

City of Independence

MEMORANDUM

Community Development

DATE: October 28, 2015

TO: John Pinch, City Manager

THROUGH: Tom Scannell, Community Development Director TS

FROM: Jordan Ellena  Economic Development Projects Coordinator



SUBJECT: **2015 Missouri Tax Increment Financing Annual Report**

The 2015 Missouri Tax Increment Financing Annual Report for each TIF is attached for your review and is due to the State on or before November 16. The reports reflect the City's fiscal year reporting period ending June 30, 2015.

This year the entire report must be submitted through an online system. This includes your signature as the Chief Executive Officer of the Municipality. Though the State does not require that the reports are signed, if the City wishes to receive a statement of conformance with the TIF Annual Report Status, your signature is required in Section 3 of each report.

Please review and return the reports, should you *choose to sign them*, by Monday, November 9. That will allow me to include your certification as I submit them online. If you approve of the filing the reports *without* your signature, please let me know so I may proceed with filing the reports without your certification.

The reports will be published on the State's website, traditionally sometime in February. They will be maintained for 10 years from the initial posting.

Please let me know if you have any questions.

SCANNED

X OK by Finance


Attachments: (17 reports & cover letter)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Blue Ridge Crossing East Tax Increment Financing
PIN#: 6885
REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 6885.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Blue Ridge Crossing East Tax Increment Financing Plan
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report: Jordan Ellena
5. Contact Information
 - a) City of County Contact Agency City of Independence
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Cinema East, LLC c/o MBS Manager Corporation
 - g) Person David Horn
 - h) Phone 816-353-5555 x1901
 - i) Fax 816-454-2190
 - j) E-mail Address dhorn@blueridgecrossing.com
6. Original Date Plan/Project Approved February 17, 2009
7. Ordinance Number (if available) 17251
8. Most Recent Plan Amendment Date (if any) [99.865.1(9)] April 1, 2013
9. Ordinance Number (if available) 18090
10. State House District 29
11. State Senate District 11
12. School District Raytown

24. Number of Parcels Acquired Through Use of Eminent Domain Power in This Report Period
 (99.865.1(12)): None

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

(Please Attach List Separately if Necessary or Desired)

26. Estimate of New Jobs: **Projected:** 150 **Actual to date:** 75

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

Section 2: Tax Increment Financing Revenues

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date: **June 30, 2015**

- a. Payments in Lieu of Taxes (PILOTs): [99.865.1(6)]
 Total received since inception: \$ 100,702 Amount on hand: \$ 0
 (As of Report Date)
- b. Economic Activity Taxes (EATs): [99.865.1(8)]
 Total received since inception: \$ 234,296 Amount on hand: \$ 38,453
 (As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)]
 Includes all other revenue which may include interest & balance from bond proceeds.
 \$ * 38,453

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 [99.865.1(11)]	_____	_____
d) Acquisition of Land or Buildings [99.865.1(11)]	_____	_____
e) Other (specify): <u>Admin Fees</u>	<u>6,201</u>	<u>4,857</u>

f) Other (specify: Interest) 279,000 279,000

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

g) Payments of Principal and Interest on Outstanding Bonded Debt:
Since Inception: \$ N/A This Reporting Period: \$ N/A

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 \$ 2,946,986
(Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)

b) Property Acquisition and Relocation Costs \$ 883,002

c) Project Implementation Costs (Including Professional Fees) \$ 223,100

d) Other (specify, as applicable): Contingency & Developer's Fees \$ 158,958

e) Other (specify): \$

f) Other (specify): \$

Total Anticipated TIF Reimbursable Project Costs \$ 4,212,046

31. Anticipated **Total Project Costs** \$ 15,533,600

(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 Bonds g) Other Bond h) Other

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)]\$ 264,591

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the report period):
[99.865.1(5)] \$ 1,143,361

37. Anticipated Assessed Value at Time of District Termination: \$ 2,851,300

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

39. Total Amount of Base Year PILOTs \$ 30,504

40. Total Annual EATs Anticipated at Time of District Termination \$ 264,775

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 279,280

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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.



(Signature of affiant)

City Manager

(Title of affiant)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Eastland Center Tax Increment Financing and Redeve

PIN#: 2410

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 2410.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: **Eastland Center Tax Increment Financing and Redevelopment Plan**
3. Report Period: From July 1, 2014 ; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Eastland Center Associates, LLC
 - g) Person Stephen J. Ehrhart
 - h) Phone (314) 503-8515
 - i) Fax 314-878-7899
 - j) E-mail Address steve.ehrhart@aol.com
6. Original Date Plan/Project Approved January 3, 2000
7. Ordinance Number (if available) 14393
8. Most Recent Plan Amendment (if any) **[99.865.1(9)]** October 20, 2008
9. Ordinance Number (if available) 17169
10. State House District 30
11. State Senate District 11
12. School District Blue Springs R-IV

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 encompasses approximately 212 acres on the south side of I-70 between I-470 and the Little Blue Parkway interchange.

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

The redevelopment project is a mixed-use project consisting of big box retail, specialty shopping, restaurants, and hotel and office space.

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: _____

Inadequate arterial streets, access problems and storm drainage.

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

The development has contributed to the further growth of the city, improved the environment, increased the assessed valuation of real estate, increased sales tax revenue and fostered increased economic activity and employment opportunities.

20. Description of Agreements with the Developer [99.865.1(9)] _____

The Redevelopment Agreement and subsequent amendments outline the municipal and developer obligations.

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

There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the Redevelopment Agreement was executed. This TIF is in the 39th Street Transportation Development District (TDD) and the MPEC Community Improvement District (CID).

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?
Elwood Staffing	18920 E Valley View	816-478-8367	Staffing Solutions	N/A
Stroud's	19700 E Valley View	816-709-3637	Restaurant	N/A

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: *Projected:* 500 *Actual to date:* 500

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: **June 30, 2015**

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

Total received since inception: \$ 19,451,709 Amount on hand: \$ _____

(As of Report Date)

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

Total received since inception: \$ 27,219,877

Amount on hand: \$ _____

(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: \$ 3,955,818*

*Includes all other revenue which may include interest and balance from bond proceeds

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)	\$ 24,797,439	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ 10,649,641	\$ _____
c) Rehab of Existing Buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of Land or Buildings [99.865.1(11)]	\$ _____	\$ _____
e) Other (specify): <u>finance/professional/trail/creek</u>	\$ 3,898,497	\$ 105,396
f) Other (specify): <u>school, administration, debt</u>	\$ 4,019,128	\$ 119,352

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

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

Since Inception: \$ 39,277,182 This Reporting Period: \$ 3,478,729

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 27,320,718 This Reporting Period: \$ 0

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

Since Inception: \$ 15,457,363 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.)	\$ _____
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	\$ 42,663,000

31. Anticipated Total Project Costs \$ 254,002,000

(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

g) Other Bond

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) 7

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)] \$ 280,229

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): [99.865.1(5)]
\$ 38,271,348

37. Anticipated Assessed Value at Time of District Termination: \$ 173,316,000

38. Total Amount of Base Year EATs [99.865.1(7)] \$ 25,000

39. Total Amount of Base Year PILOTs \$ \$20,000

40. Total Annual EATs Anticipated at Time of District Termination \$ 4,592,132

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 1,583,512

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, usually up to 23 years) 23

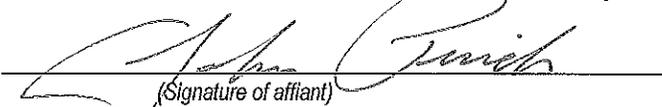
Section 3: Certification of Chief Executive Officer of Municipality or Agency

*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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Golf Strategies Tax Increment Financing Plan

PIN#: 3287

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 3287.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Golf Strategies Tax Increment Financing Plan (Drumm Farm)
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Golf Strategies, Inc.
 - g) Person Kent E. Crippen, Managing Member
 - h) Phone 913-385-3222
 - i) Fax 913-491-6823
 - j) E-mail Address kcrippin@aol.com
6. Original Date Plan/Project Approved December 6, 1999
7. Ordinance Number (if available) 14366
8. Most Recent Plan Amendment Date (if any) **[99.865.1(9)]** July 6, 2010
9. Ordinance Number (if available) 17587
10. State House District 29
11. State Senate District 11
12. School District Independence

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 along Lee's Summit Road north and west of Kiger Road.

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

The redevelopment project encompassed 320 acres and included a residential community of 145 single-family villas, an 18-hole golf course, clubhouse, and maintenance buildings. Adequate public facilities, utilities and street improvements were constructed as the project was completed. The golf course and clubhouse are open to the public and provide an amenity that will attract businesses, residents and visitors to the city. The project provided flood control improvements benefiting the surrounding areas.

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:

Storm drainage throughout the area created problems for area homeowners and institutions. This development addressed these issues as part of the proposal.

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

The project enhances the tax base of the city and other taxing districts and provides adequate parking and traffic flow in the redevelopment area as well as roads in the vicinity. The project also provides recreational amenities to the community. Other public benefits include eliminating negative sanitary sewer and storm water conditions and alleviating flooding conditions in adjacent areas.

20. Briefly Describe Agreements with the Developer [99.865.1(9)] _____
 The Redevelopment Agreement and subsequent amendment outlines the municipal and developer obligations.

21. Description of Any Agreements with the Affected Taxing Districts [99.865.1(9)] _____
 There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the Redevelopment Agreement was executed.

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 end of February):*

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

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: *Projected:* 30 *Actual to date:* 35

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: **June 30, 2014**

a. Payments in Lieu of Taxes (PILOTs): [99.865.1(6)]
 Total received since inception: \$ 4,765,442 Amount on hand: \$ _____
 (As of Report Date)

b. Economic Activity Taxes (EATs): [99.865.1(8)]
 Total received since inception: \$ 237,365 Amount on hand: \$ _____
 (As of Report Date)

Total Revenue on Hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 1,097,349*

*Includes all other revenue which may include interest and balance from bond proceeds

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)	\$ 3,885,036	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of Existing Buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of Land or Buildings [99.865.1(11)]	\$ _____	\$ _____
e) Other (specify): <u>debt serv, mgmt, admin, interest</u>	\$ 1,004,280	\$ 18,619
f) Other (specify): _____	\$ _____	\$ _____

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

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

Since Inception: \$ 3,715,124 This Reporting Period: \$ 437,413

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 3,817,719 This Reporting Period: \$ 0

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

Since Inception: \$ 984,096 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.)	\$ 3,832,000
b. Property Acquisition and Relocation Costs	\$ _____
c. Project Implementation Costs (Including Professional Fees)	\$ 150,000
d. Other (specify, as applicable): _____	\$ _____
e) Other (specify): _____	\$ _____
e) Other (specify): _____	\$ _____
Total Anticipated TIF Reimbursable Project Costs	\$ 3,982,000

31. Anticipated Total Project Costs \$ 39,218,000

(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) <input checked="" type="checkbox"/> Pay-as-you-go | b) <input type="checkbox"/> General Obligation Bonds | c) <input type="checkbox"/> TIF Notes | d) <input type="checkbox"/> Loan |
| e) <input checked="" type="checkbox"/> TIF Bond | f) <input type="checkbox"/> Industrial Revenue Bond | g) <input type="checkbox"/> Other Bond | h) <input type="checkbox"/> 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) 7

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)] \$ 0
36. Assessed Valuation Added to the Redevelopment project (As of the end of the rpt period): [99.865.1(5)]
\$ 8,527,077
37. Anticipated Assessed Value at Time of District Termination: \$ 10,000,000
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 \$ 80,000
41. Total Annual PILOTS Anticipated at Time of District Termination \$ 590,000
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

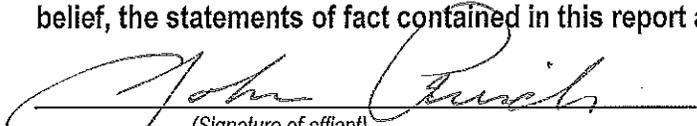
Section 3: Certification of Chief Executive Officer of Municipality or Agency

*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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Crackerneck Creek Tax Increment Financing Plan
PIN#: 1576
REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 1576.

If you have any questions, contact (573) 751-4541.

Taxation Division

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Crackerneck Creek Tax Increment Financing Plan

PIN#: 1576

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 1576.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Crackerneck Creek Tax Increment Financing Plan
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report: Jordan Ellena
5. **Contact Information**
 - a) City of County Contact Agency City of Independence
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Crackerneck Creek, LLC
 - g) Person Byron Constance, Managing Member
 - h) Phone 816-252-8735
 - i) Fax 816-252-8735
 - j) E-mail Address bconstance@comcast.net
6. Original Date Plan/Project Approved October 18, 2004/Projects 1 – 5 December 20, 2004
7. Ordinance Number (if available) 15874/15928, 15929, 15930, 15931, 15932
8. Most Recent Plan Amendment Date (if any) [**99.865.1(9)**] _____
9. Ordinance Number (if available) _____
10. State House District 30
11. State Senate District 11
12. School District Blue Springs R-IV

22. Number of Relocated Residences During This Report Period: None
23. Number of Relocated Businesses During This Report Period: None
24. Number of Parcels Acquired Through Use of Eminent Domain Power in This Report Period
(99.865.1(12)): None
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
Stoney Creek Inn	18011 Bass Pro Dr.	816-908-9600	Hotel	New

(Please Attach List Separately if Necessary or Desired)

26. Estimate of New Jobs: **Projected:** 2,093 **Actual to date:** 325
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: June 30, 2015
- a. Payments in Lieu of Taxes (PILOTs): [99.865.1(6)]
Total received since inception: \$ 1,507,980 Amount on hand: \$ _____
(As of Report Date)
- b. Economic Activity Taxes (EATs): [99.865.1(8)]
Total received since inception: \$ 6,092,384 Amount on hand: \$ _____
(As of Report Date)
- Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 75,063*
- *Includes all other revenue which may include interest and balance from bond proceeds

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.) \$ 23,145,553 \$ _____
- b) Site Development (grading, dirt moving, etc.) \$ 6,700,339 \$ _____
- c) Rehab of Existing Buildings [99.865.1(11)] \$ _____ \$ _____

- d) Acquisition of Land or Buildings **[99.865.1(11)]** \$ 2,126,203 \$ _____
- e) Other (specify): blight, redevelopment, bldg \$ 25,000,000 \$ _____
- f) Other (specify): parcel, hard/soft, debt serv, admin \$ 9,523,871 \$ 63,203

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

- g) Payments of Principal and Interest on Outstanding Bonded Debt:
 Since Inception: \$ 49,780,061 This Reporting Period: \$ 4,440,259
- h) Reimbursement to Developer for Eligible Costs:
 Since Inception: \$ 62,806,129 This Reporting Period: \$ _____
- i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:
 Since Inception: \$ 3,079,149 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 \$ 64,042,964
 (Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)
- b) Property Acquisition and Relocation Costs \$ 7,282,000
- c) Project Implementation Costs (Including Professional Fees) \$ 2,233,434
- d) Other (specify, as applicable): \$ _____
- e) Other (specify): \$ _____
- f) Other (specify): \$ _____
- Total Anticipated TIF Reimbursable Project Costs** \$ 73,558,398

31. Anticipated **Total Project Costs** \$ 171,308,865
(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 Bonds g) Other Bond 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) 14

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)]\$ 323,664

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the report period):
[99.865.1(5)] \$ 8,922,000

37. Anticipated Assessed Value at Time of District Termination: \$ 36,600,000

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

39. Total Amount of Base Year PILOTS \$ 24,984

40. Total Annual EATs Anticipated at Time of District Termination \$ 9,500,000

41. Total Annual PILOTS Anticipated at Time of District Termination \$ 2,723,882

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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, certify that, to the best of my knowledge and 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 include a before picture and a rendering of what the site will look like after redevelopment.

Sent Report to: Missouri Department of Revenue E-Mail: TIFreporting@dor.mo.gov
Attn: TIF Annual Report
P.O. Box 87 Fax: 573-751-8405
Jefferson City, Missouri 65105-0087

Further Information: Fran Kellogg: 573-522-2463
Jana Agniel: 573-751-7429

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Hartman Heritage Center Tax Increment Financing Pl
PIN#: 9417
REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 9417.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Hartman Heritage Center Tax Increment Financing Plan
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Inland American Independence Hartman LLC
 - g) Person _____
 - h) Phone 630-218-8000
 - i) Fax _____
 - j) E-mail Address Unknown
6. Original Date Plan/Project Approved May 18, 1998
7. Ordinance Number (if available) 13904
8. Most Recent Plan Amendment (if any) **[99.985.1(9)]** February 19, 2008
9. Ordinance Number (if available) 16942
10. State House District 30
11. State Senate District 11
12. School District Blue Springs R-IV

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 consists of a 57-acre tract located on the northwest corner of Little Blue Parkway and I-70 and a 6.5-acre tract on the northeast corner of the same intersection.

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

The redevelopment project contains a combination hotel/convention center/restaurant with 200 guest rooms and 15,000 square feet of meeting space; a 270,000 square foot retail center and out parcel development for restaurants and office space.

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:

Inadequate arterial streets, access problems and storm drainage.

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

The development of this site was a key component of the I-70 and Selsa Road Economic Development Strategy. Public improvements included Jackson Drive extension, construction of the Little Blue River Bridge and landscaping improvements to public right-of-way and medians.

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

The Redevelopment Agreement outlines the municipal and developer obligations.

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

There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the Redevelopment Agreement was executed. This TIF is in the Hartman Heritage CID, the Independence Events Center CID and the 39th Street TDD.

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 end of February).

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?
Terra Health	19800 E Jackson Dr.	816-795-9700	Health Food Market	New
Gentiva Health Services	20101 E Jackson Dr.	816-524-5087	Health Care	New
Big Frog Custom T-Shirts	20100 E Jackson Dr.	816-928-1010	Printing	New

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: *Projected:* 378 *Actual to date:* 854

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: June 30, 2014

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

Total received since inception: \$ 11,295,240 Amount on hand: \$
(As of Report Date)

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

Total received since inception: \$ 6,454,443 Amount on hand: \$
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: \$ 0*

*Includes all other revenue which may include interest and balance from bond proceeds

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

a) Public Infrastructure (streets, utilities, etc) Total Since Inception: Report Period Only:
\$ 11,082,694 \$

b) Site Development (grading, dirt moving, etc.)	\$ 4,201,000	\$ _____
c) Rehab of existing buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of land or buildings [99.865.1(11)]	\$ _____	\$ _____
e) Other (specify): professional, conting. Int. fees, admin	\$ 1,734,232	\$ 30,830
f) Other (specify): hotel construction	\$ 1,930,000	\$ _____

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

- g) Payments of Principal and Interest on Outstanding Bonded Debt:
 Since Inception: \$ 23,186,914 This Reporting Period: \$ 1,704,013
- h) Reimbursement to Developer for Eligible Costs:
 Since Inception: \$ 15,731,482 This Reporting Period: \$ 0
- i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:
 Since Inception: \$ 930,553 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.)	\$ 21,896,000
b. Property Acquisition and Relocation Costs	\$ _____
c. Project Implementation Costs (Including Professional Fees)	\$ 250,000
d. Other (specify, as applicable): Studies	\$ 35,000
e) Other (specify): _____	\$ _____
e) Other (specify): _____	\$ _____
Total Anticipated TIF Reimbursable Project Costs	\$ 22,181,000

31. Anticipated Total Project Costs \$ 113,026,000

(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 checked="" 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) 16

34. Current Anticipated Estimate (# of Years to Retirement) 6

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)] \$ 9,091

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): [99.865.1(5)]
\$ 9,248,408
37. Anticipated Assessed Value at Time of District Termination: \$ 28,000,000
38. Total Amount of Base Year EATs \$ 0
39. Total Amount of Base Year PILOTs \$ 0
40. Total Annual EATs Anticipated at Time of District Termination \$ 1,506,932
41. Total Annual PILOTs Anticipated at Time of District Termination \$ 1,971,988
42. Percentage of EATs Captured 50 %
43. Total Years Anticipated to Capture EATs 23
44. Percentage of PILOTs Captured 100 %
45. Total Years Anticipated to Capture PILOTs 23

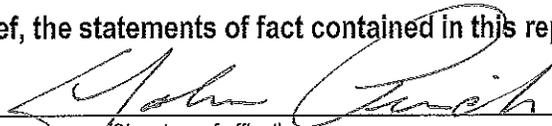
Section 3: Certification of Chief Executive Officer of Municipality or Agency

*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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: I-70 and Little Blue Parkway Tax Increment Finance

PIN#: 8377

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 8377.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: I-70 and Little Blue Parkway Tax Increment Financing Plan
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report: Jordan Ellena
5. Contact Information
 - a) City of County Contact Agency City of Independence
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Crackerneck Country Club, Inc. (project 3 only)
 - g) Person Harold Robert Herman, Jr.
 - h) Phone 816-918-1585
 - i) Fax _____
 - j) E-mail Address _____
6. Original Date Plan/Project Approved December 17, 2012 Plan & Projects 2, 3, 4
7. Ordinance Number (if available) 18038
8. Most Recent Plan Amendment Date (if any) [99.865.1(9)]
9. Ordinance Number (if available) _____
10. State House District 30
11. State Senate District 11
12. School District Blue Springs R-IV

22. Number of Relocated Residences During This Report Period: None

23. Number of Relocated Businesses During This Report Period: None

24. Number of Parcels Acquired Through Use of Eminent Domain Power in This Report Period
(99.865.1(12)): None

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
Slim Chickens	4641 Cochise Dr.	816-373-0142	Restaurant	New

(Please Attach List Separately if Necessary or Desired)

26. Estimate of New Jobs: **Projected:** 100 **Actual to date:** 115

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: 6/30/2014

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

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

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

Total received since inception: \$ 64,657 Amount on hand: \$ 27,092
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)]
\$ 27,092

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 [99.865.1(11)]

- d) Acquisition of Land or Buildings **[99.865.1(11)]** _____
- e) Other (specify): City Professional Fees 31,764 2,944
- f) Other (specify): _____

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

- g) Payments of Principal and Interest on Outstanding Bonded Debt:
 Since Inception: \$ N/A This Reporting Period: \$ N/A
- 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: \$ 28,820 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 \$ 22,318,463
 (Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)
- b) Property Acquisition and Relocation Costs \$ 3,061,125
- c) Project Implementation Costs (Including Professional Fees) \$ _____
- d) Other (specify, as applicable): \$ _____
- e) Other (specify): \$ _____
- f) Other (specify): \$ _____

Total Anticipated TIF Reimbursable Project Costs \$ 25,379,588

31. **Anticipated Total Project Costs** \$ 48,258,000

(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 Bonds g) Other Bond h) Other

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)]\$ 476,660

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the report period):
[99.865.1(5)] \$ 0

37. Anticipated Assessed Value at Time of District Termination: \$ 6,534,000

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

39. Total Amount of Base Year PILOTS \$ 36,856

40. Total Annual EATs Anticipated at Time of District Termination \$ 1,065,000

41. Total Annual PILOTS Anticipated at Time of District Termination \$ 505,215

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

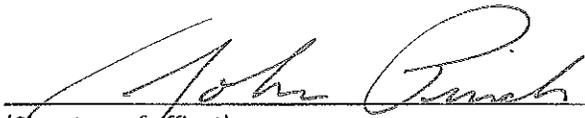
44. Percentage of PILOTS Captured (per TIF Plan, usually up to 100%) 50 %

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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.



(Signature of affiant)

City Manager

(Title of affiant)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-3220

Jordan Ellena
111 E. Maple
City of Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Independence Square

PIN#: 6113

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 6113.

If you have any questions, contact (573) 751-3220.

Taxation Division

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-3220

Jordan Ellena
111 E. Maple
City of Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Independence Square
PIN#: 6113
REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 6113.

If you have any questions, contact (573) 751-3220.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Independence Square Tax Increment Financing Plan
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report: Jordan Ellena
5. Contact Information
 - a) City of County Contact Agency City of Independence
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer N/A (City Initiated)
 - g) Person _____
 - h) Phone _____
 - i) Fax _____
 - j) E-mail Address _____
6. Original Date Plan/Project Approved December 2, 2013
7. Ordinance Number (if available) 18221
8. Most Recent Plan Amendment Date (if any) [**99.865.1(9)**] N/A
9. Ordinance Number (if available) _____
10. State House District 21
11. State Senate District 11
12. School District Independence
13. General Location of Area or Project Area (if feasible, please attach copy of Redevelopment Area Boundary Map from Plan [**99.865.1(10)**] Area of the Historic Independence Square

Form Date
9/06/2006

- 1 -

14. Brief description of Plan/Project [99.865.1(10)] Public improvements that benefit the Redevelopment Area including beautification and new streetscapes. In the future, façade and structural improvements to be made to privately owned buildings.

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: Correction of existing blighted conditions within redevelopment area including public infrastructure improvements and private developer improvements to retail/commercial structures.

19. Briefly Describe the Project's Public Benefits 99.865.1(10)] Curing eye-sore from deteriorated buildings and public infrastructure, new jobs, increased sales tax revenues, and creating incentives for private property owners to repair their properties.

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

21. Brief Description of Any Agreements with the Affected Taxing Districts [99.865.1(9)] City will make a capital contribution to School District each year. Capital contribution based on the School District's annual per-student cost multiplied by the number of School District students that reside within the Redevelopment Area above the number of students that resided within the Redevelopment Area in 2014.

22. Number of Relocated Residences During This Report Period: None

23. Number of Relocated Businesses During This Report Period: None

24. Number of Parcels Acquired Through Use of Eminent Domain Power in This Report Period (99.865.1(12)): None

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
Blush Beauty Salon	212 W Maple		Beauty Shop	N/A
TOMMY'S TAVERN TAKE II	217 S Main		Tavern/Bat	N/A
The Craft Shop	111 N Main		Crafts	N/A
Premia Mortgage, LLC	311 W Kansas		Lending	N/A
HomeWell Senior Care KC	114 S Main		Health Care	N/A
Lauren Scott Hair Design	212 W Maple		Beauty Shop	N/A
Craig In IT	136 E Walnut		Computer/IT	N/A
Directed Minds / Kavanah LLC	201 W Lexington		Mental Health Care	N/A
Lauren Scott Hair Design	212 W Maple		Beauty Shop	N/A
Ogle Contracting LLC	114 S Main		Construction	N/A
Events on the square	201 W Lexington		Event Space/Planning	N/A

(Please Attach List Separately if Necessary or Desired)

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

27. Estimate of Retained Jobs: **Projected:** N/A **Actual to date:** N/A

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): [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: \$ 110,379 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)]

	Total Since Inception: Report Period Only:	
a) Public Infrastructure (streets, utilities, etc.)	_____	_____
b) Site Development (grading, dirt moving, etc.)	_____	_____
c) Rehab of Existing Buildings [99.865.1(11)]	_____	_____
d) Acquisition of Land or Buildings [99.865.1(11)]	_____	_____
e) Other (specify): <u>admin fees, trust mgmt fees</u>	<u>61,985</u>	<u>2,502</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: \$ N/A This Reporting Period: \$ N/A

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: \$ 59,483 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 \$ 629,625
 (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): Façade & Structural Improvements \$ 5,666,624

e) Other (specify): \$ _____

f) Other (specify): \$ _____

Total Anticipated TIF Reimbursable Project Costs \$ 6,296,249

31. Anticipated **Total Project Costs** \$ 22,203,161
(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 Bonds 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: [99.865.1(4)] \$ 3,923,457

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the report period):
[99.865.1(5)] \$ 10,311,509

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

38. Total Amount of Base Year EATs [99.865.1(7)] \$ 107,483

39. Total Amount of Base Year PILOTS \$ Unknown

40. Total Annual EATs Anticipated at Time of District Termination \$ 548,567

41. Total Annual PILOTS Anticipated at Time of District Termination \$ 5,876,177

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

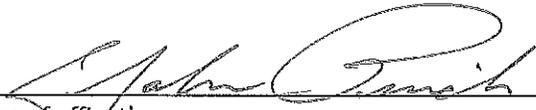
44. Percentage of PILOTS Captured (per TIF Plan, usually up to 100%) 100 %

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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.



(Signature of affiant)

City Manager

(Title of affiant)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Independence Regional Medical Center Tax Increment
PIN#: 1705
REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 1705.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Independence Regional Medical Center Tax Increment Financing Plan (HCA)
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. **Contact Information**
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Midwest Division IRHC, LLC
 - g) Person Doug Williams, Chief Executive Officer
 - h) Phone 816-698-7007
 - i) Fax Unknown
 - j) E-mail Address Unknown
6. Original Date Plan/Project Approved December 6, 2004
7. Ordinance Number (if available) 15910
8. Most Recent Plan Amendment (if any) **[99.865.1(9)]** February 19, 2008
9. Ordinance Number (if available) 16943
10. State House District 30
11. State Senate District 11
12. School District Blue Springs R-IV

21. Brief Description of Any Agreements with the Affected Taxing Districts [99.865.1(9)]
There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the Redevelopment Agreement was executed. This TIF is in the 39th Street TDD and the MPEC CID.

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 end of February).

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

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: **Projected:** 166 **Actual to date:** 100 *

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

*This hospital replaced two other hospitals in the City. The total employed in the complex to date is 1,389.

Section 2 Tax Increment Financing Revenues

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date: **June 30, 2014**

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

Total received since inception: \$ 23,441,386 Amount on hand: \$ _____
 (As of Report Date)

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

Total received since inception: \$ 396,159 Amount on hand: \$ _____
 (As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 732,775*

*Includes all other revenue which may include interest and balance from bond proceeds

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>23,706,161</u>	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ <u>7,250,000</u>	\$ _____
c) Rehab of Existing Buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of Land or Buildings [99.865.1(11)]	\$ _____	\$ _____

e) Other (specify): <u>rehabilitation funds</u>	\$ <u>6,904,224</u>	\$ <u>318,000</u>
f) Other (specify): <u>admin, debt, prof. fees & CID</u>	\$ <u>2,481,552</u>	\$ <u>520,112</u>

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

g) Payments of Principal and Interest on Outstanding Debt:
 Since Inception: \$ 22,045,045 This Reporting Period: \$ 3,108,743

h) Reimbursement to Developer for Eligible Costs:
 Since Inception: \$ 8,991,638 This Reporting Period: \$ 0

i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:
 Since Inception: \$ 30,230,099 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	\$ <u>31,312,000</u>
(Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)	
b. Property Acquisition and Relocation Costs	\$ _____
c. Project Implementation Costs (Including Professional Fees)	\$ <u>750,000</u>
d. Other (specify, as applicable): _____	\$ _____
e) Other (specify): <u>Other blight clearance & redevelopment bldg construction</u>	\$ <u>12,400,000</u>
e) Other (specify): _____	\$ _____
Total Anticipated TIF Reimbursable Project Costs	\$ <u>44,462,000</u>

31. **Anticipated Total Project Costs** \$302,506,059

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

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) 12

34. Current Anticipated Estimate (# of Years to Retirement) 13

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: **[99.865.1(4)]** \$ 42,819

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the report period): **[99.865.1(5)]**
 \$ 45,904,829

37. Anticipated Assessed Value at Time of District Termination: \$ 56,447,141

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 \$ 148,067
41. Total Annual PILOTs Anticipated at Time of District Termination \$ 5,107,908
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 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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Mount Washington Tax Increment Financing Plan

PIN#: 4364

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 4364.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: **Mount Washington Tax Increment Financing Plan**
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. **Contact Information**
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Forever Enterprises, Inc
 - g) Person George Poletis, President
 - h) Phone 876-391-2048
 - i) Fax Unknown
 - j) E-mail Address Unknown
6. Original Date Plan/Project Approved September 18, 2000
7. Ordinance Number (if available) 14608
8. Most Recent Plan Amendment (if any) **[99.865.1(9)]** _____
9. Ordinance Number (if available) _____
10. State House District 19
11. State Senate District 11
12. School District Independence

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

Mt. Washington Cemetery is located in northwest Independence, Missouri and is bounded by Truman Road on the south, Independence Avenue and State Highway 24 on the north, Brookside Avenue on the east and Blue Ridge Blvd on the west.

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

The redevelopment area includes a 229-acre cemetery. The plan includes the renovation of the Mount Washington Cemetery, improvements to adjacent public right-of-way, construction of a new mausoleum and chapel, and funding for planning and implementing renovation of the nearby Fairmount Business District.

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: _____

Dilapidated and deteriorated buildings, 50% more than 35 years old, inadequate sewers and utilities, maintenance issues; roadways, curbs, bridges, fences and stairways and inadequate sewer line.

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

The project provides enhancement and redevelopment of dilapidated and deteriorated roads, inadequate utilities and lighting and general depreciated physical maintenance. The project will provide improvements to the adjacent public right-of-way and funding for planning renovation to the nearby Fairmount Business District.

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

The Redevelopment Agreement outlines the municipal and developer agreements.

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

There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the Redevelopment Agreement was executed.

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 During This Report Period: 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 end of February).

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

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: *Projected:* 31 *Actual to date:* 11

27. Estimate of Retained Jobs: *Projected:* 13 *Actual to date:* 13

Section 2 Tax Increment Financing Revenues

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date: **June 30, 2014**

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

Total received since inception: \$ 216,520 Amount on hand: \$ _____
(As of Report Date)

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

Total received since inception: \$ 139,523 Amount on hand: \$ _____
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 33,995*

*Includes all other revenue which may include interest.

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>165,206</u>	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ <u>1,098</u>	\$ _____
c) Rehab of Existing Buildings [99.865.1(11)]	\$ _____	\$ _____

d) Acquisition of Land or Buildings [99.865.1(11)] \$ _____ \$ _____

e) Other (specify): Professional & admin. fees \$ 165,340 \$ 34

f) Other (specify): Interest & CDC \$ 56,732 \$ _____

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

g) Payments of Principal and Interest on Outstanding Bonded Debt:
 Since Inception: \$ _____ This Reporting Period: \$ _____

h) Reimbursement to Developer for Eligible Costs:
 Since Inception: \$ 274,742 This Reporting Period: \$ 0

i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:
 Since Inception: \$ 5,426 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.)

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 **\$1,481,856**

31. Anticipated Total Project Costs \$ 8,722,700

(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
- g) Other Bond
- h) Other

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)] \$ 191,181

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): [99.865.1(5)]
 \$ -131,643

- 37. Anticipated Assessed Value at Time of District Termination: \$ 1,920,000
- 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 \$ 26,542
- 41. Total Annual PILOTS Anticipated at Time of District Termination \$ 205,503
- 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

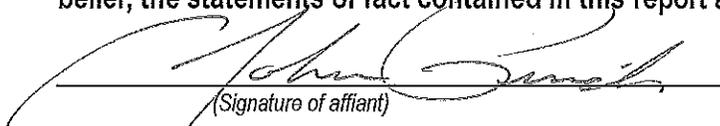
Section 3: Certification of Chief Executive Officer of Municipality or Agency

*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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Mid-Town Truman Road Corridor Plan & Redevelopment
PIN#: 5134
REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 5134.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Mid-Town Truman Road Corridor Plan and Redevelopment Project
3. Report Period: From July 1, 2014 ; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person: Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Mid-Town Truman Road Corridor Redevelopment Corporation
 - g) Person Joe Gall
 - h) Phone 816-836-5050
 - i) Fax _____
 - j) E-mail Address Unknown
6. Original Date Plan/Project Approved November 21, 1994
7. Ordinance Number (if available) 12904
8. Most Recent Plan Amendment (if any) **[99.865.1(9)]** May 15, 2000
9. Ordinance Number (if available) 14486
10. State House District 21
11. State Senate District 11
12. School District Independence

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 includes 624 acres located directly west of Independence Square. The area is approximately bounded by Waldo Avenue, Pleasant Avenue, Spring Street, Pacific Avenue, Forest Avenue and Cunningham Street.

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

The Redevelopment Plan proposes to preserve and enhance existing housing, encourage reinvestment and improvement in residential structures, reverse the trend of neighborhood decline and encourage commercial investment. The TIF funds a 353 Redevelopment Corporation and the implementation of the 353 Redevelopment Plan and tax abatement program. The project continues to eliminate blight in residential neighborhoods and to enhance public safety and welfare by providing improvements and tax abatement through the 353 Corporation.

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: The 353 continues to administer and provide tax abatement for the area.

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:

A large number of residential properties require rehabilitation, many streets have been in disrepair, and the area has experienced disinvestment.

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

The Mid-Town Truman Road Corridor has experienced disinvestment for many years. This strategy was implemented to halt this negative development and to provide stimulus to preserving the neighborhood and its environs.

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

The Redevelopment Agreement outlines the municipal and developer obligations. The 353 Plan and 353 Corporation approved by the Planning Commission and City Council provides tax abatement and neighborhood planning services based on approved criteria.

21. Brief Description of Any Agreements with the Affected Taxing Districts [99.865.1(9)]
 February 19, 2010, a Cooperative Agreement was entered into for the City to assist in goal completion by implementing and administering the Development Plan.

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 end of February).

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

(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: June 30, 2014

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

Total received since inception: \$ 4,133,784 Amount on hand: \$ (As of Report Date)

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

Total received since inception: \$101,639 Amount on hand: \$ (As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 71,172

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 [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of land or buildings [99.865.1(11)]	\$ _____	\$ _____
e) Other (specify): <u>353 redevelopment</u>	\$ <u>3,992,187</u>	\$ <u>257</u>
f) Other (specify): <u>administrative costs</u>	\$ <u>33,019</u>	\$ _____

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

- g) Payments of Principal and Interest on Outstanding Bonded Debt:
 Since Inception: \$ N/A This Reporting Period: \$ N/A
- h) Reimbursement to Developer for Eligible Costs:
 Since Inception: \$ 4,024,985 This Reporting Period: \$ 34,055
- i) Reimbursement to Municipality (or Other Public Entity) for Eligible Costs:
 Since Inception: \$ 33,019 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.)	\$ _____
b. Property Acquisition and Relocation Costs	\$ _____
c. Project Implementation Costs (Including Professional Fees)	\$ _____
d. Other (specify, as applicable): <u>353 redevelopment</u>	\$ <u>8,380,910</u>
e) Other (specify): _____	\$ _____
e) Other (specify): _____	\$ _____
Total Anticipated TIF Reimbursable Project Costs	\$ <u>8,380,910</u>

31. Anticipated Total Project Costs \$ 80,810,850

(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) <input checked="" type="checkbox"/> Pay-as-you-go | b) <input type="checkbox"/> General Obligation Bonds | c) <input type="checkbox"/> TIF Notes | d) <input type="checkbox"/> Loan |
| e) <input type="checkbox"/> TIF Bond | f) <input type="checkbox"/> Industrial Revenue Bond | g) <input type="checkbox"/> Other Bond | h) <input type="checkbox"/> 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: [99.865.1(4)] \$ 80,840
36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): [99.865.1(5)]
\$ 793,541
37. Anticipated Assessed Value at Time of District Termination: \$ 4,494,481
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 \$ 3,063
41. Total Annual PILOTs Anticipated at Time of District Termination \$ Unknown
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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Name	Address	Phone Number	Primary Business	Relocated From
Dutzel's Catering	201 N Forest		Food Production	New
Plug-In Play	201 N Forest		Video Games	New
Spiceman Enterprise LLC	201 N Forest		Food Production	New
HUMMUS COMPANY LLC	201 N Forest		Food Production	New
Kansas City DL, LLC	201 N Forest		Food Production	New
Mikki's Jar	201 N Forest		Food Production	New
Just Enough Heat LLC	201 N Forest		Food Production	New
ORGANIC MEAL PREP LLC	201 N Forest		Food Production	New
Gembars	201 N Forest		Food Production	New
Limelight Promotions	201 N Forest		Marketing	New
Dragonfly Gourmet Foods, LLC	201 N Forest		Food Production	New
AEGLE Health LLC	201 N Forest		Food Production	New
Yummylicious Cookie Company	201 N Forest		Food Production	New
Vinyl Doctor LLP	201 N Forest		Upholstery	New
The Jane Bruce Shortbread Co	201 N Forest		Food Production	New
Pisciotta's Gourmet Caramels	201 N Forest		Food Production	New

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Noland Road and 23rd Street Tax Increment Finance

PIN#: 4123

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 4123.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Noland Road and 23rd Street Tax Increment Financing Plan - Project 1
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report: Jordan Ellena
5. **Contact Information**
 - a) City of County Contact Agency City of Independence
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer #1 Dodgion Street Acquisitions, LLC & #2 KC Properties & Invest.
 - g) Person Buford L. Farrington / Shane Crees (816) 719-9327
 - h) Phone 816-836-5050
 - i) Fax 816-836-8966
 - j) E-mail Address _____
6. Original Date Plan/Project Approved December 3, 2012
7. Ordinance Number (if available) 18010
8. Most Recent Plan Amendment Date (if any) [**99.865.1(9)**] December 15, 2014
9. Ordinance Number (if available) 18401
10. State House District 29
11. State Senate District 11
12. School District Independence

24. Number of Parcels Acquired Through Use of Eminent Domain Power in This Report Period
 (99.865.1(12)): None

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

(Please Attach List Separately if Necessary or Desired)

26. Estimate of New Jobs: **Projected:** 75 **Actual to date:** 50

27. Estimate of Retained Jobs: **Projected:** 15 **Actual to date:** 15

Section 2: Tax Increment Financing Revenues

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date: June 30, 2014

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

Total received since inception: \$ 243 Amount on hand: \$ _____
 (As of Report Date)

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

Total received since inception: \$ 192,868 Amount on hand: \$ _____
 (As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)]
 \$ 65,197

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 [99.865.1(11)]	_____	_____
d) Acquisition of Land or Buildings [99.865.1(11)]	_____	_____
e) Other (specify): <u>City administration/professional</u>	<u>109,442</u>	<u>80,019</u>
f) Other (specify): _____	_____	_____

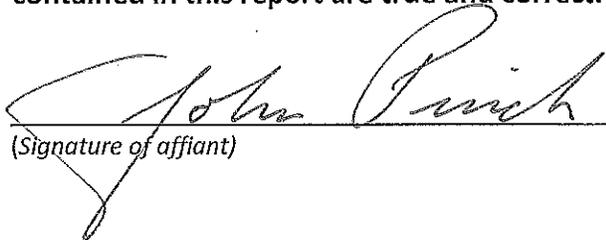
Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)]\$ 283,998
36. Assessed Valuation Added to the Redevelopment Project (As of the end of the report period):
[99.865.1(5)] \$ 3,200
37. Anticipated Assessed Value at Time of District Termination: \$ 590,856
38. Total Amount of Base Year EATs [99.865.1(7)] \$ 6,350
39. Total Amount of Base Year PILOTs \$ 13,134
40. Total Annual EATs Anticipated at Time of District Termination \$ 72,791
41. Total Annual PILOTs Anticipated at Time of District Termination \$ 20,744
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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, certify that, to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.



(Signature of affiant)

City Manager

(Title of affiant)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Noland Road Auto Plaza Tax Increment Financing

PIN#: 5060

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 5060.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: **Noland Road Auto Plaza Tax Increment Financing Plan**
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone (816) 325-7183
 - d) Fax (816) 325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer T.E.N. Investments, Inc.
 - g) Person Kevin Killilea
 - h) Phone 913-677-7482
 - i) Fax Unknown
 - j) E-mail Kevin.Killilea@Soaveauto.com
6. Original Date Plan/Project Approved December 16, 2002
7. Ordinance Number (if available) 15310
8. Most Recent Plan Amendment Date (if any) **[99.865.1(9)]**
9. Ordinance Number (if available) _____
10. State House District 29
11. State Senate District 11
12. School District Independence

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 on the east and west sides of Noland Road south of 31st Street in Independence, Missouri.

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

The redevelopment project encompasses 14 acres of land which were to be redeveloped into three automobile dealerships, an auto service center and an auto repair facility. Portions of the project previously functioned as automobile dealerships and required updating to current automobile dealership standards.

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 existing site was obsolete for current automobile dealership standards, including inadequate size and type of buildings and dilapidated parking areas.

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

The site is located along a section of Independence long dominated by automobile dealerships and was originally built to standards not acceptable today. This project updated the site to modern standards. Assistance from the City initially prevented the businesses from relocating out of the area.

20. Briefly Describe Agreements with the Developer [99.865.1(9)] _____
The Redevelopment Agreement and two subsequent amendments outline municipal and developer obligations. A Transfer Approval Agreement was approved by Ordinance No. 17695 to allow transfer of ownership.

21. Brief Description of Any Agreements with the Affected Taxing Districts [99.865.1(9)] _____
There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the Redevelopment Agreement was executed.

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 end of February).*

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?
Carquest Auto Parts #5276	3151 S Noland Road	816-833-1020	Auto Parts	N/A

(Please Attach List Separately if Necessary or Desired)

26. Estimate of New Jobs: *Projected: Not available Actual to date: Not available*

27. Estimate of Retained Jobs: *Projected: Not applicable Actual to date: Not applicable*

Total jobs to date: 45

Section 2 Tax Increment Financing Revenues

28. TIF Revenue Deposits to the Special Allocation Fund as of the Report Date: **June 30, 2015**

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

Total received since inception: \$ 127,720 Amount on hand: \$ _____
(As of Report Date)

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

Total received since inception: \$ 6,389 Amount on hand: \$ _____
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 10,690

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)	\$ 127,500	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ 50,000	\$ _____
c) Rehab of existing buildings <u>[99.865.1(11)]</u>	\$ _____	\$ _____
d) Acquisition of land or buildings <u>[99.865.1(11)]</u>	\$ _____	\$ _____
e) Other (specify): <u>landscape & interest</u>	\$ 68,499	\$ _____
f) Other (specify): <u>professional & administrative</u>	\$ 94,267	\$ 76

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

- g) Payments of principal and interest on outstanding bonded debt:
 Since inception: \$ _____ N/A This reporting period: \$ _____ N/A
- h) Reimbursement to developer for eligible costs:
 Since inception: \$ 124,203 This reporting period: \$ _____ 0
- i) Reimbursement to Municipality (or other public entity) for eligible costs:
 Since inception: \$ 4,191 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.)	\$ 257,500
b. Property Acquisition and Relocation Costs	\$ 680,000
c. Project Implementation Costs (Including Professional Fees)	\$ 90,000
d. Other (specify, as applicable): _____	\$ _____
e) Other (specify): _____	\$ _____
e) Other (specify): _____	\$ _____
Total Anticipated TIF Reimbursable Project Costs	\$ 1,027,500

31. Anticipated Total Project Costs \$ 3,997,500

(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) <input checked="" type="checkbox"/> Pay-as-you-go | b) <input type="checkbox"/> general obligation bonds | c) <input type="checkbox"/> TIF notes | d) <input type="checkbox"/> loan |
| e) <input type="checkbox"/> TIF Bond | f) <input type="checkbox"/> Industrial Revenue Bond | g) <input type="checkbox"/> other bond | h) <input type="checkbox"/> other |

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)] \$ 1,478,110
- 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: \$ 4,450,640
- 38. Total Amount of Base Year EATs [99.865.1(7)] \$ 349,643
- 39. Total Amount of Base Year PILOTS \$ 43,652
- 40. Total Annual EATs Anticipated at Time of District Termination \$ 328,815
- 41. Total Annual PILOTS Anticipated at Time of District Termination \$ 284,231
- 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

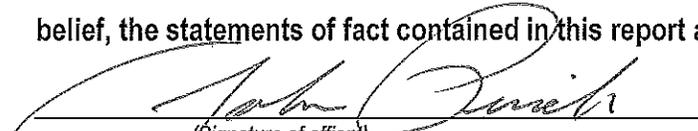
Section 3: Certification of Chief Executive Officer of Municipality or Agency

*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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: North Independence Redevelopment Tax Increment
PIN#: 8602
REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 8602.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: North Independence Redevelopment Tax Increment Financing Plan
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone 816-325-7183
 - d) Fax 816-325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Limpus Properties, LLC
 - g) Person Harlan Limpus
 - h) Phone Unknown
 - i) Fax Unknown
 - j) E-mail Address Unkown
6. Original Date Plan/Project Approved May 15, 2000
7. Ordinance Number (if available) 14482
8. Most Recent Plan Amendment (if any) [99.865.1(9)]
9. Ordinance Number (if available) _____
10. State House District 20
11. State Senate District 11
12. School District Fort Osage

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 in the north central portion of the City of Independence on the east side of M-291 south of Kentucky Road.

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

The redevelopment project consists of the construction of the above-ground surface and construction of an underground industrial park.

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: The golf course is fully operational. The underground park has not been developed.

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: Extraordinary reclamation work was required on an abandoned strip mine area; the site was also deficient in transportation access and a lack of infrastructure.

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

The project is expected to produce approximately 530 jobs upon complete build out. The site previously contained an unreclaimed open-pit limestone mine. The project will eliminate these and other adverse conditions in and adjacent to the site. The transportation network is designed to decrease truck traffic and speeds on nearby residential streets. The development will increase the tax base for the city by encouraging private investment in the surrounding area.

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

The Redevelopment Agreement outlines the municipal and developer obligations. _____

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

There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the Redevelopment Agreement was executed. _____

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 end of February).

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

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: Projected: _____ 530 _____ Actual to date: _____ 63 _____

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: June 30, 2014

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

Total received since inception: \$ _____ 314,763 _____; Amount on hand: \$ _____
(As of Report Date)

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

Total received since inception: \$ _____ 347,422 _____; Amount on hand: \$ _____
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ _____ 9,173 _____

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

a) Public Infrastructure (streets, utilities, etc)

Total Since Inception: Report Period Only:
\$ _____ 176,666 _____ \$ _____

b) Site Development (grading, dirt moving, etc.)

\$ _____ 1,323,500 _____ \$ _____

c) Rehab of existing buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of land or buildings [99.865.1(11)]	\$ _____	\$ _____
e) Other (specify): <u>professional fees</u>	\$ 231,041	\$ _____
f) Other (specify): <u>interest & administration fees</u>	\$ 587,651	\$ 30,715

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

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

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

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 625,687 This Reporting Period: \$ 0

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

Since Inception: \$ 11,392 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.)	\$ 3,583,410
b. Property Acquisition and Relocation Costs	\$ _____
c. Project Implementation Costs (Including Professional Fees)	\$ 376,500
d. Other (specify, as applicable): <u>traffic calming</u>	\$ 125,000
e) Other (specify): <u>school crossing, neighborhood</u>	\$ 75,000
e) Other (specify): _____	\$ _____
Total Anticipated TIF Reimbursable Project Costs	\$ 4,159,910

31. Anticipated Total Project Costs \$ 40,592,210

(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) _____

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

Estimated Increase in Tax Generation

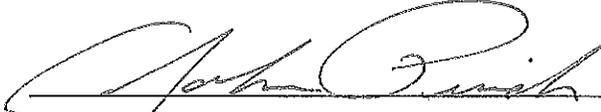
35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)] \$ 38,270
36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): [99.865.1(5)]
\$ 329,486
37. Anticipated Assessed Value at Time of District Termination: \$ 17,311,872
38. Total Amount of Base 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 \$ 29,589
41. Total Annual PILOTs Anticipated at Time of District Termination \$ 1,267,823
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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Old Landfill Tax Increment Financing Plan

PIN#: 1526

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 1526.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Old Landfill Tax Increment Financing Plan and Redevelopment Project
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone 816-325-7183
 - d) Fax 816-325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Sailors-Woods Development, LLC
 - g) Person Tom Woods
 - h) Phone 816-228-1188
 - i) Fax _____
 - j) E-mail Address _____
6. Original Date Plan/Project Approved September 6, 2005
7. Ordinance Number (if available) 16131
8. Most Recent Plan Amendment (if any) [99.865.1(9)]
9. Ordinance Number (if available) _____
10. State House District 30
11. State Senate District 8
12. School District Blue Springs R-IV

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 365 acres of land to the south of 39th Street, west of R.D. Mize Road, on and adjacent to the site of the Jackson County Landfill and the Deffenbaugh Landfill.

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

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

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: The golf course has been completed. The housing construction activity in the redevelopment area has followed the national economy.

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:

Site clearance, topography that prohibited development, and storm drainage issues.

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

The project benefits include revitalization of an area located in an older, established neighborhood that has experienced decline and disinvestment.

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

The Redevelopment Agreement outlines the municipal and developer obligations.

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

This TIF is in the Stone Canyon Community Improvement District (CID). There is a Cooperative Agreement between the City, the CID and the Developer. There is an Estoppel and Assurances Agreement between the City and the CID.

This TIF is in the 39th Street Transportation Development District.

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?
N/A				

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: Projected: 30 Actual to date: 10

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): **[99.865.1(6)]**
 Total received since inception: \$ 461,509 ; Amount on hand: \$ _____
 (As of Report Date)
- b. Economic Activity Taxes (EATs): **[99.865.1(8)]**
 Total received since inception: \$ 89,911 ; Amount on hand: \$ _____
 (As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 9,565

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>3,824,764</u>	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ <u>5,671,236</u>	\$ _____
c) Rehab of existing buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of land or buildings [99.865.1(11)]	\$ _____	\$ _____
e) Other (specify): <u>Administrative fees & interest</u>	\$ <u>771,178</u>	\$ <u>339,463</u>
f) Other (specify): <u>Professional</u>	\$ <u>535,000</u>	\$ _____

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

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

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

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 421,100 This Reporting Period: \$ 0

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

Since Inception: \$ 10,615 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.)	\$ <u>13,640,000</u>
b. Property Acquisition and Relocation Costs	\$ _____
c. Project Implementation Costs (Including Professional Fees)	\$ <u>535,000</u>
d. Other (specify, as applicable): _____	\$ _____
e) Other (specify): _____	\$ _____
e) Other (specify): _____	\$ _____
Total Anticipated TIF Reimbursable Project Costs	\$ <u>14,175,000</u>

31. Anticipated Total Project Costs \$ 117,300,000

(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) _____

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

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)] \$ 323,277

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

\$ 4,228,518

37. Anticipated Assessed Value at Time of District Termination: \$ 107,600,000

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 \$ 667,127

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 2,015,516

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

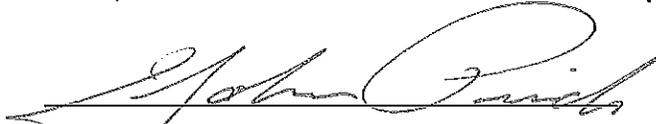
Section 3: Certification of Chief Executive Officer of Municipality or Agency

*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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Recovery Sales Outlet Tax Increment Financing Plan

PIN#: 7551

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 7551.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Recovery Sales Outlet Tax Increment Financing Plan
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone 816-325-7183
 - d) Fax 816-325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Recovery Management Corporation
 - g) Person Louis D. Pack
 - h) Phone 816-350-6051
 - i) Fax 816-350-6051
 - j) E-mail Address dpack@recorp.com
6. Original Date Plan/Project Approved December 2, 1996
7. Ordinance Number (if available) 13490
8. Most Recent Plan Amendment (if any) **[99.865.1(9)]** October 6, 2008
9. Ordinance Number (if available) 17156
10. State House District 29
11. State Senate District 11
12. School District Independence

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 first portion of the project location is bounded by 35th Street on the south, Lynn Court/Weatherford Avenue on the west, Noland Road on the east, and 31st Street on the north. The second portion of the project is located north of the Mid-Continent Library located on the northwest intersection of 35th Street and Lynn Court, and the third portion of the project is located west of Weatherford Road and south of 31st Street.

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

The 47-acre development project includes new construction of approximately 670,000 square feet of retail, office and warehouse/industrial space. Public infrastructure improvements to Noland Road, the extension of Lynn Court to Weatherford Road, a new street and rail crossing at 33rd Street, improvements to railroad crossings at the 35th & Osage Street intersection, and ISTEAs matching funds for the Noland Road landscape project adjacent to the site were all included in this 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: Construction of the retail, office and warehouse/industrial space has not begun. Many of the infrastructure improvements have been completed.

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: _____

Access to the site is impaired due to heavy traffic on Noland Road, creating problems at the 35th Street intersection for drivers wishing to enter sites west of Noland.

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

The development is located in a fully developed, although aging, area of Independence. It is in need of redevelopment to curb the disinvestment that would likely occur in adjacent areas. The purpose of the project was to preserve and enhance the tax base for the city through upgrading existing streets and rail crossings, along with updating existing RSO business and constructing additional retail and office facilities.

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

The Redevelopment Agreement outlines the municipal and developer obligations.

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

There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the original and amended Redevelopment Agreements were executed.

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?
N/A				

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: **Projected:** Unknown **Actual to date:** 15

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: June 30, 2014

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

Total received since inception: \$ 222,793; Amount on hand: \$ _____
(As of Report Date)

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

Total received since inception: \$ 2,044,394; Amount on hand: \$ _____
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: [99.865.1(1)] \$ 42,676

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>3,196,984</u>	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of existing buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of land or buildings [99.865.1(11)]	\$ _____	\$ _____
e) Other (specify): <u>Administrative, professional, mgmt</u>	\$ <u>503,439</u>	\$ <u>2,597</u>
f) Other (specify): <u>Interest expense</u>	\$ <u>1,423,736</u>	\$ <u>196,000</u>

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

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

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

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 1,409,675 This Reporting Period: \$ 0

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

Since Inception: \$ 675,878 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.)	\$ _____
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	\$ <u>7,315,450</u>

31. Anticipated Total Project Costs \$ 41,350,578

(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) 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)] \$ 436,921

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

\$ 165,871

37. Anticipated Assessed Value at Time of District Termination: \$ 3,918,364

38. Total Amount of Base Year EATs [99.865.1(7)] \$ 166,372

39. Total Amount of Base Year PILOTs \$ Unknown

40. Total Annual EATs Anticipated at Time of District Termination \$ 461,103

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 956,318

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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Santa Fe Trail Neighborhood TIF

PIN#: 9518

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 9518.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Santa Fe Trail Neighborhood Tax Increment Financing Plan
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. Contact Information
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone 816-325-7183
 - d) Fax 816-325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer McProperties, L.L.C.
 - g) Person Kenneth B. McClain
 - h) Phone 816-836-5050
 - i) Fax _____
 - j) E-mail Address _____
6. Original Date Plan/Project Approved December 22, 1997
7. Ordinance Number (if available) 13807
8. Most Recent Plan Amendment (if any) **[99.865.1(9)]** November 6, 2000
9. Ordinance Number (if available) 14647
10. State House District 29
11. State Senate District 11
12. School District Independence

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 bounded by Noland Road on the east, 300 feet south of the center line of Gudgell Road on the south, the Union Pacific right-of-way on the west, and the extension of Aberdeen Street on the north, and encompassing approximately 29 acres.

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

The retail development will include approximately 150,000 square feet, a limited number of high density residential units and associated public improvements to local streets, and a state highway interchange.

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: _____

Parcel assembly, clearing of dilapidated structures, and storm drainage.

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

The existing structures, streets, and sidewalks were in disrepair due to 85% of the area being greater than 40 years old. The structures were substandard and did not meet current building codes due to few improvements since being constructed. Narrow streets were the norm, and drainage problems were prevalent throughout the area. The proposed development will correct these problems as well as stabilize the area from further disinvestment and loss of tax revenue for the city.

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

The Redevelopment Agreement outlines the municipal and developer obligations. There is a Cooperative Agreement related to Motor Vehicle Tax collection.

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

There is a Cooperative Agreement related to Motor Vehicle Tax collection. There is also a State TIF in place for this area.

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?
Rent To Own Auto Centers	1604 S Noland Rd.	816-912-1990	Autos	New
Melvin R Allen	1600 S Noland Rd.		Attorney	New

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: Projected: 250 FTE Actual to date: 50

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): [99.865.1(6)]

Total received since inception: \$ 217,565

Amount on hand: \$ _____
(As of Report Date)

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

Total received since inception: \$ 6,235

Amount on hand: \$ _____
(As of Report Date)

Motor Vehicle Taxes \$ 797,677

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

*Includes all other revenues which may include interest and balance from bond proceeds

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.)	\$ 440,749	\$ _____
c) Rehab of existing buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of land or buildings [99.865.1(11)]	\$ 5,028,061	\$ _____
e) Other (specify): relocation & professional	\$ 917,994	\$ 4,506
f) Other (specify): interest, management, administration	\$ 665,111	\$ 240,698

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

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

Since Inception: \$ 11,159,691

This Reporting Period: \$ 957,686

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 6,684,723

This Reporting Period: \$ 0

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

Since Inception: \$ 25,280

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.)

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

\$ 6,684,523

31. Anticipated Total Project Costs

\$ 25,567,017

(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

g) Other Bond

h) Other

Maturity of TIF Obligations (term of the TIF payout)

33. Original Estimate (# of Years to Retirement) 17

34. Current Anticipated Estimate (# of Years to Retirement) 29

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)] \$ 1,052,927

36. Assessed Valuation Added to the Redevelopment Project (As of the end of the rpt. period): [99.865.1(5)]
\$ 268,137

37. Anticipated Assessed Value at Time of District Termination: \$ 14,380,000

38. Total Amount of Base Year EATs [99.865.1(7)] \$ 52,469

39. Total Amount of Base Year PILOTs \$ Unknown

40. Total Annual EATs Anticipated at Time of District Termination \$ 732,973

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 453,988

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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)

Taxation Division
Post Office Box 27
Jefferson City, Missouri 65105-0027



(573) 751-4541

Cindi Dodson
111 E. Maple
Independence, MO 64050

September 29, 2015

Dear Increment Financing Report Filer:

According to Section 99.865, RSMo, an annual report may be due for the Plan or Project Name listed below by November 16, 2015.

PLAN OR PROJECT NAME: Trinity Tax Increment Financing Plan and Redevelop

PIN#: 2775

REPORT DUE DATE: November 16, 2015

If you are required to file a report, it must be completed online at: <https://tifreporting.dor.mo.gov> using PIN# 2775.

If you have any questions, contact (573) 751-4541.

Taxation Division

Tax Increment Financing Annual Report

Deadline for Submission: November 16, 2015

(Note: The reporting period can be 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 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, Administration Division at 573-522-2463.

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 Independence
2. Name of Plan or Project: Trinity Tax Increment Financing Plan and Redevelopment Project
3. Report Period: From July 1, 2014; to June 30, 2015
4. Name of the person who prepared this Annual Report Jordan Ellena
5. **Contact Information**
 - a) City or County Contact Agency City of Independence, Missouri
 - b) Person Jordan Ellena
 - c) Phone 816-325-7183
 - d) Fax 816-325-7770
 - e) E-mail Address jellena@indepmo.org
 - f) Private Sector Developer Valley View Bank
 - g) Person Lindsey Moore, Valley View Bank
 - h) Phone 913-381-3311
 - i) Fax 913-381-2709
 - j) E-mail Address _____
6. Original Date Plan/Project Approved November 7, 2005
7. Ordinance Number (if available) 16187
8. Most Recent Plan Amendment (if any) [**99.865.1(9)**] February 19, 2008
9. Ordinance Number (if available) 16941
10. State House District 30
11. State Senate District 11
12. School District Blue Springs R-IV

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 17.5 acres of land generally located south of Interstate 70, north of Heartland Avenue, west of the Gulf Mobile and Ohio Railroad right-of-way to approximately ¼ mile west of Little Blue Parkway.

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

The redevelopment project was to build several free-standing retail stores, including restaurants, comprising approximately 33,200 square feet, approximately 98,250 square feet of general commercial space, and a five-story class-A office building containing approximately 50,000 square feet. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for a multi-story Class A office building or 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: Most of the project has been built. There is no new construction at this time.

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 contained a large amount of rock that had to be removed, defective and inadequate street layout, unsanitary and unsafe conditions, deterioration, improper subdivision, obsolete platting and dangerous conditions.

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

The project benefited the public by revitalizing an area located in an older, blighted area. It also provided improvement of major public roads, which provided for greater access, and enhanced traffic flow to commercial and retail areas in southeast Independence.

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

The Redevelopment Agreement outlines the municipal and developer obligations.

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

There were no special agreements with any affected taxing districts other than those outlined in the prevailing TIF statutes at the time the Redevelopment Agreement was executed. This TIF is included in the Multi-Purpose Events Center (MPEC) Community Improvement District (CID) and the 39th Street TDD.

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?
N/A				

(Please Attach List Separately If Necessary or Desired)

26. Estimate of New Jobs: Projected: 172 Actual to date: 155

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): **[99.865.1(6)]**

Total received since inception: \$ 1,167,948;

Amount on hand: \$ _____
(As of Report Date)

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

Total received since inception: \$ 750,253;

Amount on hand: \$ _____
(As of Report Date)

Total Revenue on hand in the Special Allocation Fund as of Report Date: **[99.865.1(1)]** \$ 51,695

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>2,323,405</u>	\$ _____
b) Site Development (grading, dirt moving, etc.)	\$ <u>3,350,000</u>	\$ _____
c) Rehab of existing buildings [99.865.1(11)]	\$ _____	\$ _____
d) Acquisition of land or buildings [99.865.1(11)]	\$ _____	\$ _____
e) Other (specify): <u>administrative, professional & CID payments</u>	\$ <u>602,374</u>	\$ <u>8,855</u>
f) Other (specify): <u>developer principle interest</u>	\$ <u>878,076</u>	\$ <u>415,804</u>

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

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

Since Inception: \$ N/A

This Reporting Period: \$ N/A

h) Reimbursement to Developer for Eligible Costs:

Since Inception: \$ 1,665,662 This Reporting Period: \$ 359,196

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

Since Inception: \$ 143,519

This Reporting Period: \$ 118,016

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	\$ <u>7,765,000</u>

31. Anticipated Total Project Costs \$ 41,115,000

(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) _____

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

Estimated Increase in Tax Generation

35. Original Assessed Value of the Redevelopment Project: [99.865.1(4)] \$ 20,355

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

\$ 3,566,847

37. Anticipated Assessed Value at Time of District Termination: \$ 7,889,512

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 \$ 317,972

41. Total Annual PILOTs Anticipated at Time of District Termination \$ 799,237

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 %

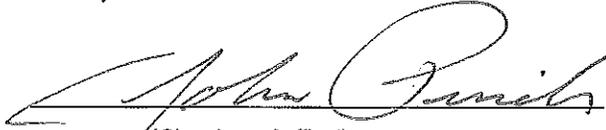
45. Total Years Anticipated to Capture PILOTs (per TIF Plan, up to 23 years) 23

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 ***** to provide statement of conformance with the TIF Annual Report reporting statutes.*

I, John Pinch, 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)