

NOTICE OF CITY OF ST. JOSEPH, MISSOURI
Pursuant to Section 99.865, RSMo, As Amended
TIF Annual Statement to June 30, 2011

Name of the TIF Plan – North County Shoppes	Approved: August 4, 2003
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 5,526,798.97
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 5,526,798.97
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 37,215,000.00
Description of the Redevelopment Plan and Projects: Phase 1 – Construction of a general retail shopping center totaling approximately 646,000 square feet, together with all necessary parking and utilities. Status - Phase 1 completed.	
Name of the TIF Plan – Stockyards Redevelopment	Approved: October 27, 2003
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 2,986,769.10
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 2,986,769.10
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 8,075,000.00
Description of the Redevelopment Plan and Projects: 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. Status - Completed.	
Name of the TIF Plan – Third Street Hotel Development	Approved: January 5, 2004
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 640,909.04
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 640,909.04
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 0.00
Description of the Redevelopment Plan and Projects: Redevelopment and renovation of a 170-room hotel, restaurant and related site, façade and landscaping improvements.	
Status - Main phase completed, yet to complete \$250,000 in facade improvements.	

Name of the TIF Plan - The Tuscany Towers	Approved: September 15, 2005
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 0.00
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 0.00
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 0.00
Description of the Redevelopment Plan and Projects: The plan provides for the rehabilitation of an existing structure within the Phase 1 Redevelopment Area; 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 the construction of several parking lots and public infrastructure servicing the development in the Tuscany Towers Redevelopment Area. Status - No activity.	
Name of the TIF Plan – EBR/HHS Properties	Approved: January 3, 2006
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 330,410.03
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 330,410.03
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 0.00
Description of the Redevelopment Plan and Projects: 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 to be completed in October of 2008. The plan provided for public infrastructure improvements, including road improvements to Blackwell Road and to the Belt Highway. Status - Main phase completed, awaiting development of final phase - retail/office space.	
Name of the TIF Plan – Mitchell Corridor	Approved: June 5, 2006
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 1,452,277.82
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 1,452,277.82
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 4,660,000.00
Description of the Redevelopment Plan and Projects: The Company presently maintains a regional headquarters located at 4802 Mitchell Avenue in St. Joseph, Missouri. The Company's main building currently consists of 250,000 square feet of offices and a cafeteria, and this project consists of construction of a new building addition. The Project includes the construction of new gravity flow sewers to open development between Interstate 29 on the east and Riverside Road on west along the Mitchell Avenue corridor, and the installation of traffic improvements to Mitchell Avenue to enhance traffic safety as well to increase traffic volume capacity. Status - Completed.	

Name of the TIF Plan – Uptown Project 1 – Ryan’s Block	Approved: December 4, 2006
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 102.35
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 0.00
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 0.00
Description of the Redevelopment Plan and Projects: 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. Status - Under construction.	
Name of the TIF Plan – East Hills Mall	Approved: January 3, 2008
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 1,015,206.33
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 1,015,206.33
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 0.00
Description of the Redevelopment Plan and Projects: 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. Status - Under Construction.	
Name of the TIF Plan - Cook Road Corridor	Approved: March 24, 2008
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 35,248.17
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 35,248.17
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 0.00
Description of the Redevelopment Plan and Projects: The project consists of the development of a residential subdivision on approximately 185 acres of land into over 350 single family and townhouse housing units; (2) the construction of improvements to Cook Road resulting in a three-lane section, concrete curb and gutter, storm water drainage, and raised grass medians; (3) the construction of sanitary sewer system improvements including gravity sewer lines, a new pump station at the northwest corner of the redevelopment area and a gravity sewer main; and (4) the construction of a 12 inch water line from Cook Road to Woodbine Road at a total distance of 2,000 feet. Status – Subdivision platted and homes under construction.	

Name of the TIF Plan – Center Building	Approved: January 25, 2010
Payments in Lieu of Taxes Received thru June 30, 2011	\$ 0.00
Payments in Lieu of Taxes Expended thru June 30, 2011	\$ 0.00
Amount of Outstanding Bonded Indebtedness as of June 30, 2011	\$ 0.00
<p>Description of the Redevelopment Plan and Projects: The project consists of the renovation of the Center Building at 609 through 613 Edmond Street and 119 through 123 South Sixth Street in Downtown St. Joseph. Project includes removal of sheet metal facade added after fire in 1960 and new infrastructure including sidewalks, utilities and removal of non-functional vaults to compliment the Downtown streetscape. Status – Building construction completed, exterior infrastructure improvements remain.</p>	