 2015	\$ 25,798.13
TIF Revenues Expended as of December 31, 2015	\$ 0
Outstanding Bonded Indebtedness as of December 31, 2015	\$ 0
<b>TIF Special Allocation Fund Balance as of December 31, 2015</b>	<b>\$ 497,523.09</b>

# Figure 1

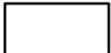
Proposed Redevelopment  
Area and Redevelopment  
Project Area

Commercial Street  
Tax Increment  
Financing  
Redevelopment Plan  
Springfield, Missouri

November 1, 2007



## Legend

-  TIF Boundary
-  Parcels

 **CITY of  
SPRINGFIELD** Department of  
Planning and Development

DISCLAIMER:  
All information included on this map or digital file is provided "as is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.



## **Springfield Plaza TIF**

The Springfield Plaza TIF Plan was approved on May 6, 2013 by [Special Ordinance No. 26231](#).

### ***Redevelopment Area Location***

The Springfield Plaza Redevelopment Area comprises approximately 96 acres and is located in southwest Springfield, near the intersection of Sunshine and West Bypass. A map of the area is attached.

### **TIF Plan Objectives**

The primary objectives for this Redevelopment Plan are:

1. To facilitate redevelopment of the Area;
2. To cure the economic underutilization of the Area and to convert it to its highest and best use;
3. To alleviate those conditions that cause the Area to be a “Blighted Area;” and
4. To encourage a consumer-friendly commercial environment that encourages activity within the Redevelopment Area and promotes the economic health and independence of the City.

Additional objectives for the Redevelopment Plan include:

1. To upgrade and/or refurbish utilities and other infrastructure facilities serving the Redevelopment Area;
2. To enhance the tax base by inducing development of the Area to its highest and best use, to the benefit of taxing districts, and to encourage private investment in surrounding areas;
3. To promote health, safety, order, convenience, prosperity, and the general welfare, as well as efficiency of economy in the process of development;
4. To increase property values in the Area;
5. To stimulate employment opportunities and increased demand for services in the Area;
6. To provide an implementation mechanism which will accelerate the achievement of these objectives and complement other community and economic development objectives and programs; and
7. To further the objectives of the City’s Comprehensive Plan.

### ***Redevelopment Project Areas***

The Redevelopment Plan will be implemented through two Redevelopment Project Areas (“RPAs”). The purpose of RPA-1 is commercial use, including approximately 182,500 square feet of retail commercial space. Public improvements for this area include stormwater and sewer infrastructure and roadway improvements.

The purpose of RPA-2 is commercial use, including approximately 250,000 square feet of office uses. Public improvements for this area include stormwater and sewer infrastructure and internal public roadway improvements.

As of the date of this Report, no RPAs have been activated. Under the TIF Act, a project area must be activated within 10 years of the approval of the TIF in order to be valid.

**TIF Reimbursable Projects**

The projected Redevelopment Project Costs for the Plan include the following:

- The land that will be dedicated for public improvements;
- The cost of removing remaining existing improvements and grading;
- The cost of importing soil as fill for road construction and landscaping;
- The cost of required infrastructure improvements, such as street improvements; curbing and sidewalk improvements, storm and sanitary improvements, and upgrading utilities;
- The miscellaneous costs associated with development, such as loan fees, construction loan interest, permit and inspection fees, appraisals, title insurance, surveying, soils engineering and compaction, architect/engineer fees, environmental testing, etc.;
- All other planning, legal, and financial advisory costs associated with the preparation of this Plan and implementation of the Redevelopment Projects which have been and will be incurred in the future.

Reimbursable Project Costs which are incurred by the Developer of record for each Redevelopment Project shall be reimbursed in accordance with a redevelopment agreement between the Developer and the City.

It is anticipated that TIF Revenues will be collected and used to reimburse Redevelopment Project Costs related to the implementation of the Redevelopment Project on a “pay-as-you-go” basis. The City does not anticipate the issuance of any bonds, notes or other obligations with respect to the completion of the Redevelopment Projects. The collection of TIF Revenues from each Redevelopment Project will last no longer than 18 years, and each Redevelopment Project will be terminated 18 years from the date that tax increment financing was activated by ordinance for such Redevelopment Project. The TIF will retain only 75% of the PILOTs; the remaining 25% will be redirected back to the affected taxing jurisdictions. A CID was also established over the Redevelopment Project Areas to accelerate reimbursement of the public improvements.

**TIF Revenues and Expenditures**

Payments in Lieu of Taxes Received as of December 31, 2015	\$0
Economic Activity Taxes Received as of December 31, 2015	\$0
TIF Revenues Expended as of December 31, 2015	\$0
<b>TIF Special Allocation Fund Balance as of December 31, 2015</b>	<b>\$0</b>

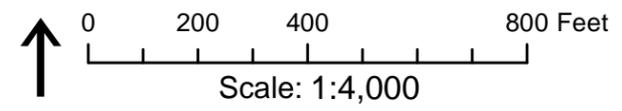


**Springfield Plaza Tax Increment Financing  
Redevelopment Area**

TIF Boundary

Redevelopment Project Areas

- RPA-1
- RPA-2



DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

# Appendix

Tax Increment Financing Annual Reports  
Submitted to the  
Missouri Department of Revenue  
for Calendar Year 2015

# Tax Increment Financing Annual Report

## **For filing prior year reports or revising past TIF reports**

(Note: The reporting period may cover any 12 month period prior to September 30.)

This report includes the requirements of Section 99.865, RSMo which elements (or portions thereof) are identified by subsection noted in bold. Additional information is requested to accurately determine the impact of TIF in the State. The results of this unaudited report will be distributed to the Governor, Speaker of the House of Representatives the Senate President Pro Tem and the State Auditor and will be available to the public. There are three Sections to this report, Section 1, Description of the Plan and Project; Section 2, Tax Increment Financing Revenues and Section 3, Certification of Accuracy. An Instruction Sheet is available. If you have any questions, please contact the Missouri Department of Revenue, Taxation Division at 573-751-4541 or (573) 751-3055.

### Section 1: Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): City of Springfield
2. Name of Plan or Project: Jordan Valley Park TIF
3. Report Period: From January 1, 20 15; to December 31, 20 15
4. Name of the person who prepared this Annual Report Matt D. Schaefer
5. Contact Information
  - a) City or County Contact Agency City of Springfield, Missouri
  - b) Person Sarah Kerner, Interim Economic Development Director
  - c) Phone 417-864-1035
  - d) Fax 417-864-1030
  - e) E-mail Address skerner@springfieldmo.gov
  - f) Private Sector Developer John Q. Hammons revocable trust
  - g) Person Gregg Groves
  - h) Phone 417-873-3586
  - i) Fax 417-873-3503
  - j) E-mail Address gregg.groves@jqh.com
6. Original Date Plan/Project Approved October 23, 2000
7. Ordinance Number (if available) 23917
8. Most Recent Plan Amendment Date (if any) [**99.865.1(9)**] November 13, 2001
9. Ordinance Number (if available) 24114
10. State House District 132nd and 135th
11. State Senate District 30th
12. School District Springfield R-12

13. General Location of Area or Project Area (if feasible, please attach copy of Redevelopment Area Boundary Map from Plan [99.865.1(10)])

The Area consists of approximately 30 blocks located in Springfield's central business district, which are generally bounded by the BNSF Railroad to the north, the south property lines of properties along the south side of East Walnut Street to the south, National Avenue to the east, and Jefferson Avenue to the west.

14. Brief description of Plan/Project [99.865.1(10)]

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.

15. Plan/Project Status (Circle one which best describes status):

a) Starting-Up

b) Seeking Developer

c) Under Construction

d) Fully-Operational

e) Inactive

f) District Dissolved

If Clarification Is Needed: \_\_\_\_\_

16. Area Type (Circle All Applicable):

a) Blight

b) Conservation

c) Economic Development

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

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

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

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

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

e) Other (describe): \_\_\_\_\_

18. Major Development Obstacles to be Overcome: The Area has been built in an incremental fashion and exhibits improper subdivision and obsolete platting in addition to an inadequate street layout. Ownership is placed among dozens of owners, requiring significant site assembly. Approximately three-fourths of the properties exhibit moderate to significant levels of blight. The area has experienced declining population and significant economic decline.

19. Briefly Describe the Project's Public Benefits [99.865.1(10)]

Jordan Valley Park, the Springfield community's grand vision for center city revitalization, is a comprehensive strategy that includes recreation, commerce, environmental enhancement, housing, economic development, infrastructure and quality of life initiatives. The public investments associated with the implementation of this vision will help remediate

blight and support major private development in the City's downtown urban core.

20. Briefly Describe Agreements with the Developer [99.865.1(9)]

The City has entered into a development agreement with John Q. Hammons. It includes the establishment of a CID comprised of property owned by Mr. Hammons and the City of Springfield as a supplementary funding source. The agreement also includes provisions with regards to the renovations to and the management of the Exposition Center.

21. Brief Description of Any Agreements with the Affected Taxing Districts [99.865.1(9)]

None

22. Number of Relocated Residences During This Report Period: 0

23. Number of Relocated Businesses During This Report Period: 0

24. Number of Parcels Acquired Through Use of Eminent Domain Power In This Report Period (99.865.1(12)): 0

25. Identify any Businesses that have Relocated to the Redevelopment Area During This Report Period: (Completion of This Section Satisfies Requirements of 99.810.2 'New Business Report', Otherwise Due by the last day of February).

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?
See Attachment A				

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: Projected: 333 + 2 pt Actual to date: 167 +220 pt

27. Estimate of Retained Jobs: Projected: 10 Actual to date: 293

## Section 2: Tax Increment Financing Revenues

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:

Form Date  
9/06/2006

— 3 —

Rev. 12/28/2009

a. Payments in Lieu of Taxes (PILOTs): **[99.865.1(6)]**  
 Total received since inception: \$ 1,837,723.34 ; Amount on hand: \$ 11,054.94  
 (As of Report Date)

b. Economic Activity Taxes (EATs): **[99.865.1(8)]**  
 Total received since inception: \$ 341,499.44 ; Amount on hand: \$ 1,085.97  
 (As of Report Date)

**Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 12,140.91**

29. Expenditures for Total Project Costs Funded by TIF: **[99.865.1(2)]**

	Total Since Inception:	Report Period Only:
a) Public Infrastructure (streets, utilities, etc)	\$ _____	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of Existing Buildings <b>[99.865.1(11)]</b>	\$ _____	\$ _____
d) Acquisition of Land or Buildings <b>[99.865.1(11)]</b>	\$ _____	\$ _____
e) Other (specify): <b>Construction</b>	\$ <u>28,809,039</u>	\$ _____
f) Other (specify): _____	\$ _____	\$ _____

Amount Paid on Debt Service: **[99.865.1(3)]**

g) Payments of Principal and Interest on Outstanding Bonded Debt:  
 Since Inception: \$ 2,167,081.87 This Reporting Period: \$ 291,915.01

h) Reimbursement to Developer for Eligible Costs:  
 Since Inception: \$ 0 This Reporting Period: \$ 0

i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:  
 Since Inception: \$ 0 This Reporting Period: \$ 0

30. Anticipated TIF Reimbursable Costs (Only include hard costs; do not include interest or bond issuance costs.)

a. Public Infrastructure and Site Development Costs (Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)	\$ 2,600,000
b. Property Acquisition and Relocation Costs	\$ 0
c. Project Implementation Costs (Including Professional Fees)	\$ 18,500,000
d. Other (specify, as applicable): _____	\$ _____
e) Other (specify): _____	\$ _____
e) Other (specify): _____	\$ _____
<b>Total Anticipated TIF Reimbursable Project Costs</b>	<b>\$ 21,100,000</b>

31. Anticipated **Total Project Costs** \$ 150,545,000

(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs if any revisions occurring since previous filing.)

32. TIF Financing Method (circle all that apply):

- |                  |                             |                      |          |
|------------------|-----------------------------|----------------------|----------|
| a) Pay-as-you-go | b) General Obligation Bonds | c) TIF Notes         | d) Loan  |
| e) TIF Bond      | f) Industrial Revenue Bond  | <u>g) Other Bond</u> | h) Other |

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) 23

34. Current Anticipated Estimate (# of Years to Retirement) 23

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: **[99.865.1(4)]**

\$ 7,901,230

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): **[99.865.1(5)]**

\$ 4,556,350

37. Anticipated Assessed Value at Time of District Termination: \$ 12,928,648

38. Total Amount of **Base Year** EATs **[99.865.1(7)]** \$ 1,757,951

39. Total Amount of **Base Year** PILOTs \$ 188,946.38

40. Total Annual EATs Anticipated at Time of District Termination \$ 313,516

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 580,496

Form Date  
9/06/2006

— 5 —

Rev. 12/28/2009

42. Percentage of EATs Captured (per TIF Plan, usually up to 50%) 50 %
43. Total Years Anticipated to Capture EATs (per TIF Plan, up to 23 years) 23
44. Percentage of PILOTs Captured (per TIF Plan, usually up to 100%) 100 %
45. Total Years Anticipated to Capture PILOTs (per TIF Plan, up to 23 years) 23

### Section 3: Certification of Chief Executive Officer of Municipality or Agency

*This section is not a requirement of 99.865.1-8 RSMo, but may be required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Revenue to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, Greg Burris, certify that, to the best of my knowledge and

*(Name of Chief Executive Officer of Municipality or Agency)*

**belief, the statements of fact contained in this report are true and correct.**

  
 \_\_\_\_\_  
*(Signature of affiant)*

**City Manager**

*(Title of affiant)*

**NOTE: Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.**

**Send Report to:**

**Missouri Department of Revenue  
 Attn: TIF Annual Report  
 P.O. Box 27  
 Jefferson City, MO 65105-0027**

**E-Mail: [TIFreporting@dor.mo.gov](mailto:TIFreporting@dor.mo.gov)**

**Further Information:**

**573-751-4541 or 573-751-3055**

## ATTACHMENT A

### Businesses that have Relocated to the Jordan Valley Park TIF Redevelopment Area

<b>Business Name</b>	<b>Address</b>	<b>Phone Number</b>	<b>Business Type</b>	<b>Relocated from What City/County?</b>
Brad's Auto Repair	1243 E Saint Louis St	n/a*	Automotive Repair	New Business
CVS Pharmacy	1153 E Elm St	417-831-0380	Retail - Pharmacy	New Business
EmBark Staffing, LLC	901 E Saint Louis St	417-849-9995	Staffing	New Business
Herman's Custom Builders	350 S John Q Hammons Pkwy	417-268-0891	Construction	New Business
King Cuts*	1212 E Trafficway St	n/a	Barber	New Business
Metro PCS	218 N National Ave	417-319-5565	Retail	New Business
Online Marketing Giant	1050 E Walnut St	417-720-4859	Advertising	New Business
Price Cutter	1260 E Saint Louis St	417-895-3107	Retail - Grocery	New Business
Raby Auto Sales	1227 E Saint Louis St	417-425-6488	Advertising	New Business
Rama Thai Café	1129 E Walnut St	417-865-3204	Restaurant	New Business
The Old Glass Place	521 E Saint Louis St	417-501-8035	Event Center	New Business
Yellowpages.com, LLC	300 S John Q Hammons Pkwy	678-406-5523	Advertising	New Business
YP Advertising and Publishing, LLC	300 S John Q Hammons Pkwy	678-406-5523	Advertising	New Business

\*Business opened and closed during the reporting period.

# Tax Increment Financing Annual Report

**For filing prior year reports or revising past TIF reports**  
(Note: The reporting period may cover any 12 month period prior to September 30.)

This report includes the requirements of Section 99.865, RSMo which elements (or portions thereof) are identified by subsection noted in bold. Additional information is requested to accurately determine the impact of TIF in the State. The results of this unaudited report will be distributed to the Governor, Speaker of the House of Representatives the Senate President Pro Tem and the State Auditor and will be available to the public. There are three Sections to this report, Section 1, Description of the Plan and Project; Section 2, Tax Increment Financing Revenues and Section 3, Certification of Accuracy. An Instruction Sheet is available. If you have any questions, please contact the Missouri Department of Revenue, Taxation Division at 573-751-4541 or (573) 751-3055.

## Section 1: Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): City of Springfield
2. Name of Plan or Project: Commercial Street TIF
3. Report Period: From January 1, 20 15; to December 31, 20 15
4. Name of the person who prepared this Annual Report Matt D. Schaefer
5. Contact Information
  - a) City or County Contact Agency City of Springfield, Missouri
  - b) Person Sarah Kerner, Interim Economic Development Director
  - c) Phone 417-864-1035
  - d) Fax 417-864-1030
  - e) E-mail Address skerner@springfieldmo.gov
  - f) Private Sector Developer Juliet Mee
  - g) Person Juliet Mee
  - h) Phone 417-863-7682
  - i) Fax 417-863-7652
  - j) E-mail Address director@pmtc.edu
6. Original Date Plan/Project Approved April 7, 2008
7. Ordinance Number (if available) 25373
8. Most Recent Plan Amendment Date (if any) **[99.865.1(9)]** n/a
9. Ordinance Number (if available) n/a
10. State House District 132nd
11. State Senate District 30th
12. School District Springfield R-12

13. General Location of Area or Project Area (if feasible, please attach copy of Redevelopment Area Boundary Map from Plan [99.865.1(10)])

The Commercial Street Redevelopment Area is located in the city center of Springfield, approximately one mile north of Park Central Square. The area comprises approximately 10 blocks and includes the entire Commercial Street Historic District. The Area is generally bounded by the BNSF railroad to the north, Pacific and Blaine Streets to the south, Douglas Avenue to the west, and Clay Avenue to the east.

14. Brief description of Plan/Project [99.865.1(10)]

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.

15. Plan/Project Status (Circle one which best describes status):

a) Starting-Up

b) Seeking Developer

c) Under Construction

d) Fully-Operational

e) Inactive

f) District Dissolved

If Clarification Is Needed: \_\_\_\_\_

16. Area Type (Circle All Applicable):

a) Blight

b) Conservation

c) Economic Development

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

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

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

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

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

e) Other (describe): \_\_\_\_\_

18. Major Development Obstacles to be Overcome: The Redevelopment Area is substantially blighted due to many years of disinvestment and property neglect that have created unsafe conditions including fire hazards and economic and social liability. The majority of buildings are over 100 years old, and more than half are in need of major rehabilitation in order to be brought up to current building codes and to protect against structural failure.

19. Briefly Describe the Project's Public Benefits [99.865.1(10)]

The Redevelopment Plan will help remediate blight and support private investment that will in turn preserve historic structures, increase property values and tax revenues, create jobs, provide housing opportunities, and add to quality of life for citizens.

20. Briefly Describe Agreements with the Developer [99.865.1(9)] \_\_\_\_\_  
 The City will serve as the "Master Developer," coordinating the Redevelopment Program.  
 There is no written agreement with any private sector developer related to this Redevelopment  
 Plan.

21. Brief Description of Any Agreements with the Affected Taxing Districts [99.865.1(9)] \_\_\_\_\_  
 None

22. Number of Relocated Residences During This Report Period: 0

23. Number of Relocated Businesses During This Report Period: 0

24. Number of Parcels Acquired Through Use of Eminent Domain Power In This Report Period (99.865.1(12)): 0

25. Identify any Businesses that have Relocated to the Redevelopment Area During This Report Period: *(Completion of This Section Satisfies Requirements of 99.810.2 'New Business Report', Otherwise Due by the last day of February).*

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?
See attachment A				

*(Please Attach List Separately If Necessary or Desired)*

26. Estimate of New Jobs: *Projected:* 0      *Actual to date:* 27

27. Estimate of Retained Jobs: *Projected:* 0      *Actual to date:* 0

**Section 2: Tax Increment Financing Revenues**

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:

Form Date  
 9/06/2006

a. Payments in Lieu of Taxes (PILOTs): **[99.865.1(6)]**

Total received since inception: \$ 471,724.96 ; Amount on hand: \$ 471,724.96  
(As of Report Date)

b. Economic Activity Taxes (EATs): **[99.865.1(8)]**

Total received since inception: \$ 25,798.13 ; Amount on hand: \$ 25,798.13  
(As of Report Date)

**Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 497,523.09**

29. Expenditures for Total Project Costs Funded by TIF: **[99.865.1(2)]**

	<b>Total Since Inception:</b>	<b>Report Period Only:</b>
a) Public Infrastructure (streets, utilities, etc)	\$ <u>0</u>	\$ <u>0</u>
b) Site Development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of Existing Buildings <b>[99.865.1(11)]</b>	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of Land or Buildings <b>[99.865.1(11)]</b>	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ _____	\$ _____
f) Other (specify): _____	\$ _____	\$ _____

Amount Paid on Debt Service: **[99.865.1(3)]**

g) Payments of Principal and Interest on Outstanding Bonded Debt:

Since Inception: \$ 0 This Reporting Period: \$ 0

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 0 This Reporting Period: \$ 0

i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:

Since Inception: \$ 0 This Reporting Period: \$ 0

30. Anticipated TIF Reimbursable Costs (Only include hard costs; do not include interest or bond issuance costs.)

a. Public Infrastructure and Site Development Costs (Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)	\$ 4,216,000
b. Property Acquisition and Relocation Costs	\$ 750,000
c. Project Implementation Costs (Including Professional Fees)	\$ 240,000
d. Other (specify, as applicable): <u>Business assistance</u>	\$ 250,000
e) Other (specify): _____	\$ _____
e) Other (specify): _____	\$ _____
<b>Total Anticipated TIF Reimbursable Project Costs</b>	<b>\$ 5,456,000</b>

31. Anticipated **Total Project Costs** \$ 5,456,000  
 (Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs if any revisions occurring since previous filing.)

32. TIF Financing Method (circle all that apply):

<input checked="" type="checkbox"/> a) Pay-as-you-go	<input type="checkbox"/> b) General Obligation Bonds	<input type="checkbox"/> c) TIF Notes	<input type="checkbox"/> d) Loan
<input type="checkbox"/> e) TIF Bond	<input type="checkbox"/> f) Industrial Revenue Bond	<input type="checkbox"/> g) Other Bond	<input type="checkbox"/> h) Other

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) 23

34. Current Anticipated Estimate (# of Years to Retirement) 23

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: **[99.865.1(4)]**

\$ 3,710,120

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): **[99.865.1(5)]**

\$ 2,147,220

37. Anticipated Assessed Value at Time of District Termination: \$ 11,346,000

38. Total Amount of **Base Year** EATs **[99.865.1(7)]** \$ 328,227

39. Total Amount of **Base Year** PILOTs \$ 172,962

40. Total Annual EATs Anticipated at Time of District Termination \$ TBD

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 422,604

Form Date  
9/06/2006

42. Percentage of EATs Captured (per TIF Plan, usually up to 50%) 50 %
43. Total Years Anticipated to Capture EATs (per TIF Plan, up to 23 years) 23
44. Percentage of PILOTs Captured (per TIF Plan, usually up to 100%) 100 %
45. Total Years Anticipated to Capture PILOTs (per TIF Plan, up to 23 years) 23

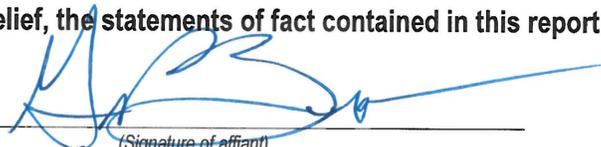
### Section 3: Certification of Chief Executive Officer of Municipality or Agency

*This section is not a requirement of 99.865.1-8 RSMo, but may be required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Revenue to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, Greg Burris, certify that, to the best of my knowledge and

*(Name of Chief Executive Officer of Municipality or Agency)*

**belief, the statements of fact contained in this report are true and correct.**

  
 \_\_\_\_\_  
*(Signature of affiant)*

**City Manager**

*(Title of affiant)*

**NOTE: Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.**

**Send Report to:**

**Missouri Department of Revenue  
 Attn: TIF Annual Report  
 P.O. Box 27  
 Jefferson City, MO 65105-0027**

**E-Mail: [TIFreporting@dor.mo.gov](mailto:TIFreporting@dor.mo.gov)**

**Further Information:**

**573-751-4541 or 573-751-3055**

## ATTACHMENT A

### Businesses That Have Relocated to the Commercial Street TIF Redevelopment Area

<b>Business Name</b>	<b>Address</b>	<b>Phone Number</b>	<b>Business Type</b>	<b>Relocated from What City/County?</b>
AKF Photography	209 W Commercial St	417-351-3260	Photographer	New Business
Activities	209 W Commercial St	417-399-4580	Art Studio	New Business
Chabom Teas and Spices	209 E Commercial St	417-719-4311	Restaurant	New Business
Creative Escape Glass	219 W Commercial St	417-693-4991	Art Studio	New Business
Distorted Utopia	213 W Commercial St	417-894-7187	Retail	New Business
Eurasia Coffee and Tea/C-Street Café	445 E Commercial St	417-268-9100	Restaurant	New Business
Moon City Pub	420 W Commercial St	417-315-8146	Tavern	New Business
Ms. Gilmore's Tea Room and Vintage Suitcase	211 E Commercial St	417-863-6908	Restaurant	New Business
Said Yes Films	302 E Commercial St	417-343-5135	Photographer	New Business
The 1906 Gents	426 W Commercial St	417-812-5638	Retail	New Business

# Tax Increment Financing Annual Report

**For filing prior year reports or revising past TIF reports**  
(Note: The reporting period may cover any 12 month period prior to September 30.)

This report includes the requirements of Section 99.865, RSMo which elements (or portions thereof) are identified by subsection noted in bold. Additional information is requested to accurately determine the impact of TIF in the State. The results of this unaudited report will be distributed to the Governor, Speaker of the House of Representatives the Senate President Pro Tem and the State Auditor and will be available to the public. There are three Sections to this report, Section 1, Description of the Plan and Project; Section 2, Tax Increment Financing Revenues and Section 3, Certification of Accuracy. An Instruction Sheet is available. If you have any questions, please contact the Missouri Department of Revenue, Taxation Division at 573-751-4541 or (573) 751-3055.

## Section 1: Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): City of Springfield
2. Name of Plan or Project: Springfield Plaza TIF Redevelopment Plan
3. Report Period: From January 1, 20 15; to December 31, 20 15
4. Name of the person who prepared this Annual Report Matt D. Schaefer
5. Contact Information
  - a) City or County Contact Agency City of Springfield, Missouri
  - b) Person Sarah Kerner, Interim Economic Development Director
  - c) Phone 417-864-1035
  - d) Fax 417-864-1030
  - e) E-mail Address skerner@springfieldmo.gov
  - f) Private Sector Developer Springfield Plaza Real Estate, Inc.
  - g) Person Thomas B. Rankin, President
  - h) Phone 417-887-8826
  - i) Fax 417-875-9233
  - j) E-mail Address tom.rankin@svn.com
6. Original Date Plan/Project Approved May 6, 2013
7. Ordinance Number (if available) 26231
8. Most Recent Plan Amendment Date (if any) [99.865.1(9)] n/a
9. Ordinance Number (if available) n/a
10. State House District 133rd
11. State Senate District 30th
12. School District Republic R-3

13. General Location of Area or Project Area (if feasible, please attach copy of Redevelopment Area Boundary Map from Plan [99.865.1(10)])

The Springfield Plaza TIF Redevelopment Area consists of approximately 96 acres generally located near the southwest corner of the intersection of West Sunshine Street and South West Bypass.

14. Brief description of Plan/Project [99.865.1(10)]

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.

15. Plan/Project Status (Circle one which best describes status):

- a) Starting-Up
- b) Seeking Developer
- c) Under Construction
- d) Fully-Operational
- e) Inactive
- f) District Dissolved

If Clarification Is Needed: \_\_\_\_\_

16. Area Type (Circle All Applicable):

- a) Blight
- b) Conservation
- c) Economic Development

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

- a) Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- b) Project required significant public infrastructure investment to remedy existing inadequate conditions.
- c) Project required significant public infrastructure investment to construct adequate capacity to support the project.
- d) Project required parcel assembly and/or relocation costs.
- e) Other (describe): \_\_\_\_\_

18. Major Development Obstacles to be Overcome: The Redevelopment Area is substantially blighted due to a variety of conditions that include defective and inadequate street layout, unsanitary and unsafe conditions, deteriorated site improvements, improper subdivision, and obsolete platting. The physical condition of the Area and lack of commercial development contributes to its economic underutilization, which is constitutes an economic liability.

19. Briefly Describe the Project's Public Benefits [99.865.1(10)]

The Project will remediate blight and facilitate commercial development in an economically underutilized area of the City. New tax revenues will expand and preserve the City's tax base, thus helping the City to continue providing high-quality services to the community. The Project is also anticipated to be a catalyst for additional development in this part of the City.

20. Briefly Describe Agreements with the Developer [99.865.1(9)] \_\_\_\_\_  
 The City has entered into an agreement with the Developer that sets the maximum principal amount of reimbursement for public improvements to be made to Developer at \$9,963,000. Other key provisions include limiting the TIF to 18 years, restricting PILOTs captured by the TIF to 75%, and requiring the Developer to pursue establishment of a CID as a additional funding source.

21. Brief Description of Any Agreements with the Affected Taxing Districts [99.865.1(9)] \_\_\_\_\_  
 None

22. Number of Relocated Residences During This Report Period: 0  
 23. Number of Relocated Businesses During This Report Period: 0  
 24. Number of Parcels Acquired Through Use of Eminent Domain Power In This Report Period (99.865.1(12)): 0

25. Identify any Businesses that have Relocated to the Redevelopment Area During This Report Period: (Completion of This Section Satisfies Requirements of 99.810.2 'New Business Report', Otherwise Due by the last day of February).

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?
Bio Life Plasma Services	1815 McCurry Street	417-877-1201	Blood Plasma Donation	New Business

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: Projected: 0 Actual to date: 0

27. Estimate of Retained Jobs: Projected: 0 Actual to date: 0

**Section 2: Tax Increment Financing Revenues**

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:

Form Date  
 9/06/2006

a. Payments in Lieu of Taxes (PILOTs): **[99.865.1(6)]**

Total received since inception: \$ 0; Amount on hand: \$ 0  
(As of Report Date)

b. Economic Activity Taxes (EATs): **[99.865.1(8)]**

Total received since inception: \$ 0; Amount on hand: \$ 0  
(As of Report Date)

**Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 0**

29. Expenditures for Total Project Costs Funded by TIF: **[99.865.1(2)]**

	<b>Total Since Inception:</b>	<b>Report Period Only:</b>
a) Public Infrastructure (streets, utilities, etc)	\$ <u>0</u>	\$ <u>0</u>
b) Site Development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of Existing Buildings <b>[99.865.1(11)]</b>	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of Land or Buildings <b>[99.865.1(11)]</b>	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ _____	\$ _____
f) Other (specify): _____	\$ _____	\$ _____

Amount Paid on Debt Service: **[99.865.1(3)]**

g) Payments of Principal and Interest on Outstanding Bonded Debt:

Since Inception: \$ 0 This Reporting Period: \$ 0

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 0 This Reporting Period: \$ 0

i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:

Since Inception: \$ 0 This Reporting Period: \$ 0

30. Anticipated TIF Reimbursable Costs (Only include hard costs; do not include interest or bond issuance costs.)

a. Public Infrastructure and Site Development Costs (Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)	\$ 8,734,000
b. Property Acquisition and Relocation Costs	\$ 0
c. Project Implementation Costs (Including Professional Fees)	\$ 250,000
d. Other (specify, as applicable): Capitalized interest for private financing	\$ 595,016
e) Other (specify): _____	\$ _____
e) Other (specify): _____	\$ _____
<b>Total Anticipated TIF Reimbursable Project Costs</b>	<b>\$ 9,579,016</b>

31. Anticipated **Total Project Costs** \$ 78,454,016

(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs if any revisions occurring since previous filing.)

32. TIF Financing Method (circle all that apply):

- |                                                      |                                                      |                                        |                                   |
|------------------------------------------------------|------------------------------------------------------|----------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> a) Pay-as-you-go | <input type="checkbox"/> b) General Obligation Bonds | <input type="checkbox"/> c) TIF Notes  | <input type="checkbox"/> d) Loan  |
| <input type="checkbox"/> e) TIF Bond                 | <input type="checkbox"/> f) Industrial Revenue Bond  | <input type="checkbox"/> g) Other Bond | <input type="checkbox"/> h) Other |

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) 18

34. Current Anticipated Estimate (# of Years to Retirement) 18

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)]

\$ 1,440,020

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): [99.865.1(5)]

\$ 0

37. Anticipated Assessed Value at Time of District Termination: \$ 14,686,843

38. Total Amount of **Base Year** EATs [99.865.1(7)] \$ 0

39. Total Amount of **Base Year** PILOTs \$ 0

40. Total Annual EATs Anticipated at Time of District Termination \$ 682,000

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 609,075

Form Date  
9/06/2006

— 5 —

Rev. 12/28/2009

- 42. Percentage of EATs Captured (per TIF Plan, usually up to 50%) 50 %
- 43. Total Years Anticipated to Capture EATs (per TIF Plan, up to 23 years) 18
- 44. Percentage of PILOTs Captured (per TIF Plan, usually up to 100%) 75 %
- 45. Total Years Anticipated to Capture PILOTs (per TIF Plan, up to 23 years) 18

**Section 3: Certification of Chief Executive Officer of Municipality or Agency**

*This section is not a requirement of 99.865.1-8 RSMo, but may be required, along with other submitted certifications by the municipality or agency, in the event the municipality desires the Department of Revenue to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, Greg Burris, certify that, to the best of my knowledge and

*(Name of Chief Executive Officer of Municipality or Agency)*

**belief, the statements of fact contained in this report are true and correct.**

  
 \_\_\_\_\_  
*(Signature of affiant)*

**City Manager**

*(Title of affiant)*

**NOTE: Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.**

**Send Report to:** Missouri Department of Revenue      **E-Mail:** TIFreporting@dor.mo.gov  
 Attn: TIF Annual Report  
 P.O. Box 27  
 Jefferson City, MO 65105-0027

**Further Information:**      573-751-4541 or 573-751-3055