

Tax Increment Financing Five-Year Review

August 24, 2020

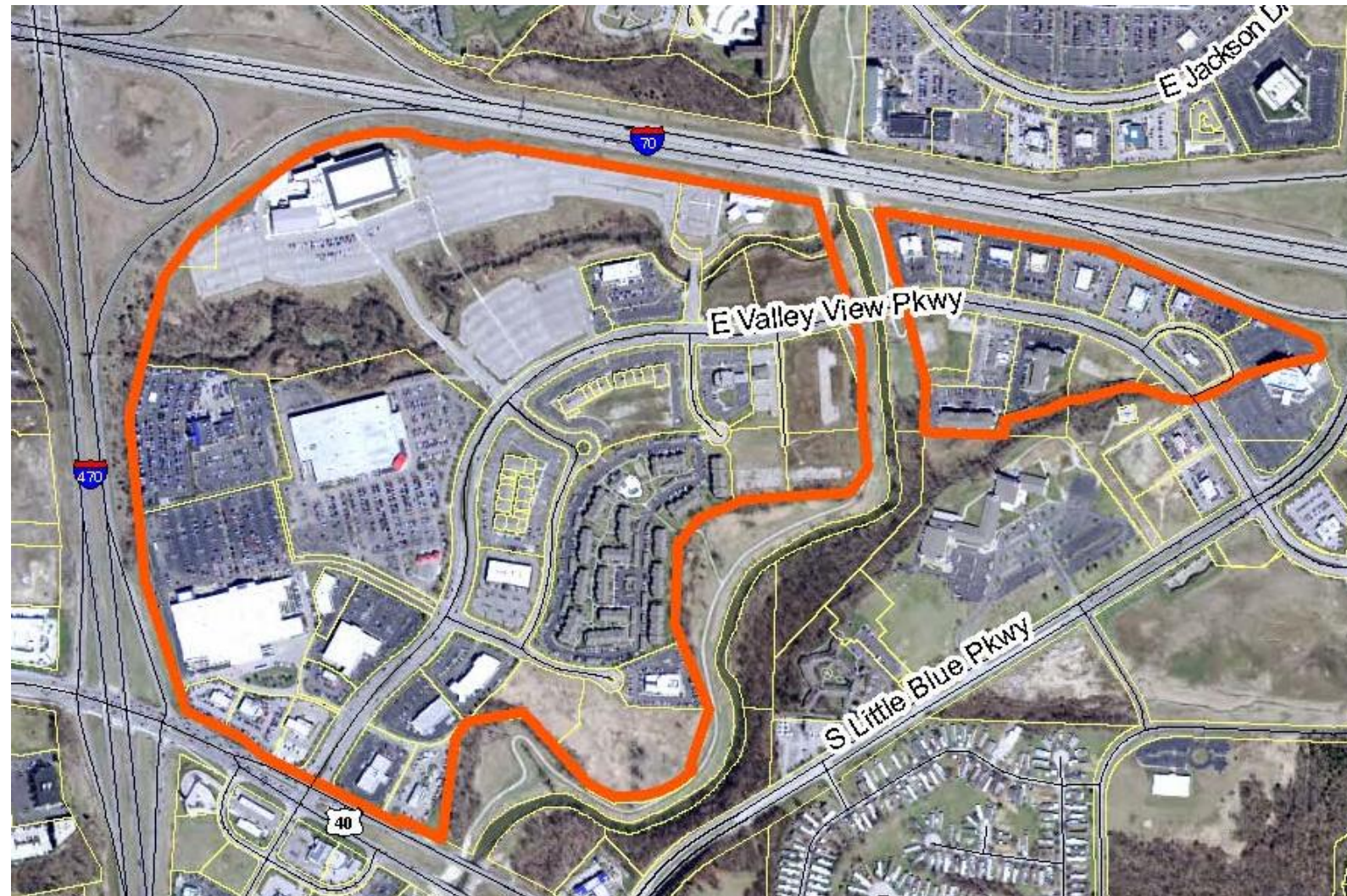


Eastland
North Independence
Old Landfill
Mt. Washington
Santa Fe
Trinity

Five-Year TIF Summary Report

- Public hearing required on all TIF projects every 5 years & at closing.
- Redevelopment Plan & Project Review
- Missouri Revised Statute 99.865

Eastland Center



Eastland Center Project Overview

- Approximately 212 acres
- 600,000 square feet Class A, Office Space
- 400,000 square feet retail, restaurant and hotels
- Public infrastructure
- Design and Construction of the Events Center

Eastland Center Plan Objectives

- Cure blight by providing adequate street layouts, utilities and other site improvements and remove unsafe and unsanitary conditions.
- Encourage orderly development within the area to maximize the public benefit.
- Construct roads and sidewalks within the vicinity of the redevelopment area to provide efficient traffic patterns.
- Construct a mixed-use project as outlined in the plan.

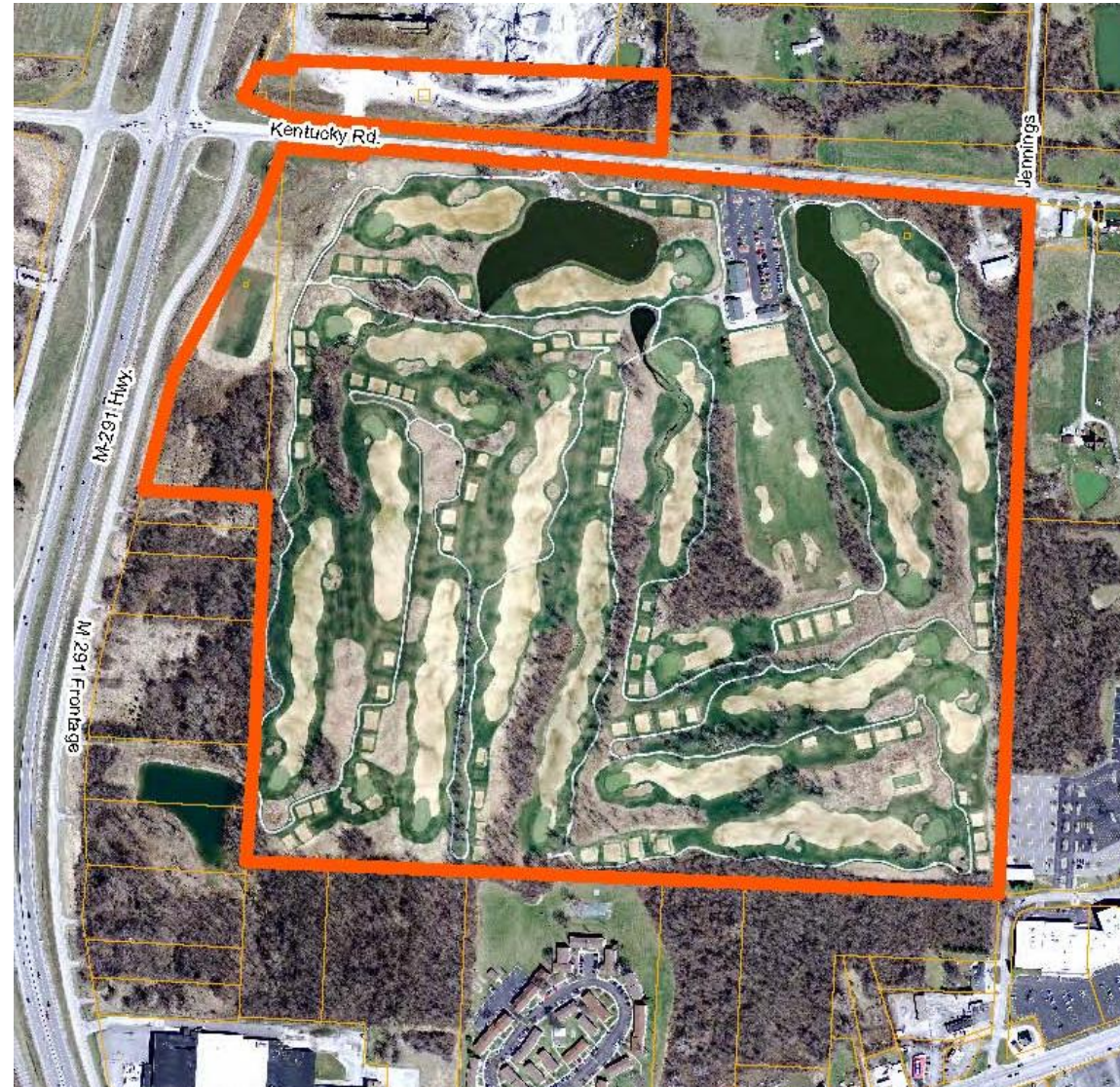
Eastland Center TIF Overview

- Approved in 2000
- 23 Year TIF
- 50% Economic Activity Taxes (EATS)
- 100% Payment in Lieu of Taxes (PILOTS)

Eastland Center TIF Status

TIF District	Date Approved	Total Project Costs	TIF Incentive Approved	Certified Reimbursable Costs	Financing
Eastland Center	January 2000	\$254,000,000	\$11,700,000	\$11,700,000	PAYGO

North Independence Location



INDEPENDENCE
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North Independence Project Overview

- 167 acres
- Development of 18-hole golf course, clubhouse and maintenance building
- Construction of a 4.5 million square foot underground industrial park & public infrastructure improvements

North Independence Plan Objectives

- Cure blight by improving Kentucky Road, platting and developing the area, removing trash and debris.
- Encourage orderly development of land in and around the redevelopment area by providing sewer and improved road access.
- Expand the tax base of the City.
- Enhance the public health, safety and welfare of the community by eliminating potential problems with dangerous and unsightly conditions of the neighboring properties.

North Independence TIF Overview

- Approved in 2000
- 23 Year TIF
- 50% Economic Activity Taxes (EATS)
- 100% Payments in Lieu of Taxes (PILOTS)

North Independence Status

TIF District	Date Approved	Total Project Costs	TIF Incentive Approved	Certified Reimbursable Costs	Financing
North Independence	May 2000	\$40,600,000	\$4,200,000	\$1,907,873	PAYGO

Old Landfill Location



Old Landfill Project Overview

- 365 acres
- Reclaim the closed and capped landfill
- Construct 225 single-family executive residences
- Construct 18-hole golf course

Old Landfill Plan Objectives

- Reclaim the closed and capped landfill to cure blight by providing adequate street layout, utilities, parking, streetscape and other site improvements.
- Encourage the orderly development of land within the redevelopment area.
- Expand tax base of the City by increasing the housing and employment opportunities for residents.
- To enhance the public health, safety and welfare of the community by eliminating problems with congestion of public roads, pedestrian traffic and inadequate infrastructure.



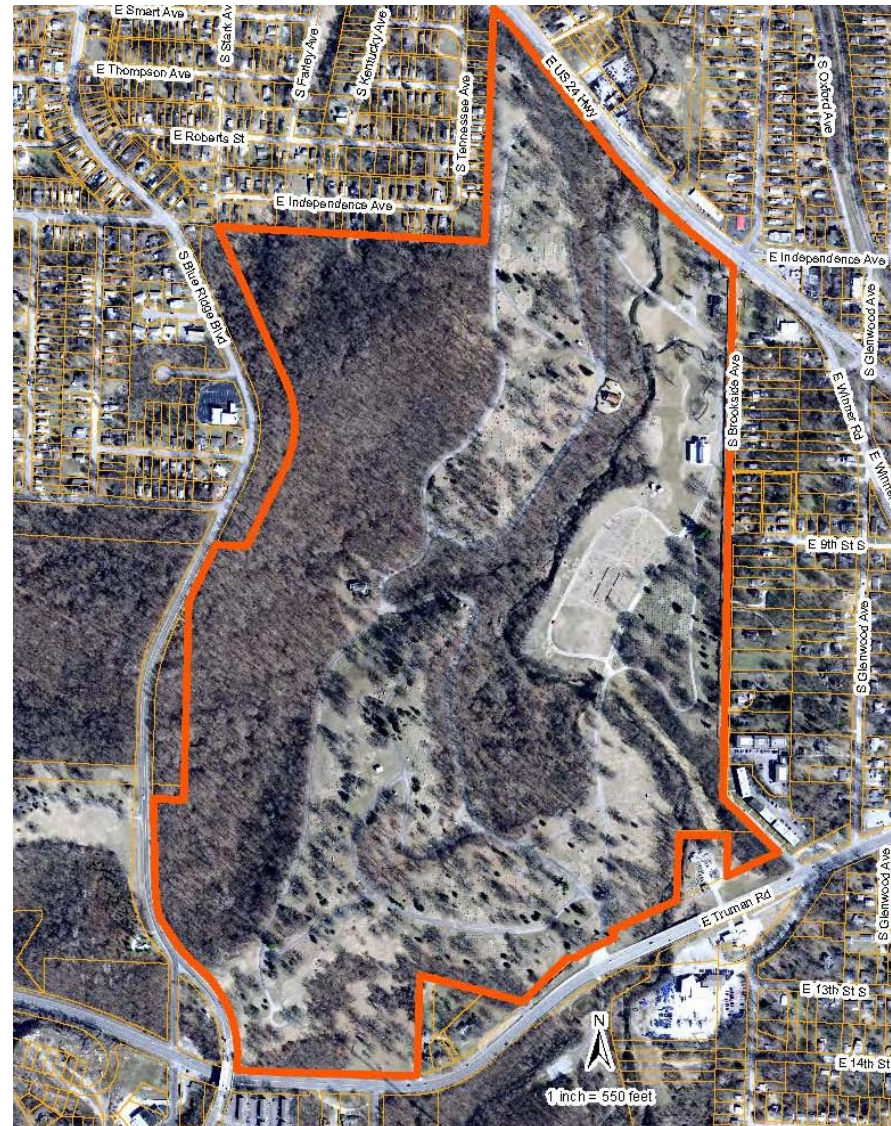
Old Landfill TIF Overview

- Approved in 2005
- 23 Year TIF
- 50% Economic Activity Taxes (EATS)
- 100% Payments in Lieu of Taxes (PILOTS)

Old Landfill TIF Status

TIF District	Date Approved	Total Project Costs	TIF Incentive Approved	Certified Reimbursable Costs	Financing
Old Landfill	September 2005	\$117,300,000	\$14,175,000	\$10,031,000	PAYGO

Mt. Washington Location



Mt. Washington Project Overview

- 229 acres
- Renovate Mt. Washington Cemetery, including the construction of a new mausoleum
- Improve adjacent public rights-of-way

Mt. Washington Plan Objectives

- Cure blight by providing adequate on-site street layout and other site improvements.
- Expand the tax base of the city by encouraging private investment within the redevelopment area.
- Enhance health, safety and welfare of the community by eliminating potential problems with dangerous and unsightly conditions of adjacent properties.
- Provide funds sufficient to construct a new mausoleum and chapel and renovate Mt. Washington Cemetery.

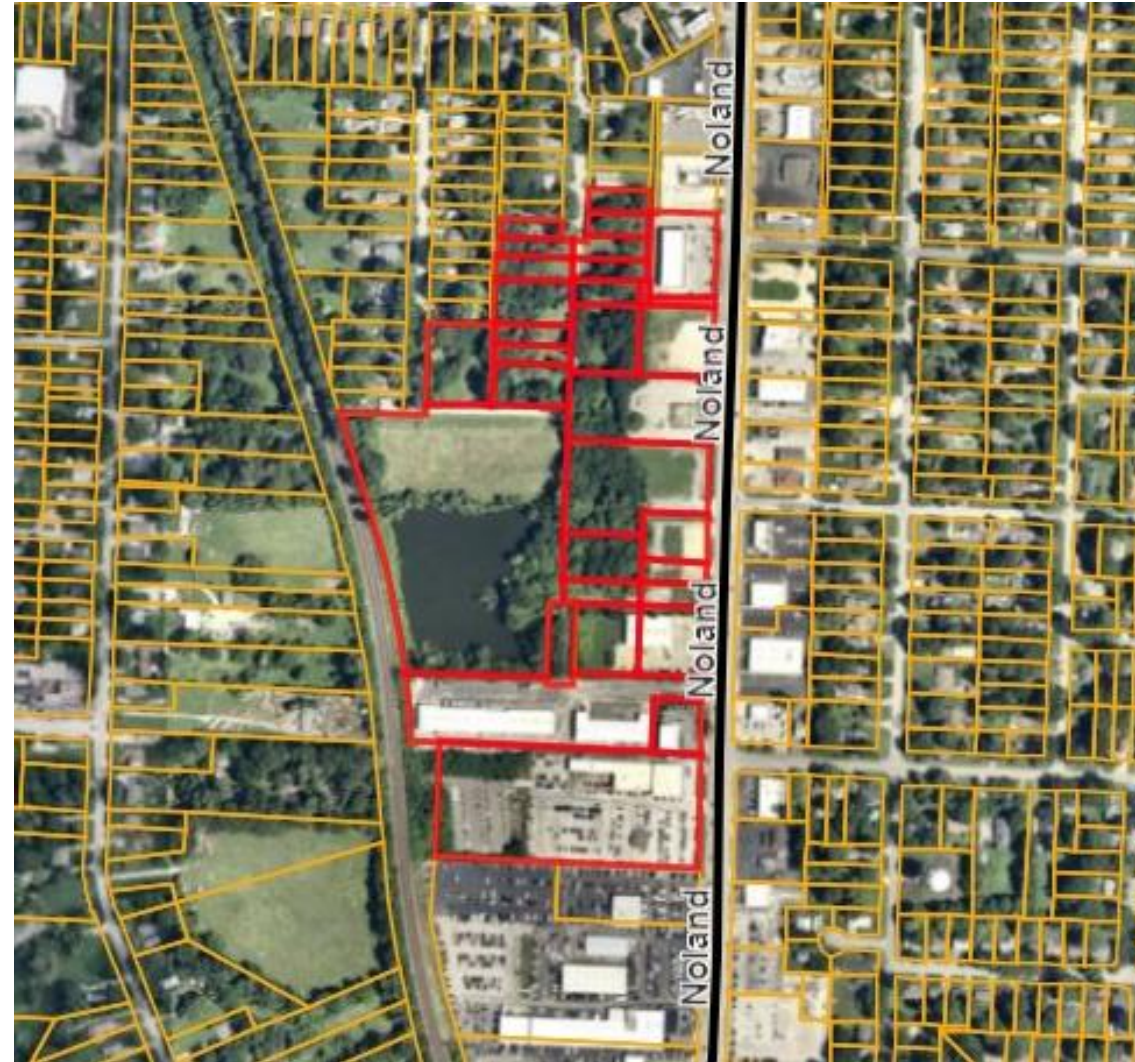
Mt. Washington TIF Overview

- Approved in 2000
- 23 Year TIF
- 50% Economic Activity Taxes (EATS)
- 100% Payments in Lieu of Taxes (PILOTS)

Mt. Washington TIF Status

TIF District	Date Approved	Total Project Costs	TIF Incentive Approved	Certified Reimbursable Costs	Financing
Mt. Washington	September 2000	\$8,722,000	\$1,481,856	\$326,000	PAYGO

Santa Fe Location



Santa Fe Project Overview

- Approved in 2000
- 23 Year TIF
- 50% Economic Activity Taxes (EATS)
- 100% Payments in Lieu of Taxes (PILOTS)

Santa Fe Plan Objectives

- Cure blight by providing adequate on-site and off-site street layout, utility and other site improvements.
- Encourage orderly development of land within the redevelopment area.
- Expand the tax base of the City and increase employment opportunities for residents.
- Construct approximately eight residential units and 220,000 square feet of retail/commercial space.

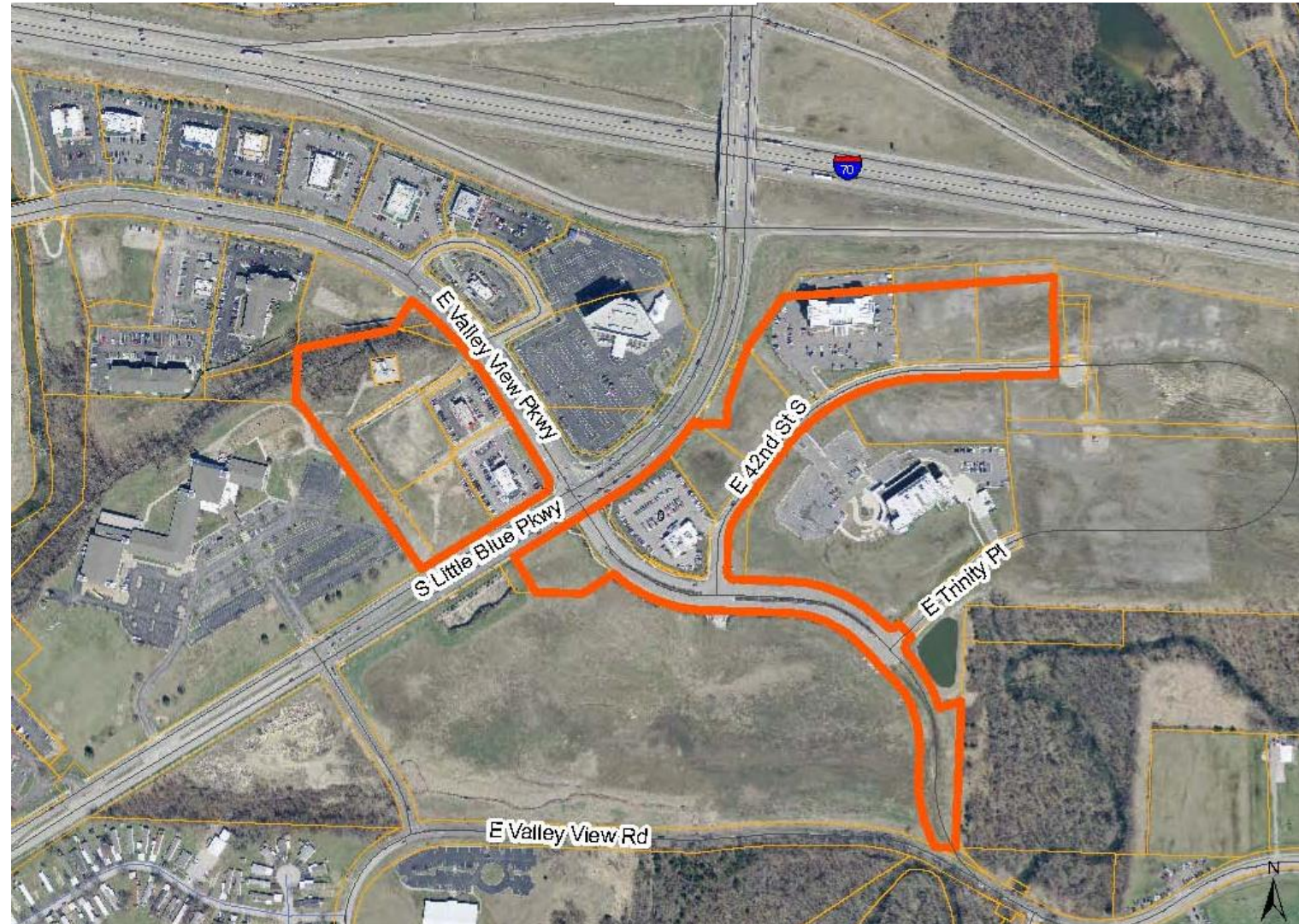
Santa Fe TIF Overview

- 29 acres
- 220,200 square foot new retail/commercial space
- 8 residential units
- Property acquisition

Santa Fe TIF Status

TIF District	Date Approved	Total Project Costs	TIF Incentive Approved	Financing
Santa Fe	November 2000	\$25,576,017	\$7,500,000	Bonded

Trinity Location



Trinity Project Overview

- 17.5 acres
- Construct 33,000 square feet of restaurant space
- Construct 98,000 square feet of general commercial space
- Construct 50,000 square feet of Class A office space
- Improvements to and expansion of Valley View Parkway

Trinity Plan Objectives

- Cure blight by providing adequate street layout, proper platting, parking, and demolition of deteriorating structures in the redevelopment area.
- Encourage the orderly development of land within the redevelopment area.
- Expand tax base of the City by increasing commercial real property and associated increases in taxable personal property.
- To enhance the public health, safety and welfare of the community by eliminating problems with congestion of public roads, pedestrian traffic and inadequate infrastructure.



Trinity TIF Overview

- Approved in 2005
- 23 Year TIF
- 50% Economic Activity Taxes (EATS)
- 100% Payments in Lieu of Taxes (PILOTS)

Trinity TIF Status

TIF District	Date Approved	Total Project Costs	TIF Incentive Approved	Certified Reimbursable Costs	Financing
Trinity	November 2005	\$41,115,000	\$7,765,000	\$5,743,267.24	PAYGO

Questions...