

MISSOURI

DEPARTMENT OF ECONOMIC DEVELOPMENT

Tax Increment Financing Annual Report

Deadline for Submission: November 17, 2008

(Note: The reporting period can be any 12 month period prior to September 30.)

This report includes the requirements of Section 99.865, RSMo. Additional information is requested to accurately determine the impact of TIF in the State. The results of this report will be posted on DED's web site, and distributed to the Missouri General Assembly and the media. There are two Sections to this report, Section 1, Description of the Plan and Project and Section 2, Tax Increment Financing Revenues. An Instruction Sheet accompanies this form. If you have any questions, please contact: Ann Perry, 573-522-8004.

Section 1 Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): _____

2. Name of Plan or Project: _____

3. Report Period: From _____, 20 ____; to _____, 20 ____

4. Name of the person who prepared this Annual Report _____

5. Contact Information

a) City or County Contact Agency _____

b) Person _____

c) Phone _____

d) Fax _____

e) E-mail Address _____

f) Private Sector Developer _____

g) Person _____

h) Phone _____

i) Fax _____

j) E-mail Address _____

6. Original Date Plan/Project Approved _____

7. Ordinance Number *(if available)* _____

8. Most Recent Plan Amendment *(if any)* _____

9. Ordinance Number *(if available)* _____

10. State House District _____

11. State Senate District _____

12. School District _____

13. General Location of Area or Project Area *(please attach copy of Redevelopment Area Boundary Map from Plan)*

14. Description of Plan/Project _____

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 financial 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: _____

19. Briefly Describe the Project's Public Benefits _____

20. Description of Agreements with the Developer _____

21. Description of Any Agreements with the Affected Taxing Districts _____

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

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

24. Number of Parcels Acquired Through Use of Eminent Domain Power During This Report Period: _____

25. Identify any businesses that have relocated to the Redevelopment Area During this Report Period:

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

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

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

Section 2 Tax Increment Financing Revenues

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

a. Payments in Lieu of Taxes (PILOTs):

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

b. Economic Activity Taxes (EATs):

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

Total Revenue on hand in the Special Allocation Fund as of Report Date: \$ _____

29. Expenditures For Total Project Costs Funded by TIF:	Total Since Inception:	Report Period Only:
a) Public Infrastructure (streets, utilities, etc)	\$ _____	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of existing buildings	\$ _____	\$ _____
d) Acquisition of land or buildings	\$ _____	\$ _____
e) Other (specify): _____	\$ _____	\$ _____
f) Other (specify): _____	\$ _____	\$ _____

Amount Paid on Debt Service:

g) Payments of principal and interest on outstanding bonded debt:

Since inception: \$ _____ This reporting period: \$ _____

h) Reimbursement to developer for eligible costs:

Since inception: \$ _____ This reporting period: \$ _____

i) Reimbursement to city/county (or other public entity) for eligible costs:

Since inception: \$ _____ This reporting period: \$ _____

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.)

b. Property Acquisition and Relocation Costs \$ _____

c. Project Implementation Costs (Including Professional Fees) \$ _____

d. Other (specify, as applicable): _____ \$ _____

e) Other (specify): _____ \$ _____

e) Other (specify): _____ \$ _____

Total Anticipated TIF Reimbursable Project Costs \$ _____

31. Anticipated **Total Project Costs** \$ _____

(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs.)

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* g) *other bond* h) *other*

Maturity of TIF Obligations (term of the TIF payout)

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

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

Estimated Increase in Tax Generation

35. Original assessed value of the redevelopment project: \$ _____

36. Assessed valuation added to the redevelopment project (as of the end of the report period): \$ _____

37. Anticipated Assessed Value at Time of District Termination: \$ _____

38. Total Amount of **Base Year** EATs \$ _____

39. Total Amount of **Base Year** PILOTS \$ _____

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

41. Total Annual PILOTS Anticipated at Time of District Termination \$ _____

42. Percentage of EATs Captured _____ %

43. Total Years Anticipated to Capture EATs _____

44. Percentage of PILOTS Captured _____ %

45. Total Years Anticipated to Capture PILOTS _____

***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 Economic Development
Attn: TIF Annual Report
P.O. Box 118, 301 West High Street
Jefferson City, Missouri 65102
Fax: 573/522-9462

Further Information:

Ann Perry 573/522-8004