

City of St. Joseph

1100 Frederick Avenue, St. Joseph, Missouri 64501

November 10, 2011

Mo. Dept of Economic Development
Attn: TIF Annual Report
P.O. Box 118
301 West High Street
Jefferson City, Missouri 65102

RE: East Hills Redevelopment TIF Annual Report

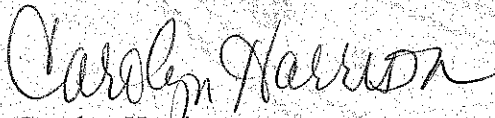
Enclosed is the 2011 annual report for the East Hills Redevelopment Tax Increment Financing District.

If you have any questions or need any additional information, you may contact me at (816) 271-5526 or email at charrison@ci.st-joseph.mo.us. You may also contact the following:

Judy Hovey, Revenue Manager (816) 271-4828
Email - jhovey@ci.st-joseph.mo.us

Rich Karleskint, Financial Analyst (816) 271-4608
Email - rkarleskint@ci.st-joseph.mo.us

Sincerely,



Carolyn Harrison
Financial Services Director
City of St. Joseph

Missouri Department of Economic Development

Tax Increment Financing Annual Report

Deadline for Submission: Tuesday, November 15, 2011

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

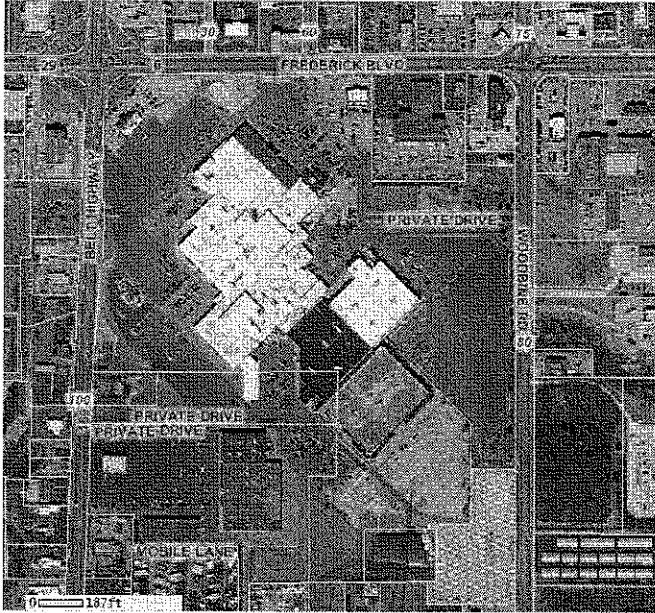
This report includes the requirements of Section 99.865, RSMo **which elements (or portions thereof) are identified by subsection noted in bold**. Additional information is requested to accurately determine the impact of TIF in the State. The results of this report will be posted on DED's web site, and distributed to the Missouri General Assembly and the media. 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 Development Finance Section: 573-526-0748 or 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): St. Joseph, Missouri
2. Name of Plan or Project: East Hills Mall
3. Report Period: From July 1, 2010 to June 30, 2011
4. Name of the person who prepared this Annual Report: Rich Karleskint, Financial Analyst/Judy Hovey, Revenue Manager
5. Contact Information
 - a) City or County Contact Agency: St. Joseph, Missouri
 - b) Person: Carolyn Harrison Clint Thompson
Financial Services Director Planning & Community Development Director
 - c) Phone: (816) 271-4760 (816) 271-4787
 - d) Fax: (816) 271-4697 (816) 271-4752
 - e) E-mail Address: charrison@ci-st-joseph.mo.us cthompson@ci-st-joseph.mo.us
 - f) Private Sector Developer: MD Management, Inc.
 - g) Person: Milton Brod
 - h) Phone: (913) 831-2996 Ext. 228
 - i) Fax: (913) 384-2996
 - j) E-mail Address: mbrod@mdmgt.com
6. Original Date Plan/Project Approved: January 3, 2008
7. Ordinance Number: *(if available)* Special Ordinance No. 7242
8. Most Recent Plan Amendment :*(if any)* **[99.865.1(9)]** N/A
9. Ordinance Number *(if available)* _____
10. State House District 28
11. State Senate District 34
12. School District St. Joseph, MO – No. 294

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 project area is located at the southeast corner of the intersection of Belt Highway and Frederick Boulevard.



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

The plan/project proposes the following project improvements: (1) construct improvements to Belt Highway and Frederick Boulevard intersection including traffic and crosswalk signals, illuminated street signs, landscaping, streetscape, etc. (2) Upgrade Belt entry and Frederick entry signals, (3) demolish and renovate significant portions of East Hills exterior, (4) demolish and renovate significant portions of the interior including construction of a food court, (5) construct 45,000 sq ft of new lifestyle retail space including exterior courtyard with outside dining, (6) demolish most of the existing pad site building and replace with four to five new pad site restaurants, (7) enhance/establish sidewalks around the area.

15. Plan/Project Status (Circle or check 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 or check all applicable):

- a) Blight b) Conservation c) Economic Development

17. How was the "but-for" determination made? (Circle or check 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:

- Extraordinary land development costs
- Defective or inadequate street layout
- Unsanitary or unsafe conditions
- Economic under-utilization
- Improper subdivision or obsolete platting
- Deterioration of Site Improvements

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

This project will eliminate the blighting factors and other adverse conditions detrimental to public health and safety. It will enhance the tax base of the City and the other taxing districts and, encourage private investment in the surrounding area. Employment opportunities will increase and will revitalize the economic viability of this region of the City by reestablishing the area as a retail destination. The project will stimulate and generate tax revenues including real estate, sales tax, personal property, and utility tax.

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

Cooperative agreement between the East Hills Community Improvement District, Belt Highway, L.P., East Hills Assignee, LLC and the City of St. Joseph, Missouri

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

N/A

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 2/28/2012).

| Name | Address | Phone Number | Primary Business Line | Relocated from What City/County? |
|-----------------------|--------------------|----------------|-----------------------|----------------------------------|
| Christopher and Banks | 3702 Frederick Ave | (808) 366-6055 | Clothing | New |
| Children's Place | 3702 Frederick Ave | (816) 233-3649 | Children's Apparel | New |
| Excell Entertainment | 3702 Frederick Ave | (816) 279-5667 | Party Rental | New |
| Purses & More | 3702 Frederick Ave | (816) 279-5667 | Women's Accessories | New |
| Stitches Alterations | 3702 Frederick Ave | (816) 671-9990 | Sewing | New |
| Stuff 4 U | 3702 Frederick Ave | (816) 387-6644 | Specialties | New |
| Texas Roadhouse | 3702 Frederick Ave | (816) 676-2333 | Restaurant | New |

(Please Attach Separately If Necessary or Desired)

26. Estimate of New Jobs: **Projected:** 600-700 **Actual to date:** 182

27. Estimate of Retained Jobs: **Projected:** 756 **Actual to date:** 722

Section 2: Tax Increment Financing Revenues

28. TIF Revenue Deposits to the Special Allocations Fund as of the Report Date: June 30, 2011

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

Total received since inception: \$1,015,206; Amount on hand: \$0
(As of Report Date)

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

Total received since inception: \$ 845,883; Amount on hand: \$56,974
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 56,974

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) | <u>\$4,150,310</u> | <u>\$0</u> |
| b) Site Development (grading, dirt moving, etc.) | <u>\$7,528,271</u> | <u>\$0</u> |
| c) Rehab of Existing Buildings [99.865.1(11)] | <u>\$6,623,268</u> | <u>\$0</u> |
| d) Acquisition of Land or Buildings [99.865.1(11)] | <u>\$ 1,000,001</u> | <u>\$ 0</u> |
| e) Other (specify): <u>Project Implementation</u> | <u>\$ 30,920</u> | <u>\$ 0</u> |
| f) Other (specify): <u>Legal/Architect/Engineer</u> | <u>\$2,785,529</u> | <u>\$0</u> |
| g) Other (specify): <u>City Expenses</u> | <u>\$ 46,462</u> | <u>\$ 1,559</u> |

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

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

Since Inception: \$ N/A This Reporting Period: \$ N/A

i) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 1,790,897 This Reporting Period: \$ 822,916

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

Since Inception: \$ 116,598 This Reporting Period: \$ 32,571

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.) | \$18,279,936 |
| b) Property Acquisition and Relocation Costs | \$ 1,000,000 |
| c) Project Implementation Costs (Including Professional Fees) | \$ 50,000 |
| d) Other (specify, as applicable): Building Costs | \$ 8,729,791 |
| e) Other (specify): Legal/Architect/Engineer | \$ 2,837,315 |
| f) Other (specify): | \$ 0 |
| g) Other (specify): | \$ 0 |
| Total Anticipated TIF Reimbursable Project Costs | \$ 30,897,042 |

31. Anticipated **Total Project Costs** \$ 131,056,412
 (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 or check 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 checked="" type="checkbox"/> h) other |

Other – 50% of one cent (1%) CID Sales Taxes Collected (Special Ordinance No. 7475 / Approved 10/14/08)

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) N/A

34. Current Anticipated Estimate (# of Years to Retirement) N/A

Estimated Increase in Tax Generation

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

\$ 7,422,360

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

\$ 8,885,210

37. Anticipated Assessed Value at Time of District Termination: \$ 27,335,405

38. Total Amount of **Base Year** EATs **[99.865.1(7)]** \$ 1,426,998

39. Total Amount of **Base Year** PILOTS \$ 525,651

40. Total Annual EATs Anticipated at Time of District Termination \$ 2,835,606

41. Total Annual PILOTS Anticipated at Time of District Termination \$ 1,187,258

42. Percentage of EATs Captured (Per TIF Plan, usually up to 50%) 5.2%

43. Total Years Anticipated to Capture EATs (per TIF Plan, up to 23 years) 23 years

44. Percentage of PILOTS Captured (per TIF Plan, usually up to 100%) 1.7%

45. Total Years Anticipated to Capture PILOTS (per TIF Plan, up to 23 years) 23 years

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

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

I, J. Bruce Woody, 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)

(Title of affiant)

*****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: Hal Van Slyck 573-526-0748
Ann Perry 573/522-8004