

REDEVELOPMENT PLAN

FOR

DOWNTOWN

TAX INCREMENT FINANCING DISTRICT

CAPE GIRARDEAU, MISSOURI

2015

DRAFT

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TITLE: Redevelopment Plan for the Downtown Tax Increment Financing District, Cape Girardeau, Missouri, 2015

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ABSTRACT:

The purpose of this planning document is to provide a Redevelopment Plan for Redevelopment Project Areas in downtown Cape Girardeau.

DOWNTOWN CAPE GIRARDEAU REDEVELOPMENT PLAN

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- Exhibit D Redevelopment Area Present Land Use & Building Conditions
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- Exhibit H Current and Future Assessment and Tax Levy within the Redevelopment Area
- Exhibit I Special Allocation Fund Revenues
- Exhibit J Redevelopment Affidavit
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- I. Real Property Tax Increment Allocation Redevelopment Act
- II. Legal Description of Redevelopment Area
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I. THE DOWNTOWN CAPE GIRARDEAU REDEVELOPMENT PLAN SUMMARY

The following is a plan (this “Redevelopment Plan” or “Plan”) proposed by the City of Cape Girardeau, Missouri (the “City”) for redevelopment of approximately 233 acres located within the City of Cape Girardeau (the “Redevelopment Area”). The Redevelopment Area consists of properties along the riverfront and adjacent area in the City’s downtown.

The Redevelopment Area is generally bounded by Highway 74 on the south, Sprigg Street on the west, Sloan Creek on the north and the Mississippi River on the east.

A map of the Redevelopment Area is included in this Plan in Exhibit B, and a detailed legal description of the Redevelopment Area is included in Attachment II. The property is currently divided into 462 separate parcels. A property ownership map is included with Exhibit B, and a detailed property ownership listing is included in Exhibit G. The Redevelopment Area is divided into five redevelopment project areas (each, an “RPA”). The properties within each RPA are listed and legally described by the County Assessor’s Parcel Numbers in Attachment II.

The proposed Redevelopment Area qualifies as a conservation area under Missouri’s Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), because over 50% of all structures in the area are at least 35 years in age and because of the presence of other conditions including dilapidation, deterioration, presence of structures below minimum code standards, excessive vacancies, depreciation of physical maintenance and deleterious land use or layout. The Redevelopment Area, in its current state, is also detrimental to the public health, safety, morals, or welfare and may become a blighted area because of the dilapidation of structures; deterioration of buildings; presence of structures below minimum code standards; excessive vacancies; depreciation of physical maintenance within the area; and deleterious land use within the area.

The Redevelopment Plan proposes activities (“Redevelopment Projects”) to alleviate the existing conditions that cause the Redevelopment Area to be a conservation area. The Redevelopment Projects include converting existing deteriorated and vacant buildings and parcels into retail, office, residential and service space. The projects will also include the following improvements and activities:

- Accessibility
- Sidewalk replacement and improvements
- Parking enhancements
- Water, sewer and stormwater improvements
- Environmental remediation
- Building and site improvements (public and private)
- Property acquisition
- Streetscape enhancements and improvements
- Riverfront improvements
- Associated engineering, architectural, planning, legal and administration

This Redevelopment Plan proposes to finance the Redevelopment Projects on a pay-as-you-go basis (as tax increment financing revenues become available) or through the issuance of tax increment financing notes, bonds or other obligations (“TIF Obligations”) to be authorized and issued by the City. The Redevelopment Plan allocates payments in lieu of real estate taxes (“PILOTs”) and 50% of local sales tax and utility gross receipts tax revenues generated by economic activities (“EATs”) within the Redevelopment Area to pay certain costs associated with the Redevelopment Projects, including debt service on the TIF Obligations. The collection of PILOTs and EATs for this purpose will be authorized for a 23-year period following the approval of the Redevelopment Projects. The financing aspects of the Redevelopment Plan are discussed in more detail in Section IV.

II. OVERVIEW OF TAX INCREMENT FINANCING STATUTES

The Act enables cities or counties to finance certain redevelopment project costs with the revenue generated from PILOTs, measured by the net increase in assessed valuation resulting from new development and 50% of EATs associated with new economic activity.

The theory of tax increment financing (“TIF”) is by attracting new, private developments, the assessed valuation in a redevelopment area should increase, generating more than enough new tax revenues to retire obligations issued to finance certain redevelopment project costs. When TIF is adopted, taxing districts continue to receive real property taxes based on the assessed valuation of property in the redevelopment area

before the TIF was adopted (the “Initial EAV”) and any real property taxes attributable to the increase in the current assessed value above the Initial EAV during the 23 year term of the TIF is deposited in the TIF’s special allocation fund. Additionally, 50% of EATs generated by new economic activities in the redevelopment area (i.e., increased sales and utility tax revenues above the level of such revenues prior to the adoption of TIF) are also deposited in the special allocation fund. The money placed in the special allocation fund is then used to directly pay for certain redevelopment project costs or to retire TIF Obligations issued to finance redevelopment project costs.

The Act provides for use of tax increment financing to pay all reasonable and necessary costs incurred or incidental to a redevelopment project. Such costs include, but are not limited to:

- a. Costs of studies, surveys, plans and specifications;
- b. Initial professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services;
- c. Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, demolition of buildings, and the clearing and grading of land;
- d. Costs of rehabilitation, reconstruction, repair, or remodeling of existing buildings and fixtures;
- e. The initial costs for an economic development area;
- f. Costs of construction of public works or improvements;
- g. Financing costs, such as capitalized interest, underwriting expenses, and bond printing;
- h. All or a portion of a taxing district’s capital costs resulting from the redevelopment project;
- i. Relocation costs;
- j. Payments in lieu of taxes.

The Act provides for tax increment financing to finance improvements in a blighted area, a conservation area, or an economic development area.

“Blighted area” is defined as:

“an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare of its present condition and use.”

“Conservation area” is defined as:

“any improved area within the boundaries of a redevelopment project area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: i.e., dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet a least three of the factors provided in this subdivision.”

“Economic development area” is defined as:

“any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of a blighted area or a conservation area, and in which the governing body of the municipality finds that the redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will;

- a. Discourage commerce, industry or manufacturing from moving their operations to another state; or
- b. Result in increased employment in the municipality; or
- c. Result in preservation or enhancement of the tax base of the municipality.

The area in which tax increment financing is used is known as a “Redevelopment Project Area” (RPA). The RPA must contain only “those parcels of real property and improvements thereon directly and substantially benefitted by the proposed redevelopment project improvements.” (Section 99.820.1(1), RSMo.)

Prior to adopting tax increment financing, the City must appoint a TIF Commission and prepare a Redevelopment Plan. The purpose of the Plan is to set forth in writing the program to be undertaken to address redevelopment issues. The Plan must include:

- a. Estimated redevelopment project costs;
- b. The anticipated sources of funds to pay the costs;
- c. Evidence of commitments to finance the project costs;
- d. The anticipated type and terms of the sources of funds to pay costs;
- e. The anticipated type and terms of the obligations to be issued;
- f. The most recent equalized assessed valuation of the project area;
- g. An estimate of the equalized assessed valuation after redevelopment; and
- h. The general use of the land to apply in the redevelopment project area.

Prior to adoption of the Redevelopment Plan, designation of a Redevelopment Area and approval of a Redevelopment Project, the TIF Commission must hold a public hearing to hear comments on the Plan, the Redevelopment Area and the Redevelopment Project.

Before adopting a Redevelopment Plan, the Act requires the governing body of the City to make the following findings:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

(2) The redevelopment plan conforms to the comprehensive plan for the development of the municipality as a whole;

(3) The estimated dates, which shall not be more than twenty-three years from the adoption of the ordinance approving a redevelopment project within a redevelopment area, of completion of any redevelopment project and retirement of obligations incurred to finance redevelopment project costs have been stated, provided that no ordinance approving a redevelopment project shall be adopted later than ten years from the adoption of the ordinance approving the redevelopment plan under which such project is authorized and provided that no property for a redevelopment project shall be acquired by eminent domain later than five years from the adoption of the ordinance approving such redevelopment project;

(4) A plan has been developed for relocation assistance for businesses and residences;

(5) A cost-benefit analysis showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the redevelopment area. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible; and

(6) A finding that the plan does not include the initial development or redevelopment of any gambling establishment, provided however, that this subdivision shall be applicable only to a redevelopment plan adopted for a redevelopment area designated by ordinance after December 23, 1997.

III. REDEVELOPMENT PLAN

A. Description of Redevelopment Area.

The proposed Redevelopment Area as a whole consists of approximately 233 acres including rail, street and highway rights-of-way. Five separate Redevelopment Project Areas (each, an "RPA") are within the overall Redevelopment Area. The Redevelopment Projects to be undertaken within the individual RPAs are detailed under Subsection F, "Redevelopment Project Activities," of this Section of the Redevelopment Plan. The following information, consisting of the description of the Redevelopment Area, existing conditions, findings and the Redevelopment Plan Objectives, relate to the Redevelopment Area as a whole.

The Redevelopment Area consists of vacant and occupied residential, commercial and public uses. The Redevelopment Area borders the Mississippi River in downtown Cape Girardeau.

Exhibit A presents the general location of the Redevelopment Area in relation to the City. Exhibit B depicts the actual boundaries of the Redevelopment Area and the individual RPAs. Exhibit G shows the property ownership within the Redevelopment Area. Exhibit C depicts the current zoning. It is not anticipated rezoning will be required as a result of the Redevelopment Projects.

B. Existing Conditions.

Exhibit D presents the present land use and building conditions within the Redevelopment Area. The proposed Redevelopment Area consists of 462 parcels. Of those parcels, 373 have structures present and 13 of the 373 have multiple structures, other than outbuildings. A total of 389 structures are present; of those 389 structures, 55

are unoccupied. Sixty parcels are vacant, 192 of the structures are either dilapidated or deteriorated, and 18 parcels contain parking lots. Two parcels, listed in the table below as industrial, are used for rail. Two hundred and fifty (64%) of the structures are over 35 years old.

The following table summarizes land use and structures in the Redevelopment Area and in each RPA:

LAND USE

RPA	1	2	3	4	5	Total	Percent
Parcels	37	187	92	139	10	462	100%
Vacant Land	1	26	4	29	0	60	13%
Parking Lots	7	7	2	1	1	18	4%
Commercial	16	81	8	41	1	147	32%
Single Family (S-1)	4	52	55	52	0	163	35%
Duplex (S-2)	0	4	3	4	0	11	2%
Multi Family	6	6	16	14	0	42	9%
Public	2	9	5	2	1	19	4%
Recreational	1	0	2	2	4	9	2%
Industrial (including rail)	0	2	2	2	3	9	2%
Total Uses	37	187	97	147	10	478	103%

STRUCTURES

RPA	1	2	3	4	5	Total	Percent
Vacant Structures	5	24	5	21	0	55	14%
Occupied Structures	23	130	84	94	3	334	86%
Total Structures	28	154	89	115	3	389	100%
Multiple Structures (single parcels)	0	3	5	5	0	13	3%
Good	20	94	43	38	2	197	51%
Deteriorated	8	56	43	65	1	173	44%
Dilapidated		4	3	12	0	19	5%
Built Prior to 1980	15	81	73	81	0	250	64%

C. Conservation Area Analysis.

The proposed Redevelopment Area qualifies as a conservation area, as defined by the Act. Of the 462 parcels in the Redevelopment Area, 18 are parking lots, 60 are vacant, 2 are railroad and 9 are recreational. On the remaining 373 parcels, a total of 389 structures are present; 250 of those structures were built prior to 1980, representing 64% of all structures for which the county assessor recorded ages. An additional 92 structures (24%) did not have an age recorded by the assessor. Stated another way, of the 297 structures with a recorded age, 84% are over 35 years old. Field observation indicated similar age conditions exist throughout the Redevelopment Area, leading to the conclusion between 64% and 84% of all structures in the Redevelopment Area are over 35 years in age. Many buildings were constructed in the early 1900s. Factors and conditions present in the Redevelopment Area include:

1. **Dilapidation.** Nineteen structures in the Downtown area are already dilapidated. Dilapidation exists when a structure is deteriorated, as defined below, beyond the state of normal repair. A building conditions map is presented on the second page of Exhibit D. Seven of the nine dilapidated buildings are located south of Merriwether Street.

2. **Deterioration.** Deterioration includes buildings with structural and/or aesthetic deficiencies. Structural deficiencies include cracked or crumbling foundations, sagging rooflines, wavy or bulging sidelines, cracked masonry, falling brick or masonry, missing or damaged roofing components, exposed sheathing, missing doors or windows, missing mortar and apparent fire, water or smoke damage. Aesthetic deficiencies include chipped and/or peeling paint, sagging or missing gutters, cracked or missing window panes, missing siding and missing roofing. A total of 173 properties, each with three or more of the above deficiencies, have been classified as deteriorated.

3. **Presence of structures below minimum code standards.** Very few buildings in the Redevelopment Area built before 1980 meet current building code standards. Most of those buildings need electrical upgrades, including ground fault receptacles, code compliant electrical junction boxes and electrical breaker boxes, grounded wiring and compliant circuits. Much of the plumbing, including ADA accessible fixtures, lead solder joints, type of drain tile and venting is below code. Very few of the older buildings have ADA accessibility, particularly to upper floors.

4. **Excessive Vacancies.** 55 of the 389 properties in the area are unoccupied. This represents 14% of the total structures within the area. In addition, 60 parcels are vacant. This represents an additional 13% of the overall redevelopment area.

5. **Depreciation of physical maintenance.** Throughout the Redevelopment Area many of the older buildings suffer from lack of maintenance. Many older structures show signs of peeling paint, cracked brick, and missing mortar. Sidewalks are missing in a portion of the Redevelopment Area, which presents a danger to pedestrians.

6. **Deleterious Land Use or Layout.** A large property in the northernmost portion of the Redevelopment Area should be sub-divided in order to accommodate redevelopment. Sub-dividing the property will allow better separation of commercial development from an existing casino operation.

The combination of factors in the area as discussed above constitutes a menace to the public health, safety, morals or welfare in its present condition and use. In addition, the continued decline of the Redevelopment Area will threaten the economic potential of the City and Cape Girardeau County (the "County"). Without comprehensive rehabilitation and redevelopment of the Redevelopment Area, its physical condition will continue to deteriorate. The Redevelopment Area may well become blighted in the near future unless redevelopment activities occur.

D. Affidavit.

Exhibit J includes an affidavit attesting that the Redevelopment Area is a Conservation Area as defined in Section 99.805, RSMo., has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. This affidavit satisfies the requirement in Section 99.810(1), RSMo. by providing affirmation that redevelopment of the Redevelopment Area would not occur but for the adoption of tax increment financing.

E. Redevelopment Plan Objectives.

The following objectives are proposed for the Redevelopment Area:

1. Eliminate and/or reduce the conditions and factors that qualify the Redevelopment Area as a conservation area under the terms of the Act;
2. Prevent conditions from deteriorating further in order to prevent the Redevelopment Area from becoming blighted;
3. Enhance the tax base of the City and the County;
4. Enhance the tax base of other taxing districts whose jurisdictions encompass the Redevelopment Area;
5. Expand opportunities for new commercial and residential development, which will support and encourage major development activities on properties both within and adjacent to the Redevelopment Area;
6. Provide an implementation mechanism that will accelerate the achievements of those objectives and compliment other community and economic development tools and programs.

F. Redevelopment Project Activities.

1. Project Activities:

Several Redevelopment Projects are being proposed within the Redevelopment Area. Below is a comprehensive list of activity types:

- Accessibility
- Sidewalk replacement and improvements
- Parking enhancements
- Water, sewer and storm water improvements
- Environmental remediation
- Building and site improvements (public and private)
- Property acquisition
- Additional areas for green space/public space
- Façade and building stabilization program
- Streetscape, signage and utility enhancements and improvements
- Riverfront improvements
- Associated engineering, architectural, planning, legal and administration

A portion of the redevelopment project activities will be eligible for TIF financing. It is the intent of this Redevelopment Plan to limit the TIF financing to the extraordinary costs associated with the Private Redevelopment Projects and potentially a source of revenue for Public Redevelopment Projects. *When the Plan refers to 'construction of' in the descriptions, it is the intent of this Plan that TIF financing will be used for activities listed above in support of private construction and not to be construed as financing to construct the vertical structure.* The map of the Redevelopment Area shows the future land use in Exhibit E. Some property acquisition is intended to be associated with the Redevelopment Projects.

Redevelopment Project Area #1:

Redevelopment Project Area (RPA) #1 is generally bounded by Bellevue Street, Themis Street, Lorimier Street and an alley midblock in between Lorimier and Middle Streets. The City has identified RPA 1 as an area for additional professional office development, dining, hospitality, and upper story residential development that positively impacts the economic well-being of the downtown and the City of Cape Girardeau per the Downtown Strategic adopted in August, 2009. The City will entertain proposals from developers

seeking assistance to rehabilitate the three large structures (338 Broadway, 400 Broadway and 221 N. Fountain Street) and other structures that are currently either vacant or predominately vacant, including the necessary infrastructure to service the new developments.

In addition to these private developments, public improvements will also be considered, including:

- Increase public parking supply by supporting the construction of a public parking facility in the RPA #1 vicinity, which may be in conjunction with the private developments to be considered by the City. The strategic plan and the Downtown Parking Study, completed by the Lochmueller Group in July 2015 acknowledged additional parking supply will be needed when the three large vacant structures become developed. Additional activities will also be utilized in implementation of this strategy:
 - Associated engineering, architectural, planning, legal and administration,
 - Accessibility,
 - Sidewalk replacement and improvements,
 - Water, sewer and storm water improvements,
 - Environmental remediation,
 - Property acquisition, and
 - Additional areas for green space/public space.
- Streetscape, signage and utility enhancements and improvements
- Façade and building stabilization low-interest loan program for other structures in the RPA that meet the pre-determined criteria,
- Streetscape, signage and utility enhancements and improvements along Broadway, Fountain and Lorimier Streets,
- Sidewalk replacement and improvements along Broadway, Fountain and Lorimier Streets
- Associated engineering, architectural, planning, legal and administration for the above public improvements.

Redevelopment Project Area #2:

Redevelopment Project Area (RPA) #2 is generally bounded by North Main Street, mid-block between Lorimier and Spanish Streets, Morgan Oak and Water Street. The City has identified RPA #2 as an area for a concentration of new retail, service/professional offices, residential upper story development, and new construction residential developments that positively impact the economic well-being of the downtown and the

City of Cape Girardeau. The private developments to be considered will also need to determine parking supply needs and plan accordingly.

The City will review applications proposing the following:

- Construction of single-family homes on vacant parcels that positively impacts the economic well-being of the downtown and the City of Cape Girardeau in the vicinity of the William, Spanish and Morgan Oak Streets,
- Construction of a medium-density residential development that positively impacts the economic well-being of the downtown and the City of Cape Girardeau in the vicinity of the William, Spanish, Aquamsi and Good Hope Streets,
- Redevelopment and construction of new commercial and/or mixed-use developments on the northeast corner of Main Street and Broadway.
- Rehabilitation of historic commercial structures 5,000 square feet or more in the vicinity of Broadway, Water, William and including the west side of Spanish Street,
- Development of a planned medium-density residential project that positively impacts the economic well-being of the downtown and the City of Cape Girardeau in the vicinity of the Bellevue, North Spanish and Main Streets.

In addition to these private developments, public improvements will be developed, including:

- Streetscape improvements consisting of sidewalks, signage, landscaping, lighting, and street furniture in the vicinity of Water, Main, Spanish, Independence, William and Themis Streets.
- Construction of a public restroom facility in the vicinity of Murtaugh Park and Independence Street.
- Façade and building stabilization low-interest loan program for individual structures in the RPA who meet the pre-determined criteria,
- Associated engineering, architectural, planning, legal and administration for the above public improvements.

Redevelopment Project Area #3:

Redevelopment Project Area (RPA) #3 is generally bounded by Themis/Broadway, mid-block between Lorimier and Spanish Streets, William Street and Frederick/N Middle Streets. RPA #3 is bookended by two iconic courthouses and Cape Girardeau City Hall, as well as areas of opportunity for new development. The Downtown Strategic Plan

adopted in August, 2009 identified this area as ‘Courthouse Village’ and is in need of additional planning which encourages new construction and historic rehabilitation of significant public buildings. The City will review applications proposing the following:

- Construction of a medium-density residential development that positively impacts the economic well-being of the downtown and the City of Cape Girardeau in the vicinity of the Fountain Street corridor between William and Merriwether Streets,
- Construction of a new office development in the vicinity of Frederick, William, and Independence Streets,
- Redevelopment of Cape Girardeau City Hall,
- Redevelopment of Common Pleas Courthouse Complex once it becomes unoccupied by the County of Cape Girardeau.

In addition to these private developments, public investments will include:

- Streetscape improvements consisting of signage, landscaping, lighting, and street furniture on Fountain Street,
- Sidewalk replacement and improvements along the street corridors of Themis, Independence, Merriwether, Lorimier, Frederick, and William Street,
- Redevelopment of Common Pleas Courthouse Complex for possible future public use,
- Construction and expansion of park space in the vicinity of William, Merriwether and Lorimier Streets,
- Associated engineering, architectural, planning, legal and administration.

Redevelopment Project Area #4:

Redevelopment Project Area (RPA) #4 is generally bounded by Sprigg Street, William Street, mid-block between Lorimier and Spanish Streets, and Shawnee Parkway/Jefferson Avenue. The City has identified RPA #4 as an area to for additional rehabilitation of many of the historic structures and encourages new construction of residential and mixed use developments. The City will review applications that propose the following:

- Construction of commercial infill buildings on vacant parcels in the vicinity of Good Hope Street from Sprigg to the east side of Middle Street and Morgan Oak from Sprigg to the east side of Fountain Street,

- Construction of a medium-density residential development that positively impacts the economic well-being of the downtown and the City of Cape Girardeau in the vicinity of the Fountain Street corridor between Morgan Oak and William Street,
- Construction of single-family homes on vacant parcels that positively impacts the economic well-being of the downtown and the City of Cape Girardeau in the vicinity of the Middle and Lorimier Street corridors located within the RPA,
- Rehabilitation of single-family homes that positively impacts the economic well-being of the downtown and the City of Cape Girardeau in the vicinity of the Middle and Lorimier Street corridors located within the RPA.

In addition to these private developments, public investment will include:

- Streetscape improvements consisting of sidewalks, signage, landscaping, lighting, and street furniture on Good Hope, Morgan Oak, Fountain and Sprigg Streets,
- Sidewalk replacement and improvements along the street corridors of Lorimier, Fountain, Middle, Frederick, and Asher,
- Parking enhancements in partnership with private developments as they arise,
- Water, sewer and storm water improvements in the RPA,
- Environmental remediation as they arise,
- Façade and building stabilization low-interest loan program for structures in the RPA who meet the pre-determined criteria,
- Associated engineering, architectural, planning, legal and administration.

Redevelopment Project Area #5:

Redevelopment Project Area (RPA) #5 is generally bounded by Paul Keller Way, Big Bend Road and the Mississippi Riverfront. The City has identified the Riverfront Park as an area for additional public investment that enhances the citizen and tourist experience. Additional tourism/hospitality developments can be explored to elevate Cape Girardeau's tourism appeal. Therefore, RPA #5 intends to incorporate riverfront improvements to provide docking and fueling facilities for vessels visiting Cape Girardeau (large and small), develop a site on the riverfront allowing for an excursion vessel to be moored and launched from Cape Girardeau, and additional park amenities and aesthetics enhancing one of Cape Girardeau's top tourism draws. A private development within RPA #5 may include acreage considered for a hospitality development.

The City will comply with all applicable provisions of the Act when considering and adopting new redevelopment projects including, but not limited to, presenting any new

redevelopment plan and budget amendments to the TIF Commission for recommendation prior to consideration by the City Council. Project activities that are within the scope of an approved Redevelopment Project may be implemented by the City and/or private developers (upon execution of a redevelopment agreement with the City) without referring specific activity approval to the TIF Commission.

2. Redevelopment Schedule:

The estimated dates for implementation of the Redevelopment Plan are as follows:

Tentative Schedule of Events

(as of August 20 , 2015)

<u>Date(s)</u>	<u>Event</u>	<u>Responsible Party</u>
June 1	City Council Meeting <ul style="list-style-type: none"> • Pass Resolution authorizing distribution of Request for Proposals 	City
June 21	Issue Request for Proposals (will leave open – no deadline)	RPC/City
June 30	One or more Proposals submitted	Developers
July 7	Mail letters seeking appointments to TIF Commission	City
August 13	TIF Commission Meeting <ul style="list-style-type: none"> • Organizational meeting (elect officers, etc.) • Discuss Redevelopment Project concepts 	All

<u>Date(s)</u>	<u>Event</u>	<u>Responsible Party</u>
September 3	Distribute drafts of Redevelopment Plan and Cost-Benefit Analysis to TIF Commission	City
September 10	TIF Commission Meeting <ul style="list-style-type: none"> • Discuss Redevelopment Plan and Cost-Benefit Analysis • Set Public Hearing 	All
September 11	Mail Hearing Notice to Taxing Districts and Dept. of Economic Development (written notice by certified mail, not less than 45 days before the public hearing)	City
September 11	Mail Hearing Notice to “Persons In Whose Name Taxes Were Paid” (written notice by certified mail, not less than 10 days before the public hearing)	City
October 8	Publish Hearing Notice (published in a “newspaper of general circulation” not more than 30 days before the public hearing)	City
October 22	Publish Hearing Notice (published in a “newspaper of general circulation” not more than 10 days before the public hearing)	City

<u>Date(s)</u>	<u>Event</u>	<u>Responsible Party</u>
October 23	Post Notice of TIF Commission Meeting (at least 4 days, excluding weekends and holidays, before the TIF Commission Meeting)	City
October 29	TIF Commission Meeting <ul style="list-style-type: none"> • Public Hearing on Redevelopment Plan • Recommendation to City Council 	All
November 16	City Council Meeting (within 14 to 90 days from the completion of the public hearing) <ul style="list-style-type: none"> • First reading of Ordinance approving the Redevelopment Plan and Redevelopment Project(s) • First reading of Ordinance approving the Redevelopment Agreement 	All
December 7	City Council Meeting <ul style="list-style-type: none"> • Pass Ordinance approving the Redevelopment Plan and Redevelopment Project(s) • Pass Ordinance approving the Redevelopment Agreement 	All

The assessor will certify the base for each RPA once a redevelopment project for the applicable RPA is approved. TIF obligations may extend for a period of 23 years from the date of the ordinance approving the Redevelopment Project for the applicable RPA (provided that a Redevelopment Project for an RPA will be approved within 10 years from the date of the ordinance approving the Redevelopment Plan). Eminent domain

may be used for a period of up to 5 years from the date of approval of the Redevelopment Projects.

Land Acquisition and Disposition:

The City of Cape Girardeau may acquire property on which to construct a portion of the Redevelopment Projects. The City intends to acquire property through negotiated agreements.

Relocation Assistance Plan:

The City does not anticipate relocating any individual or any enterprise from within the Redevelopment Area. However, the City has adopted an ordinance that conforms to State requirements for the relocation of any business or individual resident displaced by the implementation of the Plan, if in case any relocation does occur.

Exhibit K includes a copy of the ordinance adopted by the City as a relocation plan for a Redevelopment Project pursuant to the Act. The relocation requirements of the ordinance in Exhibit K are hereby incorporated herein by reference as a Relocation Plan for this Redevelopment Plan.

V. FINANCING PLAN

A. Estimated Redevelopment Project Costs.

Redevelopment project costs are defined as a sum total of all reasonable and necessary costs incurred in implementing the Redevelopment Plan.

Considerable commercial development is anticipated throughout the Redevelopment Area, with immediate development to occur with the 2015 Redevelopment Project.

Improvements within the Redevelopment Area include building rehabilitation, electric improvements, sidewalks, parking lots, storm water, water, sewer, environmental remediation and CID Activities. The following table shows the anticipated redevelopment costs to be financed with TIF funds. The costs actually financed by TIF Obligations may vary from those outlined in this table depending on conditions and proposals at the time of development and may shift within each RPA and among the various RPAs. However, it is the intent of this Redevelopment Plan to limit the total issuance of TIF Obligations to \$60,528,000 plus accrued interest, capitalized interest, debt service reserve and issuance costs for all Redevelopment Projects (inclusive of the 2015 Redevelopment Project).

ANTICIPATED REDEVELOPMENT PROJECT COSTS TO BE PAID FROM TIF

REVENUE

Activity	RPA 1	RPA 2	RPA 3	RPA 4	RPA 5	Total
Total Private Development	22,000,000	42,000,000	22,000,000	15,000,000	25,000,000	126,000,000
Projected TIF Assistance for Major Projects	1,760,000	3,360,000	1,760,000	1,200,000	2,000,000	10,080,000
Façade Improvements and Building Stabilization	300,000	300,000	300,000	300,000	300,000	1,500,000
Parking Enhancements	2,000,000	1,500,000	-	300,000	-	3,800,000
Sidewalks	200,000	750,000	300,000	500,000	150,000	1,900,000
Streetscape Improvements	150,000	2,000,000	500,000	1,000,000	50,000	3,700,000
Road and Street Projects	500,000	1,000,000	500,000	1,000,000	500,000	3,500,000
Riverfront Improvements	-	-	-	-	11,000,000	11,000,000
Green Space	-	400,000	1,000,000	1,000,000	-	2,400,000
Environmental Remediation	100,000	300,000	300,000	300,000	250,000	1,250,000
Water, Sewer, Stormwater Improvements	150,000	150,000	150,000	150,000	-	600,000
Public Building and Site Improvements	-	250,000	8,000,000	250,000	-	8,500,000
CID Pass Through	200,000	1,300,000	200,000	-	250,000	1,950,000
Property Acquisition	400,000	400,000	400,000	400,000	-	1,600,000
Contingency	400,000	835,000	1,165,000	520,000	1,250,000	4,070,000
Associated Engineering, Architectural, Planning, Legal and Administration	408,000	798,000	1,326,000	576,000	1,470,000	4,578,000
Total TIF Funded Projects	6,568,000	13,343,000	15,901,000	7,496,000	17,220,000	60,528,000

B. Source of Redevelopment Project Funds.

1. Funding of Public Redevelopment Activities

The City will pay for certain redevelopment project costs allowed under the Act either on a pay-as-you-go basis (as tax increment financing revenues become available) or with the proceeds from the sale of TIF Obligations. The TIF Obligations may be issued in multiple series as the individual projects begin. TIF Obligations shall not exceed \$60,528,000, in addition to costs of issuance, debt service reserve, accrued interest and capitalized interest. TIF revenues may pay for all of the activities listed in the immediately preceding table, without regard to the corresponding amount listed for such activity so long as the total amount for all activities does not exceed the maximum amount permitted by this Redevelopment Plan.

a. PILOTS.

Most Recent Assessed Valuation. The total initial equalized assessed valuation for the entire Redevelopment Area, according to the Cape Girardeau County Assessor's office, is \$23,293,120 as of January 1, 2015. Exhibit G gives a detailed listing of the individual property parcels along with an assessed value of each parcel. The combined tax levy for calendar year 2014 is \$5.8753 per \$100 of assessed valuation, which includes \$0.6869 for Downtown Special Business District. The above tax levy does not include the \$0.03 State of Missouri tax or the \$0.3690 commercial surcharge, which are not captured by TIF.

Anticipated Assessed Valuation and PILOTs. During the first year of redevelopment, no increase in assessed valuation is anticipated.

Exhibit H indicates the anticipated future assessment and tax levy within the Redevelopment Area, and further shows the current assessment and tax levy. For purposes of this Plan, the tax levies, both on real property and on sales tax, has remained the same as the current level of \$5.8753 per \$100 assessed valuation on property and at 4.25% for the combined total sales tax rate for City, County and CID sales.

It is anticipated the individual Redevelopment Projects will occur at different times. In order to project the anticipated PILOTs and EATs available for redevelopment activities, a cost-benefit analysis was conducted for each impacted taxing entity. This cost-benefit analysis also includes information concerning the financial feasibility of the Redevelopment Projects.

The different types of development impact the individual taxing entities in different ways. Specifically, residential development has the greatest cost impact toward the school system, and commercial and industrial development has a significant cost impact toward the City and County, which provide road and bridge maintenance.

Several factors were examined in completing the cost-benefit analysis. One of the primary factors involved included the anticipated increase in assessed value for personal property associated with each type of development. All of the personal property taxes will continue to be collected by the individual taxing entities, as will the commercial surtax.

Exhibit H depicts the anticipated assessed valuation and PILOTs by the end of the TIF. The estimated assessed valuation in 2038, after completion of the Redevelopment Projects and expiration of TIF is \$69,837,630.

b. Other Local Taxes.

Sales tax. Pursuant to the Act, 50% of the total additional revenue from taxes which are imposed by the City or other taxing districts, and which are generated by economic activities within the Redevelopment Area over the amount of such taxes generated by economic activities within Redevelopment Area in the calendar year prior to the adoption of the Redevelopment Project, shall be allocated to the special allocation fund. EATs within the Redevelopment Area from the City include the 1.00% for general revenue,

0.5% capital improvement, 0.5% transportation tax, 0.5% parks and stormwater and 0.25% fire. EATs from the County include the 0.5% general revenue and 0.5% transportation. The CID sales tax is 0.5%. Notwithstanding the foregoing, sales taxes generated from the sale of hotel and motel rooms are excluded from tax increment financing pursuant to the Act.

The combined City, CID and County sales tax is 4.25%. State of Missouri sales taxes are not captured by TIF. Other EATs include franchise fees on utilities such as electric, gas and cable TV. For purposes of this financing plan, minimal franchise fees are anticipated the majority of EATs being projected in Exhibit I for the special allocation fund revenues are sales taxes being imposed by the City and the County. It is anticipated substantial increases in the sales tax collections within the Redevelopment Area will occur. The projection in Exhibit I for sales tax revenues has been derived from projecting the annual sales from businesses locating within the Redevelopment Area.

As projects develop, additional projections will be made in order to support the issuance of TIF Obligations.

c. Nature and Term of TIF Obligations.

While the City intends for a portion of redevelopment costs to be paid as TIF revenue is generated, the City may sell TIF Obligations directly to finance costs of the redevelopment projects or the City may issue notes to reimburse a private developer for eligible redevelopment project costs.

The TIF Obligations, when issued, will be secured with revenues pledged from the special allocation fund (including PILOTs and, subject to annual appropriation, EATs). The TIF will remain in effect until the entire TIF debt is retired, up to a maximum of 23 years.

Exhibits H and I summarize the anticipated PILOTs and other local tax revenues to be realized as a result of activities in the Redevelopment Area. These revenues

will be deposited into the special allocation fund and will be made available to retire the TIF Obligations.

V. EVIDENCE OF COMMITMENTS TO FINANCE COSTS

Attachment IV contains letters from the City indicating commitments to finance portions of the 2015 Redevelopment Project using the proceeds from TIF Obligations and other available funds. Similar commitment letters will be obtained prior to the approval of any subsequent Redevelopment Project.

VI. COMPREHENSIVE PLAN

The City of Cape Girardeau's Comprehensive Plan was adopted in 2008 and supports the proposed development. The future land use section of the plan recommends commercial development for the downtown. The Comprehensive Plan also outlines Tax Increment Financing as an economic development tool in the summary of economic development tools section of the plan.

VII. AMENDMENTS TO THE REDEVELOPMENT PLAN

The Redevelopment Plan and project activities may be amended pursuant to the Act.

VIII. FINDINGS

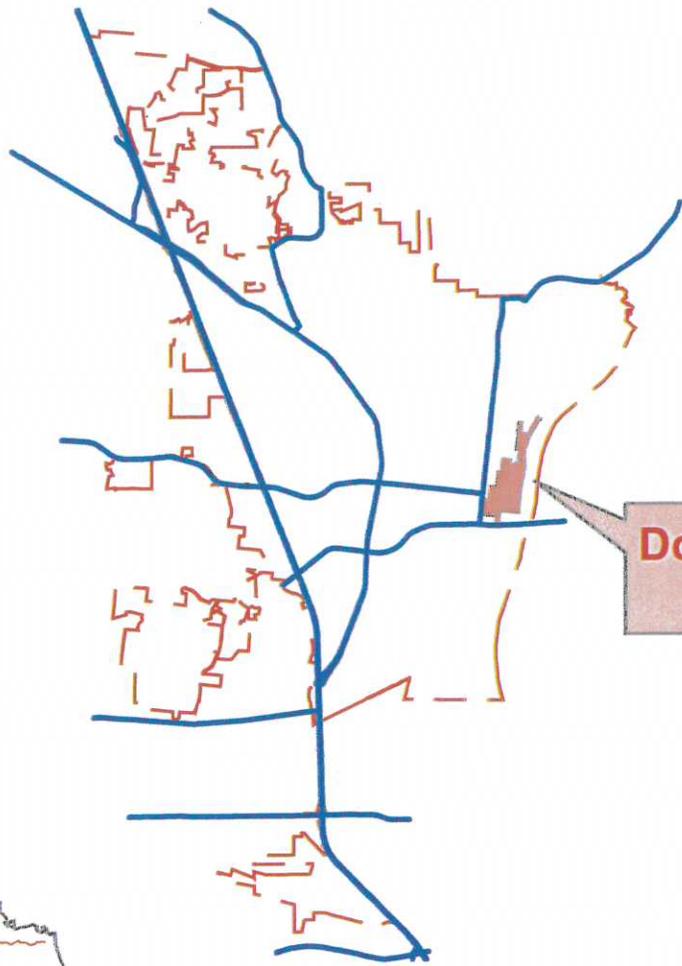
The following findings have been established:

1. The Redevelopment Area on the whole is a Conservation Area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing. Supporting features for determination of Conservation Area are found in the plan under Section III, C. Conservation Area Analysis. An Affidavit attesting to the condition of the Redevelopment Area as a conservation area and to the fact that redevelopment would not occur but for TIF is attached to the plan in Exhibit L.

2. The Redevelopment Plan conforms to the comprehensive plan for the development of the municipality as a whole. This determination is further delineated in Section VI, Comprehensive Plan section of this plan.
3. The estimated dates for completion of all Redevelopment Projects will be not more than 23 years from the adoption of the ordinance approving the applicable Redevelopment Project. All ordinances approving Redevelopment Projects will be adopted no later than 10 years from the date of the ordinance approving the Redevelopment Plan. The redevelopment schedule is laid out in Section III, F., 2.
4. A plan has been developed for relocation assistance for businesses and residents. Exhibit K contains the City's ordinance providing for relocation assistance.
5. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been completed. The cost-benefit analysis shall show the impact on the economy if the Redevelopment Projects are not built, and are built pursuant to this Redevelopment Plan. The cost-benefit analysis includes a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the City to evaluate whether the Redevelopment Projects, as proposed, are financially feasible.
6. The Plan does not include the initial development or redevelopment of any gambling establishment.

EXHIBIT A

GEOGRAPHIC LOCATION



Downtown TIF District

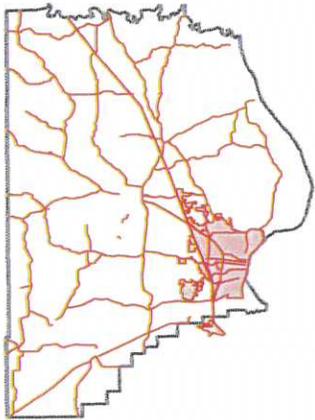


EXHIBIT "A"
Geographic Location

**Cape Girardeau
Downtown TIF District**



EXHIBIT B

REDEVELOPMENT AREA
BOUNDARY MAP

EXHIBIT C

REDEVELOPMENT AREA

ZONING MAP

EXHIBIT D

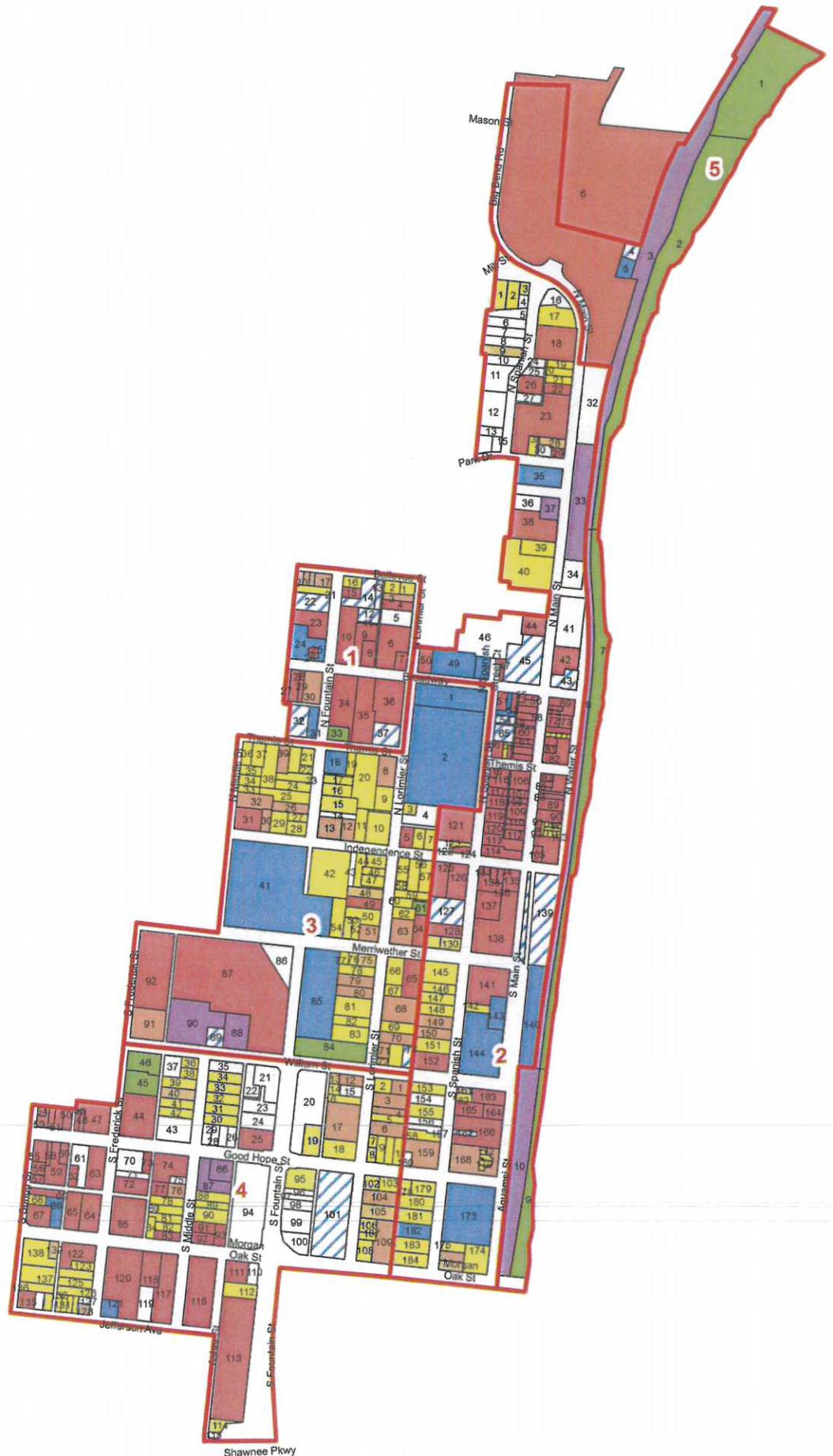
REDEVELOPMENT AREA
PRESENT LAND USE

Cape Girardeau Downtown TIF

Present Land Use

LEGEND

-  Single Family
-  Two Family
-  Multi-Family
-  Commercial
-  Public/Semi-Public
-  Recreational
-  Industrial/Communication
-  Vacant Land
-  Parking Lot
-  TIF Districts



0 200 400 800 1,200

Scale In Feet

Cape Girardeau Downtown TIF

Structure Conditions

LEGEND

-  Good
-  Deteriorated
-  Dilapidated
-  Transportation/Communication
-  Parking Lot
-  Recreational
-  Vacant Parcel
-  TIF Districts

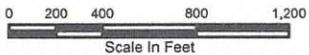
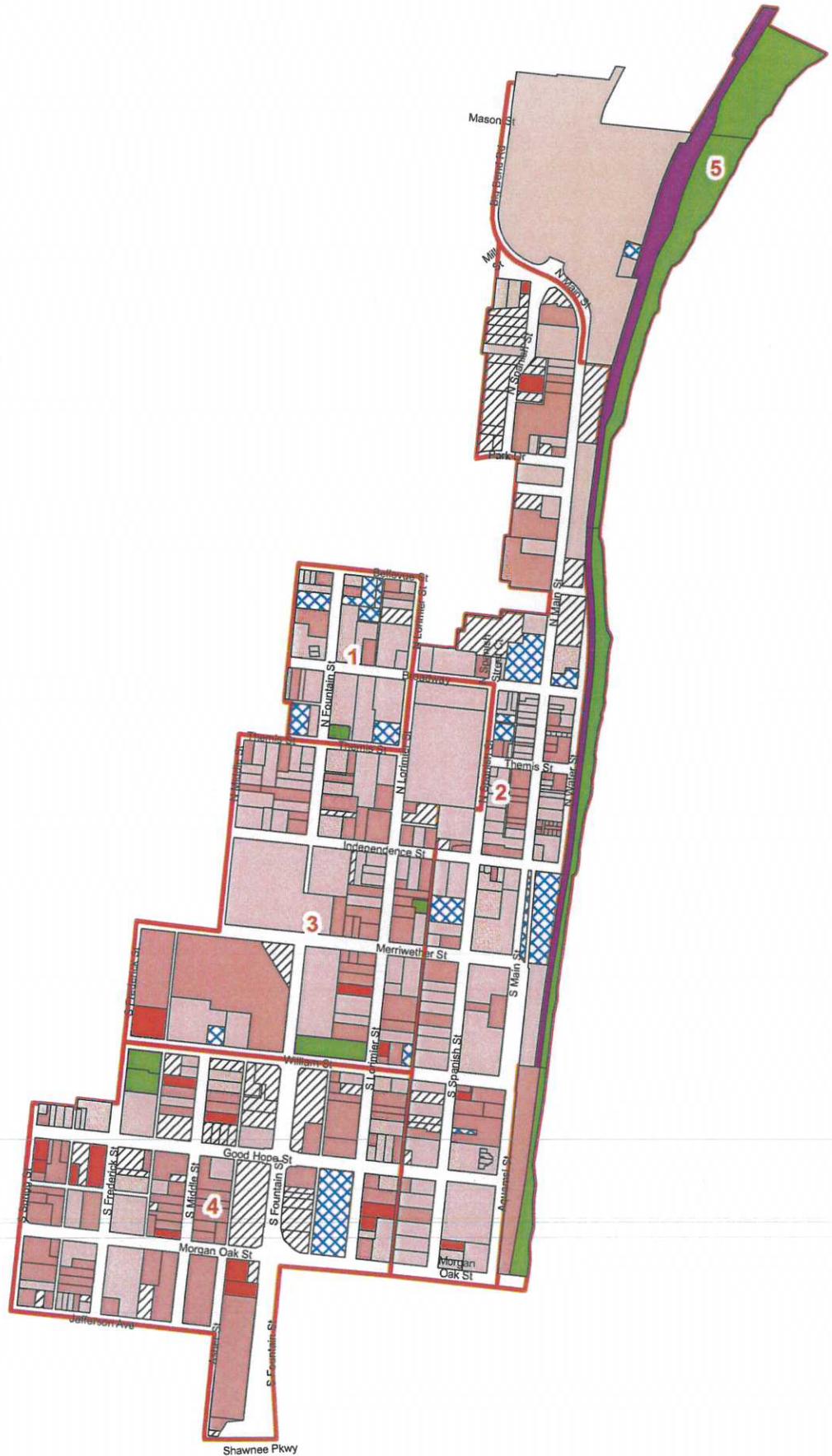


EXHIBIT E

REDEVELOPMENT AREA
FUTURE LAND USE

EXHIBIT F

TAXING ENTITIES WITHIN THE
REDEVELOPMENT AREA

**EXHIBIT F
TAXING ENTITIES WITHIN
THE REDEVELOPMENT AREA**

JURISDICTIONS	2014 TAX RATES
Cape Girardeau County Board for the Developmentally Disabled c/o John McGowan P.O. Box 758 Jackson, Missouri 63755	\$0.0772 per \$100 Assessed Valuation
City of Cape Girardeau 401 Independence Cape Girardeau, Mo 63701	\$0.3594 per \$100 Assessed Valuation
Cape County Health c/o Tammy VanGennip P.O. Box 1839 Cape Girardeau, Missouri 63702	\$0.0960 per \$100 Assessed Valuation
Cape Girardeau County Mental Health c/o Tim Schwent 268 Chestnut Lane Jackson, Missouri 63755	\$0.0772 per \$100 Assessed Valuation
Cape Girardeau Public Library c/o Elizabeth Martin 402 N Clark Cape Girardeau, Missouri 63701	\$0.3132 per \$100 Assessed Valuation
Cape Special Road District c/o Mark Phillips 120 Warson St. Cape Girardeau, Missouri 63701	\$0.0000 per \$100 Assessed Valuation
Cape Girardeau School District #63 c/o Dr. James Welker 301N. Clark Cape Girardeau, Missouri 63701	\$4.1567 per \$100 Assessed Valuation
Cape County Senior Citizen Board c/o Dale Rauh 2422 Litz Blvd. Jackson, Missouri 63755	\$0.0478 per \$100 Assessed Valuation
Cape Girardeau County Commission c/o Honorable Clint Tracy 1 Barton Square Jackson, Missouri 63755	\$0.0609 per \$100 Assessed Valuation
Special Business District Advisory Commission c/o Kent Zickfield 401 Independence Street Cape Girardeau, Mo 63703	\$0.6869 per \$100 Assessed Valuation

EXHIBIT G

PROPERTY OWNERSHIP WITHIN
THE REDEVELOPMENT AREA

EXHIBIT G

PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESSED VALUE	YEAR BUILT
1	1	211070009001000000	WEBB WILLIAM DAVID	17,780	1956
1	2	211070009002000000	PITMAN LYMAN R	10,810	1920
1	3	211070009003000000	L A HOMES LLC	23,860	1966
1	4	211070009004000000	HINES BRADLEY W & KELISON V UX	19,480	1891
1	5	211070009005000000	RAYCOM AMERICA	6,910	
1	6	211070009007000000	KFVS LLC	400,210	
1	7	211070009008000000	PUBLIC HOUSE LLC	67,120	
1	8	211070009009000000	ZIMMER PROPERTIES LLC	57,300	
1	9	211070009012000000	MISSISSIPPI RIVER RADIO LLC	99,170	
1	10	211070009011000000	G & S HOLDINGS LLC	22,760	
1	11	211070009020000000	ZIMMER PROPERTIES LLC	1,090	
1	12	211070009019000000	ZIMMER PROPERTIES LLC	13,970	
1	13	211070009021000000	ZIMMER PROPERTIES LLC	4,030	
1	14	211070009013000000	G & S HOLDINGS LLC	14,280	
1	15	211070009014000000	FAISAL SHAH M & MARIA ET UX	23,700	
1	16	211070009015000000	R HETZEL PROPERTIES LLC	13,570	1922
1	17	211070008001000000	GOEHMAN OTTO MATTHEW	5,580	1930
1	18	211070008002000000	ATHENA PROPERTY GROUP LLC	10,430	1960
1	19	211070008002010000	ATHENA PROPERTY GROUP LLC	10,430	1960
1	20	211070008002020000	ATHENA PROPERTY GROUP LLC	10,430	1960
1	21	211070008003000000	STRODER LARRY A & LINDA	12,470	1940
1	22	211070008004010000	G & S HOLDINGS LLC	8,770	
1	23	211070008004000000	G & S HOLDINGS LLC	35,350	
1	24	211070008006001000	H AND H BUILDING CONDO	-	
1	25	211070008006001001	MERRIWETHER INVESTMENTS INC	151,440	
1	26	211070008006001002	MERRIWETHER INVESTMENTS INC	38,420	
1	27	211070017004000000	SEYER JEROME & BRENDA	19,430	1930
1	28	211070017003000000	ANDERSON FAMILY TRUST	22,380	1910
1	29	211070017002000000	FONN ENTERPRISES LLC	22,180	1900
1	30	211070017001000000	CLEMCO DEVELOPMENT LLC & D-6 ENTERPRISES	61,130	1903
1	31	211070017016000000	CHRIST EPISCOPAL CHURCH	-	
1	32	211070017015000000	CLEMCO DEVELOPMENT LLC & D-6 ENTERPRISES	8,170	
1	33	211070016004010000	CAPE GIRARDEAU CITY OF	-	
1	34	211070016004000000	JANUS DEVELOPMENT GROUP LLC	216,550	1967
1	35	211070016003000000	RUST COMMUNICATIONS INC	212,610	
1	36	211070016001000000	CAPE MISSISSIPPI DEVELOPMENT C	338,370	
1	37	211070016002000000	PRESBYTERIAN CHURCH	15,530	
2	1	167190027004000000	TILLMON DARLA K	16,820	2010
2	2	167190027005000000	YOUNGERMAN CHARLES G JR & NETTIE M ET UX	17,650	2010
2	3	167190027007000000	LAWRENCE MICHAEL & LINDA	2,320	1930
2	4	167190027008000000	DREAM BIG LLC	1,290	
2	5	167190027010010000	DREAM BIG LLC	1,840	
2	6	167190027010000000	DREAM BIG LLC	1,050	
2	7	167190027011000000	DREAM BIG LLC	2,000	
2	8	167190027012000000	DREAM BIG LLC	2,010	
2	9	167190027013000000	MCQUERRY ROBERT ALAN	3,880	1925
2	10	167190027014000000	MCQUERRY ROBERT A & TINA M ET UX	210	
2	11	167190027017000000	MISSISSIPPI CAPE LLC	480	
2	12	167190027017010000	MISSISSIPPI CAPE LLC	6,020	
2	13	167190027018000000	MISSISSIPPI CAPE LLC	3,440	
2	14	167190027020000000	MISSISSIPPI CAPE LLC	3,330	
2	15	167190027019000000	MISSISSIPPI CAPE LLC	2,930	
2	16	167200008001000000	IOC CAPE GIRARDEAU LLC	6,460	
2	17	167200008006000000	CAPE GIRARDEAU HISTORICAL RESTORATION LL	14,120	1900
2	18	167200008007000000	HAWTHORN GROUP LTD	126,010	

EXHIBIT G

PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESED VALUE	YEAR BUILT
2	19	167200009001000000	KNIGHT DAVID B	2,350	1920
2	20	167200009002000000	KNIGHT DAVID B	3,310	1920
2	21	167200009003000000	KNIGHT DAVID B	3,590	1920
2	22	167200009004000000	KNIGHT DAVID B	5,170	
2	23	167200009005000000	MISSISSIPPI CAPE LLC	24,020	
2	24	167200009019000000	KNIGHT DAVID B	170	
2	25	167200009018000000	IOC CAPEGIRARDEAU LLC	2,430	
2	26	167200009016000000	KNIGHT DAVID B	560	
2	27	167200009005000000	MISSISSIPPI CAPE LLC	24,020	
2	28	167200009008000000	KNIGHT DAVID B	9,200	1930
2	29	167200009009000000	BUNTING GARY F	10,380	1974
2	30	167200009010000000	IOC CAPE GIRARDEAU LLC	5,250	
2	31	167200009011000000	MISSISSIPPI CAPE LLC	5,600	1945
2	32	167200004007000000	KNIGHT DAVID B	15,840	
2	33	167200004008000000	KNIGHT DAVID B	47,520	
2	34	211070001001000000	WELGE DONALD E	17,210	
2	35	167200010001000000	COMMUNITY COUNSELING CENTER	-	
2	36	167190028003030000	MEYER MARY E TRUST	1,250	
2	37	167200010004000000	KNIGHT DAVID B	14,160	
2	38	167200010005000000	MCPINCK LLC	11,050	1937
2	38	167200010005000000	MCPINCK LLC	-	1954
2	39	211070002001000000	DOHOGNE THOMAS J & BRENDA F ET UX	17,850	1939
2	40	211070002002000000	LOGSDON PHILIP A & LINDA L ET UX	13,310	1984
2	41	211070012001000000	WELGE DONALD E	21,630	
2	42	211070012003000000	NEW RIVER DEVELOPMENT LLC	227,490	
2	43	211070012004000000	CAPE GIRARDEAU CITY OF	-	
2	44	211070011002000000	PINCKSTEN KENNETH R	45,950	
2	45	211070011004000000	CAPE GIRARDEAU CITY OF	-	
2	46	211070011006000000	LIMBAUGH TRUST	21,060	
2	47	211070011005000000	D BOLD ENTERPRISES LLC	44,530	1900
2	48	211070010005000000	TERRY COMMERCIAL PROPERTIES LLC	57,470	1988
2	49	211070010006000000	FIRST PRESBYTERIAN CHURCH	-	
2	50	211070010007000000	RHODES VERNON E FAMILY PARTNERSHIP	94,150	1920
2	51	211070014016000000	RUST INVESTMENT PROPERTIES LLC	26,490	1892
2	52	211070014014000000	RIVERS EDGE REALTY LC	30,140	1948
2	53	211070014015000000	LEMONS TRUMAN J & RUBY A ET UX	23,760	
2	54	211070014013000000	MCGINTY CHARLES P JR & LAURA A ET UX	1,980	
2	55	211070014001020000	YAEGER MICHAEL E & SHERRY A ET UX	29,790	1900
2	56	211070014001010000	GRACE WORKS LLC	24,640	1900
2	57	211070014001000000	RUST INVESTMENT PROPERTIES LLC	29,700	1900
2	58	211070014002000000	RUDE DOG INVESTMENTS LLC	43,530	
2	59	211070014003000000	MCGINTY CHARLES P JR & LAURA A ET UX	44,330	
2	60	211070014004000000	HECHT PROPERTIES OF MO INC	47,610	
2	61	211070014005000000	WIBBENMEYER SEAN & WIBBENMEYER CHRISTINE	11,500	
2	62	211070014006000000	MERRIWETHER INVESTMENTS INC	21,510	
2	63	211070014007000000	MERRIWETHER INVESTMENTS INC	78,580	
2	64	211070014008000000	ABBOTT REBA	34,910	1893
2	65	211070014012000000	MERRIWETHER INVESTMENTS INC	5,160	
2	66	211070014011000000	MONTGOMERY PATRICIA M TRUST	38,870	
2	67	211070014010000000	DAUME RICHARD J	11,150	1878
2	68	211070014009000000	HIGGINS FAMILY TRUST ETAL	20,580	
2	69	211070013001000000	FONN ENTERPRISES LLC	112,730	
2	70	211070013001010000	TAYLOR RONALD E	26,210	1920
2	71	211070013002000000	HAMLET GROUP LLC	13,450	
2	72	211070013004000000	STOCKARD SHAWN & STEPHANIE ET UX	49,450	

EXHIBIT G
PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESED VALUE	YEAR BUILT
2	73	211070013005000000	FIRST MISSOURI STATE BANK	31,410	
2	74	211070013006000000	STAPLES DONALD E TRUST	29,590	1900
2	75	211070013007001001	PIERCE ROBERT OTHO JR & KATHRYN J ET UX	20,900	1910
2	76	211070013007001002	ABOVEALL INVESTMENTS LLC	16,910	
2	77	211070013007001003	VAUGHT KEVIN A & CHRISTINA ET UX	35,150	1910
2	78	211070013007001004	ABOVEALL INVESTMENTS LLC	28,500	1910
2	79	211070013007001000	ABOVEALL INVESTMENTS LLC	-	1910
2	80	211070013008000000	HAMLET GROUP LLC	32,290	1910
2	81	211070013009000000	JONES JOHN C TRUST ETAL	21,270	1900
2	82	211070013010000000	ERLBACHER ROBERT W ETAL	66,690	
2	83	211070025002000000	ARPAD LLC	47,880	
2	84	211070025001000000	CAIN DENNIS R H & KAREN ET UX	61,320	
2	85	211070025003000000	STEPHENS CLINT & KAREN L ET UX	13,570	
2	86	211070025005000000	STEPHENS KAREN & CLINT ET VIR	17,120	1930
2	87	211070025006000000	PRY HARRY W TRUST	12,220	1930
2	88	211070025007000000	36 RESTAURANT & BAR LLC	22,050	
2	89	211070025008000000	CLILA LP	72,430	1961
2	90	211070025009000000	LEE JAMES KENNETH	67,600	
2	91	211070025010001001	STERLING BANK	22,400	
2	92	211070025010001000	STERLING BANK	-	
2	93	211070025010001002	STERLING BANK	16,800	
2	94	211070025010001003	STERLING BANK	-	
2	95	211070025010001006	STERLING BANK	17,310	1933
2	96	211070025010001008	STERLING BANK	15,030	1933
2	97	211070025010001010	STERLING BANK	15,580	1933
2	98	211070025010001012	STERLING BANK	15,960	1933
2	99	211070025010001004	STERLING BANK	-	
2	100	211070025010001005	STERLING BANK	14,880	1933
2	101	211070025010001007	STERLING BANK	15,850	1933
2	102	211070025010001009	STERLING BANK	16,360	1933
2	103	211070025010001011	STERLING BANK	18,160	1933
2	104	211070025010010000	PYRAMID PROPERTIES GROUP LLC	132,050	
2	105	211070025011000000	BRINSON PHIL	49,930	
2	106	211070024001000000	MAEVERS INVESTMENTS LLC	59,010	
2	107	211070024002000000	MAEVERS INVESTMENTS LLC	36,630	
2	108	211070024003000000	HUTSON CHARLES D TRUST	36,630	1910
2	109	211070024004000000	ZICKFIELD ZONA M TRUST	51,010	
2	110	211070024006000000	WILBURN GLENN & KAREN VANITA ET UX	54,620	
2	111	211070024007000000	SCHEARF KEVIN & DEBORAH KAY ET UX	31,880	
2	112	211070024008000000	HESS MICHAEL J & AMY L ET UX	53,280	1896
2	113	211070024009010000	STRODE SUSAN C	68,250	1940
2	114	211070024009000000	STERLING BANK	95,720	1940
2	115	211070024014000000	FONN ENTERPRISES LLC	9,120	1880
2	116	211070024015000000	ERVIN LOYD L & JAYNE B ET UX	39,250	
2	117	211070024013000000	WERNER RICKY	37,280	
2	118	211070024012000000	BERTRAND CHARLES J & LISA ET UX	27,750	
2	119	211070024011000000	DIRNBERGER BROS INVESTMENT COMPANY LLC	65,000	
2	120	211070024010000000	RED LETTER PROPERTY LLC	62,360	
2	121	211070015009000000	MERRIWETHER INVESTMENTS INC	60,950	1963
2	122	211070015010000000	KENT CHARLES L	3,000	
2	123	211070015016000000	SMITH GEOFFREY D	5,330	1900
2	124	211070015017000000	KENT CHARLES L	31,570	
2	125	211070027003000000	HUTSON CHARLES D TRUST	40,030	1995
2	126	211070027001000000	ALLIANCE BUILDING LLC	104,770	1880
2	127	211070027004000000	OLD TOWN CAPE INC	-	

EXHIBIT G
PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESSED VALUE	YEAR BUILT
2	128	211070027005000000	ABBOTT TERRY L & DORINDA L ET UX	29,510	
2	129	211070027007000000	WHITLOW ROSANNA	7,020	1890
2	130	211070027006000000	STEVENS ROBERT W & BETTY R ET UX	23,240	1900
2	131	211070026015000000	10 SOUTH SPANISH LLC	46,400	
2	132	211070026012000000	THOMPSON CATHERINE A	23,750	1920
2	133	211070026011000000	WILLIAMS FAMILY INVESTMENTS INC	26,460	1920
2	134	211070026014000000	CAPAHA BANK	23,520	1920
2	135	211070026001000000	CAPAHA BANK S B	86,090	1930
2	136	211070026016000000	ATL REAL ESTATE LLC	95,710	
2	137	211070026010000000	THROWER CHARLES F III & MISTY D ET UX	34,190	
2	138	211070026005000000	HUTSON ENTERPRISES INC	199,630	
2	139	211070038001000000	CAPE GIRARDEAU CITY OF	-	
2	140	211070038001010000	CAPE GIRARDEAU CITY OF	-	
2	141	211070037001000000	HUTSON CHARLES L TRUST	56,580	
2	142	211070037002000000	THOMAS CRAIG R & ELIZABETH L ET UX	14,850	1915
2	143	211070037003000000	MERRIWETHER INVESTMENTS INC	26,910	
2	144	211070037004000000	ROMAN CATHOLIC DIOCESE OF SPRI	-	
2	145	211070036001000000	MERRIWETHER INVESTMENTS INC	16,440	1880
2	146	211070036002000000	POOL JONATHAN BRADLEY & SURMAN AMY A	14,650	1920
2	147	211070036003000000	ROMAN CATHOLIC DIOCESE OF SPRINGFIELD CA	-	1910
2	148	211070036004000000	ESSNER KASIE L	25,980	1907
2	149	211070036005000000	BEUSSINK JOHN P	8,140	1930
2	150	211070036006000000	G & RM PROPERTIES LLC	14,380	1970
2	151	211070036007000000	GRIMM DANIEL JOHN	28,790	1920
2	152	211070036008000000	CHILTON DONNY DEE	72,440	
2	153	211110002001000000	CHILTON SEYMOUR D	16,130	1930
2	154	211110002002000000	CHILTON SEYMOUR D	240	
2	155	211110002003000000	COALTER & FELTY INVESTMENTS LLC	5,430	1890
2	156	211110002005000000	COALTER & FELTY INVESTMENTS LLC	770	
2	157	211110002006000000	COALTER & FELTY INVESTMENTS LLC	680	
2	158	211110002006010000	CAMPBELL DELIA	6,360	1900
2	158	211110002006010000	CAMPBELL DELIA	-	1960
2	159	211110002009000000	TON GARY MICHAEL & DAWN ELIZABETH UX	13,530	1915
2	159	211110002009000000	TON GARY MICHAEL & DAWN ELIZABETH UX	-	1940
2	160	211110002010000000	EVANS LOUIS H	470	
2	161	211110001008000000	ATHENA PROPERTY GROUP LLC	10,150	1920
2	162	211110001007000000	LEMONS TRUMAN J & RUBY A ET UX	1,590	1880
2	163	211110001001000000	COLE WILLIAM H	52,190	1910
2	164	211110001002010000	SAMPLE THOMAS WAYNE	16,730	1999
2	165	211110001002000000	LEMONS TRUMAN J & RUBY A ET UX	10,820	
2	166	211110001003000000	LEMONS RUBY A	17,680	
2	167	211110001006000000	BRAUN F F	840	
2	168	211110001005001000	AQUAMSI BLUFF TOWNHOUSE HOMEOWNERS ASSO	-	
2	169	211110001005001004	HUTSON JUDITH A TRUST	51,020	1999
2	170	211110001005001002	HECHT MARTIN D & LAVERNE Y ET UX	51,020	1999
2	171	211110001005001003	DAVIS REVOCABLE TRUST	51,020	1999
2	172	211110001005001001	YOUNG JILL POSEY	51,020	1999
2	173	211110012001000000	COLUMBUS CLUB OF CAPE GIR	-	
2	174	211110012002000000	RICKARD MARION J JR	41,420	1889
2	175	211110012005000000	SPRINGER IRENE R & WILLARD L	8,440	1915
2	176	211110012004000000	RICKARD MARION J JR	21,310	1890
2	177	211110012003000000	RICKARD MARION J JR	28,630	1900
2	178	211110011002000000	ECK JOHN R & PATRICIA A UX	6,240	1920
2	179	211110011001000000	PRY HARRY W TRUST	37,610	1895
2	180	211110011003000000	MOSLEY STEPHEN P & LUVINA M ET UX	13,410	1850

EXHIBIT G
PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESED VALUE	YEAR BUILT
2	181	211110011004000000	ABBOTT MARK THOMAS TRUST	8,670	1875
2	182	211110011005000000	HISTORICAL ASSN OF CAPE GIR	-	
2	183	211110011006000000	WEST JAMES C & MADONNA S UX	25,570	1925
2	184	211110011007000000	RICKARD MARION J & BOOKER JILL Y	25,770	1900
3	1	211070015003000000	FIRST PRESBYTERIAN CHURCH	-	
3	2	211070015008000000	CAPE GIRARDEAU CITY OF	-	
3	3	211070015014000000	WYMAN JOHN P & JERRIANNE M UX	7,590	1900
3	4	211070015015000000	MERRIWETHER INVESTMENTS INC	4,350	
3	5	211070015013000000	BOOTH SHIRLEY J	35,960	
3	6	211070015012000000	DANSKE INVESTMENTS LLC	8,050	1890
3	7	211070015011000000	PINCOSY JEREMY B & JOANNA G ET UX	24,590	1915
3	8	211070023001000000	SHARP JOHN C & LONG BRENDA	36,300	1900
3	9	211070023003000000	PERRY JOHN D	11,240	1900
3	10	211070023007000000	BERTRAND CHARLES J & LISA A UX	27,810	1900
3	11	211070023006000000	GOLDSMITH ALLEN & TAMMY ET UX	33,960	1900
3	12	211070023008000000	GRAMMER RUSSELL & AMY ET UX	17,190	1920
3	13	211070023009000000	RUTH RENTAL LLC	10,620	1940
3	14	211070023010000000	BROWN BRIAN ETAL	860	
3	15	211070023011000000	STOVER EVELYN J & WILLIAM W TRUST	10,910	1895
3	16	211070023013000000	SAFE HOUSE FOR WOMEN INC	-	
3	17	211070023014000000	LAGE JEFFREY D & ALYSSA P ET UX	16,380	1910
3	18	211070023015000000	CHRIST EPISCOPAL CHURCH	-	1890
3	19	211070023018000000	SANDER SHARON K	9,050	1860
3	20	211070023002000000	HAMBLIN ROBERT W & KAYE S UX	38,620	1886
3	20	211070023002000000	HAMBLIN ROBERT W & KAYE S UX	-	1950
3	21	211070022001000000	HAAS MICHAEL L & PAULA KAY ET UX	11,840	1890
3	22	211070022004000000	HEITMAN CAROL Y	15,140	1920
3	23	211070022005000000	TEMM ALICE ETAL	13,270	1959
3	24	211070022006000000	RIEGER CHRISTOPHER & GWENDOLYN ET UX	33,600	1920
3	25	211070022007000000	WERNE PATRICIA S TRUST	15,960	1920
3	26	211070022008000000	GEISER JODY R & GEISER WILLIAM R	20,900	1965
3	27	211070022009000000	GREEN JAMES TRUST	10,740	1900
3	28	211070022010000000	GREEN JAMES E TRUST	13,530	1913
3	29	211070022011000000	RUDRAPPA SURESH B & NAGARAJ DEVIKA R UX	12,190	1930
3	30	211070022012000000	RIVERTOWNE INVESTMENTS LLC	24,510	
3	31	211070022013000000	BIXLER VINCENT	16,690	
3	32	211070022014000000	VISION HOUSE OF CAPE GIRARDEAU	-	
3	33	211070022015000000	PRIMM MICHAEL L & PEGGY L UX	7,480	1930
3	34	211070022016000000	ROBERT GARY L & PATSY J UX	11,080	1930
3	35	211070022017000000	ZIBLUK JOHN B & MCNEIL SARA E	14,230	1920
3	36	211070022018000000	SEYER JEROME & BRENDA UX	12,010	1920
3	37	211070022019000000	DOCKINS WILLIAM P TRUST	19,420	1915
3	38	211070022020000000	GRAMMER RUSSELL B & AMY E ET UX	22,380	1893
3	39	211070022003000000	GRAMMER RUSSELL B & AMY E ET UX	13,380	1900
3	40	211070022002000000	STRIBLING BARBARA N	12,020	1900
3	41	211070028013000000	CAPE GIRARDEAU CITY OF	-	
3	42	211070028012000000	KELLERMAN MARY ANN TRUST	49,390	1882
3	43	211070028003000000	KELLERMAN BERT J & MARY A	450	
3	44	211070028002000000	HENNEMANN TODD M	18,970	1900
3	45	211070028001010000	THEALL RACHEL A & CHRISTOPHER	33,930	1900
3	46	211070028001000000	HAHS CHRISTEL LYNN	20,640	1900
3	47	211070028004000000	SKILES MARJORIE N	11,050	1940
3	48	211070028005000000	J R FELTY PROPERTIES LLC	21,070	1979
3	49	211070028006000000	NEUMEYER THOMAS A & TERESA L	17,200	1900
3	50	211070028007000000	MCCARTY MICHAEL IVAN & CAROL ANN TRUST	12,330	1907

EXHIBIT G

PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESSED VALUE	YEAR BUILT
3	51	211070028008000000	COOLEY PROPERTIES LLC	13,480	1910
3	52	211070028009000000	WYMAN JOHN & JERRIANNE UX	8,760	1910
3	53	211070028010000000	LANG ROGER W & JUDITH ANNE V ET UX	13,320	1895
3	54	211070028011000000	LANG ROGER W & JUDITH A ET UX	12,320	1880
3	54	211070028011000000	LANG ROGER W & JUDITH A ET UX	-	1950
3	55	211070027015000000	CLOEMO INVESTMENTS LLC	13,130	1930
3	56	211070027016000000	MORGAN JAMES & BARBARA	19,160	
3	57	211070027017000000	SEABAUGH RONALD & ZARA S	14,670	1900
3	58	211070027014000000	POBST JERRY	8,490	1948
3	59	211070027013000000	FITZPATRICK SONDR A G & DUNN WILLIAM A	7,260	1910
3	60	211070027011000000	DUNN WILLIAM A	6,370	1830
3	61	211070027012000000	OLD TOWN CAPE INC	740	
3	62	211070027010000000	BAKER DORIS ROSE	7,730	1900
3	63	211070027009000000	WYMAN JOHN P & JERRIANNE M ET UX	8,250	1880
3	64	211070027008000000	MURAKAMI MARK D	22,630	
3	65	211070036016000000	HUTSON ENTERPRISES INC	44,950	
3	66	211070036017000000	WYMAN JOHN P	59,760	1889
3	67	211070036018000000	WYMAN JOHN P & JERRIANNE M ET UX	760	
3	68	211070036015000000	MERRIWETHER INVESTMENTS INC	24,890	1915
3	68	211070036015000000	MERRIWETHER INVESTMENTS INC	-	1930
3	69	211070036013000000	JONES ALBERT H & LAVONNE C	17,730	1930
3	70	211070036012000000	LEDBETTER STEVEN M & AMELIA D ET UX	22,680	1969
3	71	211070036011010000	CENTURION DEVELOPMENT LLC	3,000	1915
3	72	211070036011000000	HAPPY HOLLOW ASSOCIATION LLC	17,690	1925
3	73	211070036010000000	EAKER LESLIE W	10,330	1925
3	74	211070036009000000	CHILTON DONNY DEE	880	
3	75	211070035001000000	JONES ALBERT H & LAVONNE C	11,300	1900
3	76	211070035002000000	LANE TERRANCE L	7,490	1910
3	77	211070035003000000	FORD RUTH ANN & BILLY G UX	7,860	1929
3	78	211070035004000000	REES DANNY & COLLEEN ET UX	9,820	1910
3	79	211070035005000000	JONES ALBERT H & LAVONNE C	13,330	1925
3	80	211070035006000000	WYMAN JOHN P & JERRIANNE M ET UX	15,190	1920
3	81	211070035007000000	SCHERRMAN JAYNE F TRUST	26,990	1890
3	81	211070035007000000	SCHERRMAN JAYNE F TRUST	-	1910
3	82	211070035008000000	CHRISTENSEN ROBYN R WALKER & FRANK HUMLE	13,250	1921
3	83	211070035009000000	BLACKWELL SAM J & DANNA P	19,280	1910
3	84	211070035010000000	CAPE GIRARDEAU CITY OF	-	
3	85	211070035011000000	CAPE GIRARDEAU COUNTY	-	
3	86	211070033006000000	NIP KELLEY EQUIPMENT CO INC	-	
3	87	211070033001000000	KELLEY WANDA TRUST	15,420	
3	88	211070033003000000	418 WILLIAM LLC	-	
3	89	211070033004010000	CONCORD PUBLISHING HOUSE INC	-	
3	90	211070033004000000	CONCORD PUBLISHING HOUSE INC	220,020	
3	91	211070033005000000	CONCORD PUBLISHING HOUSE INC	9,160	1920
3	92	211070033010000000	CHILTON SEYMOUR D	94,910	1959
3	92	211070033010000000	CHILTON SEYMOUR D	-	1978
4	1	211110002020000000	HUTSON CHARLES D TRUST	9,520	1968
4	2	211110002021000000	HUTSON CHARLES D TRUST	8,300	1955
4	3	211110002019000000	WPC PROPERTIES LLC	40,870	1972
4	4	211110002018000000	WPC PROPERTIES LLC	4,840	1900
4	5	211110002017000000	COALTER & FELTY INVESTMENTS LLC	6,260	1875
4	6	211110002016000000	MERRICK LAND MANAGEMENT LLC	14,760	1968
4	7	211110002015000000	EDMONDS JOHN J	5,760	1938
4	8	211110002014000000	CENTURION DEVELOPMENT LLC	4,930	1900
4	9	211110002013000000	WRIGHT PROPERTIES IV LLC	8,490	1902

EXHIBIT G

PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESSED VALUE	YEAR BUILT
4	10	211110002012000000	LEWIS KEITH C & CATHERINE J ET UX	14,070	1900
4	11	211110002011000000	COPE DAVID H TRUST & COPE SARAH E TRUST	7,510	1847
4	12	211110003001000000	HAMLET GROUP LLC	6,720	1900
4	13	211110003002000000	STATLER BETTY JEAN	4,720	1900
4	14	211110003003000000	DOUGHTEN RICHARD & LAPE TONY	3,150	1940
4	15	211110003004000000	COALTER & FELTY INVESTMENTS LLC	1,020	
4	16	211110003005000000	THOMAS GAVIN L & VICTORIA UX	9,620	1900
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX	14,180	1900
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX	-	1850
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX	-	1863
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX	-	1920
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX	-	1955
4	18	211110003011000000	FOUTS FREEMAN C	32,440	1875
4	19	211110003012000000	REDDIN DENISE	7,330	1920
4	20	211110003013000000	CAPE GIRARDEAU CITY OF	-	
4	21	211110004001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION	1,170	
4	22	211110004003000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION	800	
4	23	211110004006000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION	570	
4	24	211110004007000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION	2,610	1900
4	25	211110004009000000	PRYOR MICHAEL	8,030	2013
4	26	211110004013000000	WINDISCH OTTO H ESTATE	800	
4	27	211110004014000000	WINDISCH OTTO H* & VERA UX	800	
4	28	211110004015000000	WINDISCH WAYNE	740	
4	29	211110004016000000	CAMPBELL KENNETH E	680	
4	30	211110004017000000	CENTURION DEVELOPMENT LLC	2,030	1920
4	31	211110004018000000	BONNER BYRON & GLYNIS UX	6,330	1920
4	32	211110004019000000	CAMPBELL TERESA & KENNETH E ET VIR	4,060	1800
4	33	211110004020000000	CENTURION DEVELOPMENT LLC	3,420	1925
4	34	211110004021000000	TWIGGS LEOLA	3,940	1925
4	35	211110004022000000	CENTURION DEVELOPMENT LLC	900	
4	36	211110005001000000	CENTURION DEVELOPMENT LLC	13,360	1930
4	37	211110005002000000	UNICORN C CORP	9,160	1910
4	38	211110005003000000	CENTURION DEVELOPMENT LLC	4,770	1900
4	39	211110005004000000	BUSBY JOE W	6,250	1920
4	40	211110005005000000	CENTURION DEVELOPMENT LLC	6,130	1910
4	41	211110005005010000	CENTURION DEVELOPMENT LLC	9,480	1910
4	42	211110005006000000	SANFORD JERRY & ARTHUR LARRY W	8,620	1910
4	43	211110005008000000	MICHEL DEBORAH & MOFFETT JOHN	990	
4	44	211110005012000000	MICHEL DEBORAH & MOFFETT JOHN	28,710	1985
4	45	211110005017000000	SPRINGFIELD-CAPE GIRARDEAU DIOCESE	-	
4	46	211110005018000000	ROMAN CATHOLIC DIOCESE OF SPRINGFIELD-CA	-	
4	47	211110006002000000	MEYER ROBERT E TRUST	44,110	
4	48	211110006006000000	MEYER ROBERT E TRUST	6,830	1906
4	49	211110006007000000	MEYER ROBERT E TRUST	5,140	
4	50	211110006008000000	MEYER ROBERT E TRUST	13,140	
4	51	211110006009000000	MEYER R E	7,380	1906
4	52	211110006010000000	WRIGHT PROPERTIES V LLC	10,990	
4	53	211110006011000000	WRIGHT PROPERTIES V LLC	14,620	1902
4	54	211110006012000000	BONNER BYRON & GLYNIS UX	11,650	
4	55	211110007015000000	FORD JEREMY J	16,460	1900
4	56	211110007016000000	LETH PEDER G ETAL	4,350	
4	57	211110007017000000	320 S SPRIGG LLC	18,830	
4	58	211110007018000000	LETH PEDER	12,610	1902
4	59	211110007013000000	MERRIWETHER INVESTMENTS INC	20,390	1902
4	60	211110007014000000	LUTHERS MARK LLC	11,260	1902

EXHIBIT G
PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESSED VALUE	YEAR BUILT
4	61	211110007002000000	KELLEY WANDA TRUST	2,430	
4	62	211110007003000000	THOMPSON EARNEST A	1,100	1850
4	63	211110007001000000	GABRIEL NATHANIEL	10,750	
4	64	211110007006000000	RAMADANI ILMI & SELIME ET UX	33,790	
4	65	211110007007000000	CRAFTSMAN INTERNATIONAL UNION	28,610	
4	66	211110007008000000	IN HIS IMAGE MINISTRIES	-	
4	67	211110007009000000	CONSOLIDATED MIDWEST PROPERTIES LLC	27,120	
4	68	211110007010000000	MEYER MARY E TRUST	6,340	1900
4	69	211110007011000000	STINNETT FRANK & BECKY	7,060	
4	70	211110008017000000	MEYER ROBERT E TRUST	2,530	
4	71	211110008015000000	MCCLELLAN FRANCES J LIVING TRUST	920	
4	72	211110008013000000	MCCLELLAN FRANCES J TRUST	120,960	2007
4	72	211110008013000000	MCCLELLAN FRANCES J TRUST	-	2011
4	73	211110008016000000	TRAIL OF TEARS CHAPTER OF USA VETERANS	-	
4	74	211110008001000000	HUTSON CHARLES D TRUST	22,100	
4	75	211110008002000000	HUTSON CHARLES D TRUST	3,230	
4	76	211110008005000000	HAMLET GROUP LLC	6,370	1965
4	77	211110008006000000	HUTSON CHARLES D TRUST	1,560	
4	78	211110008007000000	CAMPBELL ROSE M	3,740	1920
4	79	211110008008000000	CENTURION DEVELOPMENT LLC	7,100	1910
4	80	211110008008010000	STRATTON DANNY	100	
4	81	211110008009000000	TERRY ENTERPRISES LLC	7,300	1920
4	82	211110008010000000	ZIEGLER ROGER M	7,720	1920
4	83	211110008011000000	SNIDER CHRISTOPHER M	12,680	
4	84	211110008012000000	COALTER & FELTY INVESTMENTS INC ETAL	8,530	1890
4	85	211110008013000000	MCCLELLAN FRANCES J TRUST	120,960	2007
4	85	211110008013000000	MCCLELLAN FRANCES J TRUST	-	2011
4	86	211110009016000000	ERLBACHER DAVID W & NOEL ANNE TRUST	12,740	
4	87	211110009017000000	ERLBACHER DAVID W & NOEL ANNE TRUST	4,100	1900
4	88	211110009014000000	MOORE KEYIARRA LATEASE	3,560	1900
4	89	211110009013000000	KDP INVESTMENTS LLC	4,880	1910
4	90	211110009012000000	MOORE KEYIARRA LATEASE	12,870	1909
4	91	211110009011000000	THIRD GEN LLC	13,280	1940
4	92	211110009010000000	OGBORN GARY L	15,360	1942
4	93	211110009009000000	CLILA LP	24,460	
4	94	211110009001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION	-	1982
4	95	211110010019000000	SCHLUE VIRGINIA L TRUST & SCHLUE BARBARA	9,030	1900
4	96	211110010001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION	-	
4	97	211110010016000000	CAPE GIRARDEAU CITY OF	-	
4	98	211110010015000000	RHODES MARILYN L	-	1930
4	99	211110010014000000	EVANS WAYNE H* & RHODES MARILYN L	-	
4	100	211110010001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION	-	
4	101	211110010001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION	-	
4	102	211110011014010000	COPE DAVID H TRUST ETAL	5,780	1900
4	103	211110011014000000	JONES RANDY D	7,430	1900
4	104	211110011013000000	MERRICK LAND MANAGEMENT LLC	17,970	1970
4	105	211110011012000000	MERRICK LAND MANAGEMENT LLC	6,010	1890
4	106	211110011011000000	ESCAPE REALTY LC	2,930	1920
4	107	211110011010000000	CENTURION DEVELOPMENT LLC	12,160	1925
4	108	211110011009000000	PRIESTER THEODORE K & DOMINIQUE ET UX	17,640	1905
4	109	211110011008000000	S & S RENTAL PROPERTIES LLC	89,580	1965
4	110	211110014001000000	CLILA LP	780	
4	111	211110014002000000	JJP INVESTMENTS LLC	14,870	
4	112	211110014003000000	CALLIS GEORGE D IRREVOCABLE TRUST	5,100	1880
4	112	211110014003000000	CALLIS GEORGE D IRREVOCABLE TRUST	-	1920

EXHIBIT G
PROPERTY OWNERSHIP

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER	ASSESED VALUE	YEAR BUILT
4	113	211110014004000000	B S E PROPERTY COMPANY INC	37,150	
4	114	211110014005000000	KDP INVESTMENTS LLC	4,510	1930
4	115	211110014005010000	JANSCO INVESTMENTS INC	190	
4	116	211110015001000000	B S E PROPERTY COMPANY INC	24,290	
4	117	211110016001000000	DRAKE MAYSON PARTNERS LLC	55,360	
4	118	211110016002000000	MEYER THOMAS L TRUST & MEYER THOMAS M TR	12,170	
4	119	211110016006000000	FEUERHAHN EVA M TRUST	2,970	
4	120	211110016003000000	FEUERHAHN EVA M TRUST	50,120	
4	121	211110016004000000	LACROIX UNITED METHODIST CHURCH INC	-	
4	122	211110017001000000	RICKARD PROPERTIES LLC	46,260	
4	123	211110017003000000	CENTURION DEVELOPMENT	6,780	1930
4	124	211110017004000000	WINDISCH KENNETH O & JANE E TRUST	3,760	1920
4	125	211110017006000000	WINDISCH CHAD O	5,800	1925
4	126	211110017007000000	CAMPBELL ROSE M	6,960	1900
4	127	211110017008010000	SHADE TREE PROPERTIES INC	550	
4	128	211110017008000000	SHADE TREE PROPERTIES INC	16,050	1920
4	129	211110017008020000	SHADE TREE PROPERTIES INC	3,360	1920
4	130	211110017008030000	SHADE TREE PROPERTIES INC	13,930	2011
4	131	211110017009000000	SHADE TREE PROPERTIES INC	13,930	2011
4	132	211110017009010000	SHADE TREE PROPERTIES INC	13,930	2011
4	133	211110017010000000	CHIPMAN DWAYNE K & REBECCA A ET UX	4,160	1910
4	134	211110017011000000	BRINKMAN JOHN P & DEBORAH L	580	
4	135	211110017012000000	BRINKMAN JOHN P ETAL	7,860	
4	136	211110017013000000	GOLIGHTLY NANCIE ANN	6,610	1910
4	137	211110017015000000	WISDOM GALE L & SHELIA A UX	17,540	1910
4	137	211110017015000000	WISDOM GALE L & SHELIA A UX	-	1925
4	138	211110017016000000	JONES JOHN C TRUST ETAL	23,290	1925
4	139	211110017020000000	WEBB PEGGY J	5,680	1920
5	1	167200012001000000	CAPE GIRARDEAU CITY OF	-	
5	2	167200012003000000	CAPE GIRARDEAU CITY OF	-	
5	3	167200012002000000	BURLINGTON NORTHERN RAILROAD C	-	
5	4	167200004005000000	IOC CAPE GIRARDEAU LLC	7,870	
5	5	167200004006000000	CAPE GIRARDEAU CITY OF	-	
5	6	167200004004000000	IOC CAPE GIRARDEAU LLC	12,999,200	2012
5	7	211070039002000000	CAPE GIRARDEAU CITY OF	-	
5	8	211070039001000000	BURLINGTON NORTHERN RAILROAD C	-	
5	9	211110025002000000	CAPE GIRARDEAU CITY OF	-	
5	10	211110025001000000	BURLINGTON NORTHERN RAILROAD C	-	
			TOTAL	23,293,120	

EXHIBIT H

CURRENT AND FUTURE
ASSESSMENT AND TAX LEVY
WITHIN THE REDEVELOPMENT
AREA

EXHIBIT H

Current and Future Assessment and Tax Levy Within the Redevelopment Area

Current Assessed Value	Future Assessed Value	Increased Assessed Value	Current Local Tax Rate	Tax Increment
23,293,120	69,837,630	46,544,510	5.9053	2,748,593

Sales Tax Rates

County		City		
General Revenue	0.50%		General	1.00%
Prop 1	0.50%		Capital Imp.	0.50%
-	-		Transportation	0.50%
-	-		Storm Water/Parks	0.50%
-	-		Fire	0.25%
-	-		CID	0.50%
Total	1.0000%		Total	3.2500%

Total County and City Sales Tax Rate 4.2500%

Projected Sales Increase	43,533,543
Sales Tax Rate	4.250%
Capture Rate	50%
Sales Tax Increment	925,088
Utility Tax Increment	325

EXHIBIT I

SPECIAL ALLOCATION FUND
REVENUES

EXHIBIT I

SPECIAL ALLOCATION FUND REVENUE

Total Tax Rate		Real \$5.9053	Sales \$0.0375		
Year	PILOTs	Economic Activity Taxes	Annual Amount Total	Annual Increase	
1	0	7,438	7,438	7,438	
2	280,442	45,799	326,241	318,803	
3	1,304,904	86,786	1,391,690	1,065,450	
4	1,470,821	572,173	2,042,995	651,304	
5	1,811,201	616,193	2,427,394	384,400	
6	1,934,855	660,617	2,595,472	168,077	
7	1,935,840	705,470	2,641,310	45,839	
8	1,999,232	755,028	2,754,260	112,949	
9	2,000,257	805,075	2,805,332	51,073	
10	2,064,937	813,129	2,878,066	72,734	
11	2,066,004	821,257	2,887,261	9,195	
12	2,131,999	829,473	2,961,472	74,211	
13	2,133,108	837,765	2,970,873	9,401	
14	2,200,446	846,145	3,046,591	75,718	
15	2,201,600	854,604	3,056,204	9,613	
16	2,270,307	863,153	3,133,460	77,256	
17	2,271,508	871,781	3,143,289	9,830	
18	2,341,613	880,502	3,222,115	78,826	
19	2,342,863	889,304	3,232,167	10,052	
20	2,414,395	898,200	3,312,595	80,428	
21	2,415,696	907,179	3,322,874	10,279	
22	2,488,684	916,254	3,404,938	82,064	
23	2,490,037	925,413	3,415,450	10,512	
Total	44,570,751	16,408,737	60,979,488		

EXHIBIT J

REDEVELOPMENT AFFIDAVIT

SECTION 99.810.1, RSMO. AFFIDAVIT

STATE OF MISSOURI)
) SS
COUNTY OF CAPE GIRARDEAU)

AFFIDAVIT

I, the undersigned, am over the age of 18 years and have personal knowledge of the matters stated herein.

I am a duly authorized officer of the City of Cape Girardeau (the "Developer") and am authorized by the Developer to attest to the matters set forth herein.

I am familiar with the Redevelopment Areas described in the Downtown Cape Girardeau Tax Increment Financing District Redevelopment Plan (the "Redevelopment Plan"). To the best of my knowledge, based upon the information available to me, the Redevelopment Area is, on the whole, a "conservation area" as defined in Section 99.805 of the Revised Statutes of Missouri, as amended, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

The provisions of Section 99.810.1(1) of the Revised Statutes of Missouri, as amended, have been met.

Because of extraordinary costs associated with redeveloping the Redevelopment Areas, as described in the Redevelopment Plan, the Developer would not construct the redevelopment project for the portion of the Redevelopment Areas designated as "RPA's 1-5" in the Redevelopment Plan without tax increment financing as provided in the Redevelopment Plan.

Further Affiant Sayeth Not.

CITY OF CAPE GIRARDEAU

By: _____
Title: _____

Subscribed and sworn to before me this ____ day of _____, 2014.

Notary Public

My commission expires on: _____

EXHIBIT K

ORDINANCE PROVIDING FOR
RELOCATION ASSISTANCE

EXHIBIT K

ORDINANCE PROVIDING FOR RELOCATION ASSISTANCE

AN ORDINANCE PROVIDING FOR RELOCATION ASSISTANCE FOR CERTAIN REDEVELOPMENT ACTIVITIES PURSUANT TO SECTION 523.200 THROUGH 523.215 RSMo, 1986, AS AMENDED

WHEREAS, the City of Cape Girardeau, Missouri (the "City") may desire to undertake certain redevelopment activities pursuant to Chapters 99, 100 and 353, RSMo., 1986, as amended; and

WHEREAS, Sections 523.200 through 523.215 RSMo., 1986, as amended ("Relocation Assistance Act") mandates that the City establish by Ordinance a relocation policy to include at a minimum those provisions and requirements set forth in the Relocation Assistance Act in Ordinance to implement redevelopment activities authorized pursuant to Chapters 99, 100, and 353 RSMo., 1986, as amended.

NOW, THEREFORE, BE IT ORDINANCED BY THE BOARD OF ALDERMEN OF THE CITY OF CAPE GIRARDEAU AS FOLLOWS:

Section 1. Relocation Policy. The City adopts by reference as if fully set forth herein Sections 523.200 through 523.215 RSMo., 1986, as may be amended from time to time as the Relocation Policy for the City.

Section 2. Implementation of Relocation Plan. In the event that property is to be acquired without federal assistance pursuant to Chapters 99, 100, 353 RSMo., 1986, as amended, the Mayor or his designee is directed to take all necessary steps to identify the special needs of displaced persons and accommodate those needs within the project's relocation plan. Furthermore, the Mayor or his designee is directed to develop a program for the referrals of displaced persons and businesses to suitable replacement accommodations in conformity with the requirements of Relocation Assistance Act.

Section 3. Effective Date. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED ON THIS _____ DAY OF _____, 2015.

CITY OF CAPE GIRARDEAU

BY: _____
Mayor

ATTEST: _____
City Clerk

ATTACHMENT I
REAL PROPERTY TAX
INCREMENT ALLOCATION
REDEVELOPMENT ACT

Missouri Revised Statutes

Chapter 99 Municipal Housing

August 28, 2014

Law, how cited.

99.800. Sections 99.800 to [99.865](#) shall be known and may be cited as the "Real Property Tax Increment Allocation Redevelopment Act

Definitions.

99.805. As used in sections [99.800](#) to [99.865](#), unless the context clearly requires otherwise, the following terms shall mean:

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;

(2) "Collecting officer", the officer of the municipality responsible for receiving and processing payments in lieu of taxes or economic activity taxes from taxpayers or the department of revenue;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(4) "Economic activity taxes", the total additional revenue from taxes which are imposed by a municipality and other taxing districts, and which are generated by economic activities within a redevelopment area over the amount of such taxes generated by economic activities within such redevelopment area in the calendar year prior to the adoption of the ordinance designating such a redevelopment area, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of

hotels and motels, licenses, fees or special assessments. For redevelopment projects or redevelopment plans approved after December 23, 1997, if a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the economic activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to the redevelopment area;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

(a) Discourage commerce, industry or manufacturing from moving their operations to another state; or

(b) Result in increased employment in the municipality; or

(c) Result in preservation or enhancement of the tax base of the municipality;

(6) "Gambling establishment", an excursion gambling boat as defined in section [313.800](#) and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in sections [313.800](#) to [313.850](#). This subdivision shall be applicable only to a redevelopment area designated by ordinance adopted after December 23, 1997;

(7) "Greenfield area", any vacant, unimproved, or agricultural property that is located wholly outside the incorporated limits of a city, town, or village, or that is substantially surrounded by contiguous properties with agricultural zoning classifications or uses unless said property was annexed into the incorporated limits of a city, town, or village ten years prior to the adoption of the ordinance approving the redevelopment plan for such greenfield area;

(8) "Municipality", a city, village, or incorporated town or any county of this state. For redevelopment areas or projects approved on or after December 23, 1997, "municipality" applies only to cities, villages, incorporated towns or counties established for at least one year prior to such date;

(9) "Obligations", bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by a municipality to carry out a redevelopment project or to refund outstanding obligations;

(10) "Ordinance", an ordinance enacted by the governing body of a city, town, or village or a county or an order of the governing body of a county whose governing body is not authorized to enact ordinances;

(11) "Payment in lieu of taxes", those estimated revenues from real property in the area selected for a redevelopment project, which revenues according to the redevelopment project or plan are to be used for a private use, which taxing districts would have received had a municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the area selected for the redevelopment project exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of section [99.850](#);

(12) "Redevelopment area", an area designated by a municipality, in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, an economic development area, an enterprise zone pursuant to sections [135.200](#) to [135.256](#), or a combination thereof, which area includes only those parcels of real property directly and substantially benefitted by the proposed redevelopment project;

(13) "Redevelopment plan", the comprehensive program of a municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment area as a blighted area, conservation area, economic development area, or combination thereof, and to thereby enhance the tax bases of the taxing districts which extend into the redevelopment area. Each redevelopment plan shall conform to the requirements of section [99.810](#);

(14) "Redevelopment project", any development project within a redevelopment area in furtherance of the objectives of the redevelopment plan; any such redevelopment project shall include a legal description of the area selected for the redevelopment project;

(15) "Redevelopment project costs" include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or redevelopment project, as applicable. Such costs include, but are not limited to, the following:

(a) Costs of studies, surveys, plans, and specifications;

(b) Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the commission established in section [99.820](#) for the administration of sections [99.800](#) to [99.865](#), such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of a redevelopment plan or project;

(c) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;

(d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;

(e) Initial costs for an economic development area;

(f) Costs of construction of public works or improvements;

(g) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued pursuant to sections 99.800 to 99.865 accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;

(h) All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;

(i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or are required to be paid by federal or state law;

(j) Payments in lieu of taxes;

(16) "Special allocation fund", the fund of a municipality or its commission which contains at least two separate segregated accounts for each redevelopment plan, maintained by the treasurer of the municipality or the treasurer of the commission into which payments in lieu of taxes are deposited in one account, and economic activity taxes and other revenues are deposited in the other account;

(17) "Taxing districts", any political subdivision of this state having the power to levy taxes;

(18) "Taxing districts' capital costs", those costs of taxing districts for capital improvements that are found by the municipal governing bodies to be necessary and to directly result from the redevelopment project; and

(19) "Vacant land", any parcel or combination of parcels of real property not used for industrial, commercial, or residential buildings.

(L. 1982 H.B. 1411 & 1587 § 2, A.L. 1986 H.B. 989 & 1390 merged with S.B. 664, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, A.L. 2007 1st Ex. Sess H.B. 1)

Effective 11-28-07

Redevelopment plan, contents, adoption of plan, required findings--time limitations--reports by department of economic development, required when, contents.

99.810. 1. Each redevelopment plan shall set forth in writing a general description of the program to be undertaken to accomplish the objectives and shall include, but need not be limited to, the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the redevelopment area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to section 99.845, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the redevelopment area. No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

(2) The redevelopment plan conforms to the comprehensive plan for the development of the municipality as a whole;

(3) The estimated dates, which shall not be more than twenty-three years from the adoption of the ordinance approving a redevelopment project within a redevelopment area, of completion of any redevelopment project and retirement of obligations incurred to finance redevelopment project costs have been stated, provided that no ordinance approving a redevelopment project shall be adopted later than ten years from the adoption of the ordinance approving the redevelopment plan under which such project is authorized and provided that no property for a redevelopment project shall be acquired by eminent domain later than five years from the adoption of the ordinance approving such redevelopment project;

(4) A plan has been developed for relocation assistance for businesses and residences;

(5) A cost-benefit analysis showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the redevelopment area. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible;

(6) A finding that the plan does not include the initial development or redevelopment of any gambling establishment, provided however, that this subdivision shall be applicable only to a redevelopment plan adopted for a redevelopment area designated by ordinance after December 23, 1997.

2. By the last day of February each year, each commission shall report to the director of economic development the name, address, phone number and primary line of business of any business which relocates to the district. The director of the department of economic development shall compile and report the same to the governor, the speaker of the house and the president pro tempore of the senate on the last day of April each year.

(L. 1982 H.B. 1411 & 1587 § 3 subsec. 1, A.L. 1986 S.B. 664 merged with H.B. 989 & 1390, A.L. 1987 S.B. 367 Revision, A.L. 1991 H.B. 502, A.L. 1993 H.B. 566, A.L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

(2006) Term "acquired" under section refers not to time of filing condemnation petition but to transfer of ownership from property owner to condemnor upon payment of commissioner's award into court or to property owner. State ex rel. Broadway-Washington v. Manners, 186 S.W.3d 272 (Mo. banc).

County implementing project within boundaries of municipality, permission required-- definition of municipality to include county.

99.815. When a county of this state desires to implement a tax increment financing project within the boundaries of a municipality partially or totally within the county, such county shall first obtain the permission of the governing body of the municipality located within the county. When the term "municipality" is used within sections [99.800](#) to [99.865](#), such term may be interpreted to include a county implementing a tax incremental financing project.

(L. 1982 H.B. 1411 & 1587 § 3 subsec. 2)

Municipalities' powers and duties--commission appointment and powers--public disclosure requirements--officials' conflict of interest, prohibited.

99.820. 1. A municipality may:

(1) By ordinance introduced in the governing body of the municipality within fourteen to ninety days from the completion of the hearing required in section [99.825](#), approve redevelopment plans and redevelopment projects, and designate redevelopment project areas pursuant to the notice and hearing requirements of sections [99.800](#) to [99.865](#). No redevelopment project shall be approved unless a redevelopment plan has been approved and a redevelopment area has been designated prior to or concurrently with the approval of such redevelopment project and the area selected for the redevelopment project shall include only those parcels of real property and improvements thereon directly and substantially benefitted by the proposed redevelopment project improvements;

(2) Make and enter into all contracts necessary or incidental to the implementation and furtherance of its redevelopment plan or project;

(3) Pursuant to a redevelopment plan, subject to any constitutional limitations, acquire by purchase, donation, lease or, as part of a redevelopment project, eminent domain, own, convey, lease, mortgage, or dispose of land and other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the municipality or the commission determines is reasonably necessary to achieve the objectives of the redevelopment plan. No conveyance, lease, mortgage, disposition of land or other property, acquired by the municipality, or agreement relating to the development of the property shall be made except upon the adoption of an ordinance by the governing body of the municipality. Each municipality or its commission shall establish written procedures relating to bids and proposals for implementation of the redevelopment projects. Furthermore, no conveyance,

lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without making public disclosure of the terms of the disposition and all bids and proposals made in response to the municipality's request. Such procedures for obtaining such bids and proposals shall provide reasonable opportunity for any person to submit alternative proposals or bids;

(4) Within a redevelopment area, clear any area by demolition or removal of existing buildings and structures;

(5) Within a redevelopment area, renovate, rehabilitate, or construct any structure or building;

(6) Install, repair, construct, reconstruct, or relocate streets, utilities, and site improvements essential to the preparation of the redevelopment area for use in accordance with a redevelopment plan;

(7) Within a redevelopment area, fix, charge, and collect fees, rents, and other charges for the use of any building or property owned or leased by it or any part thereof, or facility therein;

(8) Accept grants, guarantees, and donations of property, labor, or other things of value from a public or private source for use within a redevelopment area;

(9) Acquire and construct public facilities within a redevelopment area;

(10) Incur redevelopment costs and issue obligations;

(11) Make payment in lieu of taxes, or a portion thereof, to taxing districts;

(12) Disburse surplus funds from the special allocation fund to taxing districts as follows:

(a) Such surplus payments in lieu of taxes shall be distributed to taxing districts within the redevelopment area which impose ad valorem taxes on a basis that is proportional to the current collections of revenue which each taxing district receives from real property in the redevelopment area;

(b) Surplus economic activity taxes shall be distributed to taxing districts in the redevelopment area which impose economic activity taxes, on a basis that is proportional to the amount of such economic activity taxes the taxing district would have received from the redevelopment area had tax increment financing not been adopted;

(c) Surplus revenues, other than payments in lieu of taxes and economic activity taxes, deposited in the special allocation fund, shall be distributed on a basis that is proportional to the total receipt of such other revenues in such account in the year prior to disbursement;

(13) If any member of the governing body of the municipality, a member of a commission established pursuant to subsection 2 or 3 of this section, or an employee or consultant of the municipality, involved in the planning and preparation of a redevelopment plan, or redevelopment project for a redevelopment area or proposed redevelopment area, owns or controls an interest, direct or indirect, in any property included in any redevelopment area, or proposed redevelopment area, which property is designated to be acquired or improved pursuant to a redevelopment project, he or she shall disclose the same in writing to the clerk of the municipality, and shall also so disclose the dates, terms, and conditions of any disposition of any such interest, which disclosures shall be

acknowledged by the governing body of the municipality and entered upon the minutes books of the governing body of the municipality. If an individual holds such an interest, then that individual shall refrain from any further official involvement in regard to such redevelopment plan, redevelopment project or redevelopment area, from voting on any matter pertaining to such redevelopment plan, redevelopment project or redevelopment area, or communicating with other members concerning any matter pertaining to that redevelopment plan, redevelopment project or redevelopment area. Furthermore, no such member or employee shall acquire any interest, direct or indirect, in any property in a redevelopment area or proposed redevelopment area after either (a) such individual obtains knowledge of such plan or project, or (b) first public notice of such plan, project or area pursuant to section 99.830, whichever first occurs;

(14) Charge as a redevelopment cost the reasonable costs incurred by its clerk or other official in administering the redevelopment project. The charge for the clerk's or other official's costs shall be determined by the municipality based on a recommendation from the commission, created pursuant to this section.

2. Prior to adoption of an ordinance approving the designation of a redevelopment area or approving a redevelopment plan or redevelopment project, the municipality shall create a commission of nine persons if the municipality is a county or a city not within a county and not a first class county with a charter form of government with a population in excess of nine hundred thousand, and eleven persons if the municipality is not a county and not in a first class county with a charter form of government having a population of more than nine hundred thousand, and twelve persons if the municipality is located in or is a first class county with a charter form of government having a population of more than nine hundred thousand, to be appointed as follows:

(1) In all municipalities two members shall be appointed by the school boards whose districts are included within the redevelopment plan or redevelopment area. Such members shall be appointed in any manner agreed upon by the affected districts;

(2) In all municipalities one member shall be appointed, in any manner agreed upon by the affected districts, to represent all other districts levying ad valorem taxes within the area selected for a redevelopment project or the redevelopment area, excluding representatives of the governing body of the municipality;

(3) In all municipalities six members shall be appointed by the chief elected officer of the municipality, with the consent of the majority of the governing body of the municipality;

(4) In all municipalities which are not counties and not in a first class county with a charter form of government having a population in excess of nine hundred thousand, two members shall be appointed by the county of such municipality in the same manner as members are appointed in subdivision (3) of this subsection;

(5) In a municipality which is a county with a charter form of government having a population in excess of nine hundred thousand, three members shall be appointed by the cities in the county which have tax increment financing districts in a manner in which the cities shall agree;

(6) In a municipality which is located in the first class county with a charter form of government having a population in excess of nine hundred thousand, three members shall be appointed by the county of such municipality in the same manner as members are appointed in subdivision (3) of this subsection;

(7) At the option of the members appointed by the municipality, the members who are appointed by the school boards and other taxing districts may serve on the commission for a term to coincide with the length of time a redevelopment project, redevelopment plan or designation of a redevelopment area is considered for approval by the commission, or for a definite term pursuant to this subdivision. If the members representing school districts and other taxing districts are appointed for a term coinciding with the length of time a redevelopment project, plan or area is approved, such term shall terminate upon final approval of the project, plan or designation of the area by the governing body of the municipality. Thereafter the commission shall consist of the six members appointed by the municipality, except that members representing school boards and other taxing districts shall be appointed as provided in this section prior to any amendments to any redevelopment plans, redevelopment projects or designation of a redevelopment area. If any school district or other taxing jurisdiction fails to appoint members of the commission within thirty days of receipt of written notice of a proposed redevelopment plan, redevelopment project or designation of a redevelopment area, the remaining members may proceed to exercise the power of the commission. Of the members first appointed by the municipality, two shall be designated to serve for terms of two years, two shall be designated to serve for a term of three years and two shall be designated to serve for a term of four years from the date of such initial appointments. Thereafter, the members appointed by the municipality shall serve for a term of four years, except that all vacancies shall be filled for unexpired terms in the same manner as were the original appointments. Members appointed by the county executive or presiding commissioner prior to August 28, 2008, shall continue their service on the commission established in subsection 3 of this section without further appointment unless the county executive or presiding commissioner appoints a new member or members.

3. Beginning August 28, 2008:

(1) In lieu of a commission created under subsection 2 of this section, any city, town, or village in a county with a charter form of government and with more than one million inhabitants, in a county with a charter form of government and with more than two hundred fifty thousand but fewer than three hundred fifty thousand inhabitants, or in a county of the first classification with more than one hundred eighty-five thousand but fewer than two hundred thousand inhabitants shall, prior to adoption of an ordinance approving the designation of a redevelopment area or approving a redevelopment plan or redevelopment project, create a commission consisting of twelve persons to be appointed as follows:

(a) Six members appointed either by the county executive or presiding commissioner; notwithstanding any provision of law to the contrary, no approval by the county's governing body shall be required;

(b) Three members appointed by the cities, towns, or villages in the county which have tax increment financing districts in a manner in which the chief elected officials of such cities, towns, or villages agree;

(c) Two members appointed by the school boards whose districts are included in the county in a manner in which the school boards agree; and

(d) One member to represent all other districts levying ad valorem taxes in the proposed redevelopment area in a manner in which all such districts agree. No city, town, or village subject to this subsection shall create or maintain a commission under subsection 2 of this section, except as necessary to complete a public hearing for which notice under section 99.830 has been provided prior to August 28, 2008, and to vote or make recommendations relating to redevelopment plans,

redevelopment projects, or designation of redevelopment areas, or amendments thereto that were the subject of such public hearing;

(2) Members appointed to the commission created under this subsection, except those six members appointed by either the county executive or presiding commissioner, shall serve on the commission for a term to coincide with the length of time a redevelopment project, redevelopment plan, or designation of a redevelopment area is considered for approval by the commission. The six members appointed by either the county executive or the presiding commissioner shall serve on all such commissions until replaced. The city, town, or village that creates a commission under this subsection shall send notice thereof by certified mail to the county executive or presiding commissioner, to the school districts whose boundaries include any portion of the proposed redevelopment area, and to the other taxing districts whose boundaries include any portion of the proposed redevelopment area. The city, town, or village that creates the commission shall also be solely responsible for notifying all other cities, towns, and villages in the county that have tax increment financing districts and shall exercise all administrative functions of the commission. The school districts receiving notice from the city, town, or village shall be solely responsible for notifying the other school districts within the county of the formation of the commission. If the county, school board, or other taxing district fails to appoint members to the commission within thirty days after the city, town, or village sends the written notice, as provided herein, that it has convened such a commission or within thirty days of the expiration of any such member's term, the remaining duly appointed members of the commission may exercise the full powers of the commission.

4. (1) Any commission created under this section, subject to approval of the governing body of the municipality, may exercise the powers enumerated in sections [99.800](#) to [99.865](#), except final approval of plans, projects and designation of redevelopment areas. The commission shall hold public hearings and provide notice pursuant to sections [99.825](#) and [99.830](#).

(2) Any commission created under subsection 2 of this section shall vote on all proposed redevelopment plans, redevelopment projects and designations of redevelopment areas, and amendments thereto, within thirty days following completion of the hearing on any such plan, project or designation and shall make recommendations to the governing body within ninety days of the hearing referred to in section [99.825](#) concerning the adoption of or amendment to redevelopment plans and redevelopment projects and the designation of redevelopment areas. The requirements of subsection 2 of this section and this subsection shall not apply to redevelopment projects upon which the required hearings have been duly held prior to August 31, 1991.

(3) Any commission created under subsection 3 of this section shall, within fifteen days of the receipt of a redevelopment plan meeting the minimum requirements of section [99.810](#), as determined by counsel to the city, town, or village creating the commission and a request by the applicable city, town, or village for a public hearing, fix a time and place for the public hearing referred to in section [99.825](#). The public hearing shall be held no later than seventy-five days from the commission's receipt of such redevelopment plan and request for public hearing. The commission shall vote and make recommendations to the governing body of the city, town, or village requesting the public hearing on all proposed redevelopment plans, redevelopment projects, and designations of redevelopment areas, and amendments thereto within thirty days following the completion of the public hearing. If the commission fails to vote within thirty days following the completion of the public hearing referred to in section [99.825](#) concerning the proposed redevelopment plan, redevelopment project, or designation of redevelopment area, or amendments thereto, such plan, project, designation, or amendment thereto shall be deemed rejected by the commission.

(L. 1982 H.B. 1411 & 1587 § 3 subsec. 3, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, A.L. 1998 S.B. 707 & 484, A.L. 2003 S.B. 11, A.L. 2007 H.B. 741, A.L. 2007 1st Ex. Sess H.B. 1, A.L. 2008 H.B. 2058 merged with S.B. 718)

(2000) Proposed city charter amendment requiring two-thirds voter approval on every tax increment financing measure violated section and thus was unconstitutional pursuant to article VI, section 19(a). State ex rel. Hazelwood Yellow Ribbon Committee v. Klos, 35 S.W.3d 457 (Mo.App.E.D.).

Adoption of ordinance for redevelopment, public hearing required--objection procedure--hearing and notices not required, when--restrictions on certain projects.

99.825. 1. Prior to the adoption of an ordinance proposing the designation of a redevelopment area, or approving a redevelopment plan or redevelopment project, the commission shall fix a time and place for a public hearing as required in subsection 4 of section [99.820](#) and notify each taxing district located wholly or partially within the boundaries of the proposed redevelopment area, plan or project. At the public hearing any interested person or affected taxing district may file with the commission written objections to, or comments on, and may be heard orally in respect to, any issues embodied in the notice. The commission shall hear and consider all protests, objections, comments and other evidence presented at the hearing. The hearing may be continued to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing; provided, if the commission is created under subsection 3 of section [99.820](#), the hearing shall not be continued for more than thirty days beyond the date on which it is originally opened unless such longer period is requested by the chief elected official of the municipality creating the commission and approved by a majority of the commission. Prior to the conclusion of the hearing, changes may be made in the redevelopment plan, redevelopment project, or redevelopment area, provided that each affected taxing district is given written notice of such changes at least seven days prior to the conclusion of the hearing. After the public hearing but prior to the adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, changes may be made to the redevelopment plan, redevelopment projects or redevelopment areas without a further hearing, if such changes do not enlarge the exterior boundaries of the redevelopment area or areas, and do not substantially affect the general land uses established in the redevelopment plan or substantially change the nature of the redevelopment projects, provided that notice of such changes shall be given by mail to each affected taxing district and by publication in a newspaper of general circulation in the area of the proposed redevelopment not less than ten days prior to the adoption of the changes by ordinance. After the adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, no ordinance shall be adopted altering the exterior boundaries, affecting the general land uses established pursuant to the redevelopment plan or changing the nature of the redevelopment project without complying with the procedures provided in this section pertaining to the initial approval of a redevelopment plan or redevelopment project and designation of a redevelopment area. Hearings with regard to a redevelopment project, redevelopment area, or redevelopment plan may be held simultaneously.

2. Effective January 1, 2008, if, after concluding the hearing required under this section, the commission makes a recommendation under section [99.820](#) in opposition to a proposed redevelopment plan, redevelopment project, or designation of a redevelopment area, or any amendments thereto, a municipality desiring to approve such project, plan, designation, or amendments shall do so only upon a two-thirds majority vote of the governing body of such municipality.

3. Tax incremental financing projects within an economic development area shall apply to and fund only the following infrastructure projects: highways, roads, streets, bridges, sewers, traffic control systems and devices, water distribution and supply systems, curbing, sidewalks and any other similar public improvements, but in no case shall it include buildings.

(L. 1982 H.B. 1411 & 1587 § 4, A.L. 1986 S.B. 664 merged with H.B. 989& 1390, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, A.L. 2007 H.B. 741, A.L. 2008 H.B. 2058 merged with S.B. 718)

Notice of public hearings, publication and mailing requirements, contents.

99.830. 1. Notice of the public hearing required by section [99.825](#) shall be given by publication and mailing. Notice by publication shall be given by publication at least twice, the first publication to be not more than thirty days and the second publication to be not more than ten days prior to the hearing, in a newspaper of general circulation in the area of the proposed redevelopment. Notice by mailing shall be given by depositing such notice in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the redevelopment project or redevelopment area which is to be subjected to the payment or payments in lieu of taxes and economic activity taxes pursuant to section [99.845](#). Such notice shall be mailed not less than ten days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

2. The notices issued pursuant to this section shall include the following:

(1) The time and place of the public hearing;

(2) The general boundaries of the proposed redevelopment area or redevelopment project by street location, where possible;

(3) A statement that all interested persons shall be given an opportunity to be heard at the public hearing;

(4) A description of the proposed redevelopment plan or redevelopment project and a location and time where the entire plan or project proposal may be reviewed by any interested party;

(5) Such other matters as the commission may deem appropriate.

3. Not less than forty-five days prior to the date set for the public hearing, the commission shall give notice by mail as provided in subsection 1 of this section to all taxing districts from which taxable property is included in the redevelopment area, redevelopment project or redevelopment plan, and in addition to the other requirements pursuant to subsection 2 of this section, the notice shall include an invitation to each taxing district to submit comments to the commission concerning the subject matter of the hearing prior to the date of the hearing.

4. A copy of any and all hearing notices required by section [99.825](#) shall be submitted by the commission to the director of the department of economic development. Such submission of the copy of the hearing notice shall comply with the prior notice requirements pursuant to subsection 3 of this section.

(L. 1982 H.B. 1411 & 1587 § 5, A.L. 1991 H.B. 502, A.L. 1993 H.B. 566, A.L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

Secured obligations authorized--interest rates--how retired--sale--approval by electors not required--surplus fund distribution--exception--county collectors' and municipal treasurers' duties--no personal liability for commission, municipality or state.

99.835. 1. Obligations secured by the special allocation fund set forth in sections [99.845](#) and [99.850](#) for the redevelopment area or redevelopment project may be issued by the municipality pursuant to section [99.820](#) or by the tax increment financing commission to provide for redevelopment costs. Such obligations, when so issued, shall be retired in the manner provided in the ordinance or resolution authorizing the issuance of such obligations by the receipts of payments in lieu of taxes as specified in section [99.855](#) and, subject to annual appropriation, other tax revenue as specified in section [99.845](#). A municipality may, in the ordinance or resolution, pledge all or any part of the funds in and to be deposited in the special allocation fund created pursuant to sections [99.845](#) and [99.850](#) to the payment of the redevelopment costs and obligations. Any pledge of funds in the special allocation fund may provide for distribution to the taxing districts of moneys not required for payment of redevelopment costs or obligations and such excess funds shall be deemed to be surplus funds, except that any moneys allocated to the special allocation fund as provided in subsection 4 of section [99.845](#), and which are not required for payment of redevelopment costs and obligations, shall not be distributed to the taxing districts but shall be returned to the department of economic development for credit to the general revenue fund. In the event a municipality only pledges a portion of the funds in the special allocation fund for the payment of redevelopment costs or obligations, any such funds remaining in the special allocation fund after complying with the requirements of the pledge, including the retention of funds for the payment of future redevelopment costs, if so required, shall also be deemed surplus funds. All surplus funds shall be distributed annually to the taxing districts in the redevelopment area by being paid by the municipal treasurer to the county collector who shall immediately thereafter make distribution as provided in subdivision (12) of section [99.820](#).

2. Without limiting the provisions of subsection 1 of this section, the municipality may, in addition to obligations secured by the special allocation fund, pledge any part or any combination of net new revenues of any redevelopment project, or a mortgage on part or all of the redevelopment project to secure its obligations or other redevelopment costs.

3. Obligations issued pursuant to sections [99.800](#) to [99.865](#) may be issued in one or more series bearing interest at such rate or rates as the issuing body of the municipality shall determine by ordinance or resolution. Such obligations shall bear such date or dates, mature at such time or times not exceeding twenty-three years from their respective dates, when secured by the special allocation fund, be in such denomination, carry such registration privileges, be executed in such manner, be payable in such medium of payment at such place or places, contain such covenants, terms and conditions, and be subject to redemption as such ordinance or resolution shall provide. Obligations issued pursuant to sections [99.800](#) to [99.865](#) may be sold at public or private sale at such price as shall be determined by the issuing body and shall state that obligations issued pursuant to sections [99.800](#) to [99.865](#) are special obligations payable solely from the special allocation fund or other funds specifically pledged. No referendum approval of the electors shall be required as a condition to the issuance of obligations pursuant to sections [99.800](#) to [99.865](#).

4. The ordinance authorizing the issuance of obligations may provide that the obligations shall contain a recital that they are issued pursuant to sections [99.800](#) to [99.865](#), which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

5. Neither the municipality, its duly authorized commission, the commissioners or the officers of a municipality nor any person executing any obligation shall be personally liable for such obligation by reason of the issuance thereof. The obligations issued pursuant to sections [99.800](#) to [99.865](#) shall not be a general obligation of the municipality, county, state of Missouri, or any political subdivision thereof, nor in any event shall such obligation be payable out of any funds or properties other than those specifically pledged as security therefor. The obligations shall not constitute indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction.

(L. 1982 H.B. 1411 & 1587 § 6, A.L. 1990 H.B. 1564, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

Obligation, refunded to pay redevelopment costs, requirements--other obligations of municipality pledged to redevelopment may qualify.

99.840. 1. A municipality may also issue its obligations to refund, in whole or in part, obligations theretofore issued by such municipality under the authority of sections [99.800](#) to [99.865](#), whether at or prior to maturity; provided, however, that the last maturity of the refunding obligations shall not be expressed to mature later than the last maturity date of the obligations to be refunded.

2. In the event a municipality issues obligations under home rule powers or other legislative authority, the proceeds of which are pledged to pay for redevelopment project costs, the municipality may, if it has followed the procedures in conformance with sections [99.800](#) to [99.865](#), retire such obligations from funds in the special allocation fund in amounts and in such manner as if such obligations had been issued pursuant to the provisions of sections [99.800](#) to [99.865](#).

(L. 1982 H.B. 1411 & 1587 § 7)

Greenfield areas, no new projects to be designated, when.

99.843. Notwithstanding the provisions of sections [99.800](#) to [99.865](#) to the contrary, no new tax increment financing project shall be authorized in any greenfield area, as such term is defined in section [99.805](#), that is located within a city not within a county or any county subject to the authority of the East-West Gateway Council of Governments. Municipalities not subject to the authority of the East-West Gateway Council of Governments may authorize tax increment finance projects in greenfield areas.

(L. 2007 1st Ex. Sess H.B. 1)

Effective 11-28-07

Tax increment financing adoption--division of ad valorem taxes--payments in lieu of tax, deposit, inclusion and exclusion of current equalized assessed valuation for certain purposes, when--other taxes included, amount--supplemental tax increment financing fund established, disbursement.

99.845. 1. A municipality, either at the time a redevelopment project is approved or, in the event a municipality has undertaken acts establishing a redevelopment plan and redevelopment project and has designated a redevelopment area after the passage and approval of sections 99.800 to 99.865 but prior to August 13, 1982, which acts are in conformance with the procedures of sections 99.800 to 99.865, may adopt tax increment allocation financing by passing an ordinance providing that after the total equalized assessed valuation of the taxable real property in a redevelopment project exceeds the certified total initial equalized assessed valuation of the taxable real property in the redevelopment project, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in such redevelopment project by taxing districts and tax rates determined in the manner provided in subsection 2 of section 99.855 each year after the effective date of the ordinance until redevelopment costs have been paid shall be divided as follows:

(1) That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the area selected for the redevelopment project shall be allocated to and, when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

(2) (a) Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the redevelopment project and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the area selected for the redevelopment project shall be allocated to and, when collected, shall be paid to the municipal treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the municipality for the purpose of paying redevelopment costs and obligations incurred in the payment thereof. Beginning August 28, 2014, if the voters in a taxing district vote to approve an increase in such taxing district's levy rate for ad valorem tax on real property, any additional revenues generated within an existing redevelopment project area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered payments in lieu of taxes subject to deposit into a special allocation fund without the consent of such taxing district. Revenues will be considered directly attributable to the newly voter-approved incremental increase to the extent that they are generated from the difference between the taxing district's actual levy rate currently imposed and the maximum voter-approved levy rate at the time that the redevelopment project was adopted. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the redevelopment project from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable. The municipality may, in the ordinance, pledge the funds in the special allocation fund for the payment of such costs and obligations and provide for the collection of payments in lieu of taxes, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in section 88.861. No part of the current equalized assessed valuation of each lot, block, tract, or parcel of property in the area selected for the redevelopment project attributable to any increase above the total initial equalized assessed value of such properties shall be used in calculating the general state school aid formula provided for in section 163.031 until such time as all redevelopment costs have been paid as provided for in this section and section 99.850.

(b) Notwithstanding any provisions of this section to the contrary, for purposes of determining the limitation on indebtedness of local government pursuant to Article VI, Section 26(b) of the Missouri Constitution, the current equalized assessed value of the property in an area selected for redevelopment attributable to the increase above the total initial equalized assessed valuation shall be included in the value of taxable tangible property as shown on the last completed assessment for state or county purposes.

(c) The county assessor shall include the current assessed value of all property within the taxing district in the aggregate valuation of assessed property entered upon the assessor's book and verified pursuant to section [137.245](#), and such value shall be utilized for the purpose of the debt limitation on local government pursuant to Article VI, Section 26(b) of the Missouri Constitution;

(3) For purposes of this section, "levies upon taxable real property in such redevelopment project by taxing districts" shall not include the blind pension fund tax levied under the authority of Article III, Section 38(b) of the Missouri Constitution, or the merchants' and manufacturers' inventory replacement tax levied under the authority of subsection 2 of Section 6 of Article X of the Missouri Constitution, except in redevelopment project areas in which tax increment financing has been adopted by ordinance pursuant to a plan approved by vote of the governing body of the municipality taken after August 13, 1982, and before January 1, 1998.

2. In addition to the payments in lieu of taxes described in subdivision (2) of subsection 1 of this section, for redevelopment plans and projects adopted or redevelopment projects approved by ordinance after July 12, 1990, and prior to August 31, 1991, fifty percent of the total additional revenue from taxes, penalties and interest imposed by the municipality, or other taxing districts, which are generated by economic activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance, while tax increment financing remains in effect, but excluding taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to section [70.500](#), licenses, fees or special assessments other than payments in lieu of taxes and any penalty and interest thereon, or, effective January 1, 1998, taxes levied pursuant to section [94.660](#), for the purpose of public transportation, shall be allocated to, and paid by the local political subdivision collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the special allocation fund. Any provision of an agreement, contract or covenant entered into prior to July 12, 1990, between a municipality and any other political subdivision which provides for an appropriation of other municipal revenues to the special allocation fund shall be and remain enforceable.

3. In addition to the payments in lieu of taxes described in subdivision (2) of subsection 1 of this section, for redevelopment plans and projects adopted or redevelopment projects approved by ordinance after August 31, 1991, fifty percent of the total additional revenue from taxes, penalties and interest which are imposed by the municipality or other taxing districts, and which are generated by economic activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to section [70.500](#), taxes levied for the purpose of public transportation pursuant to section [94.660](#), taxes imposed on sales pursuant to subsection 2 of section [67.1712](#) for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, any sales tax imposed by a county with a charter form of government and with more than six hundred thousand but fewer than seven hundred thousand inhabitants, for the purpose of sports stadium improvement or levied by such

county under section [238.410](#) for the purpose of the county transit authority operating transportation facilities, or for redevelopment plans and projects adopted or redevelopment projects approved by ordinance after August 28, 2013, taxes imposed on sales under and pursuant to section [67.700](#) or [650.399](#) for the purpose of emergency communication systems, shall be allocated to, and paid by the local political subdivision collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the special allocation fund. Beginning August 28, 2014, if the voters in a taxing district vote to approve an increase in such taxing district's sales tax or use tax, other than the renewal of an expiring sales or use tax, any additional revenues generated within an existing redevelopment project area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered economic activity taxes subject to deposit into a special allocation fund without the consent of such taxing district.

4. Beginning January 1, 1998, for redevelopment plans and projects adopted or redevelopment projects approved by ordinance and which have complied with subsections 4 to 12 of this section, in addition to the payments in lieu of taxes and economic activity taxes described in subsections 1, 2 and 3 of this section, up to fifty percent of the new state revenues, as defined in subsection 8 of this section, estimated for the businesses within the project area and identified by the municipality in the application required by subsection 10 of this section, over and above the amount of such taxes reported by businesses within the project area as identified by the municipality in their application prior to the approval of the redevelopment project by ordinance, while tax increment financing remains in effect, may be available for appropriation by the general assembly as provided in subsection 10 of this section to the department of economic development supplemental tax increment financing fund, from the general revenue fund, for distribution to the treasurer or other designated financial officer of the municipality with approved plans or projects.

5. The treasurer or other designated financial officer of the municipality with approved plans or projects shall deposit such funds in a separate segregated account within the special allocation fund established pursuant to section [99.805](#).

6. No transfer from the general revenue fund to the Missouri supplemental tax increment financing fund shall be made unless an appropriation is made from the general revenue fund for that purpose. No municipality shall commit any state revenues prior to an appropriation being made for that project. For all redevelopment plans or projects adopted or approved after December 23, 1997, appropriations from the new state revenues shall not be distributed from the Missouri supplemental tax increment financing fund into the special allocation fund unless the municipality's redevelopment plan ensures that one hundred percent of payments in lieu of taxes and fifty percent of economic activity taxes generated by the project shall be used for eligible redevelopment project costs while tax increment financing remains in effect. This account shall be separate from the account into which payments in lieu of taxes are deposited, and separate from the account into which economic activity taxes are deposited.

7. In order for the redevelopment plan or project to be eligible to receive the revenue described in subsection 4 of this section, the municipality shall comply with the requirements of subsection 10 of this section prior to the time the project or plan is adopted or approved by ordinance. The director of the department of economic development and the commissioner of the office of administration may waive the requirement that the municipality's application be submitted prior to the redevelopment plan's or project's adoption or the redevelopment plan's or project's approval by ordinance.

8. For purposes of this section, "new state revenues" means:

(1) The incremental increase in the general revenue portion of state sales tax revenues received pursuant to section [144.020](#), excluding sales taxes that are constitutionally dedicated, taxes deposited to the school district trust fund in accordance with section [144.701](#), sales and use taxes on motor vehicles, trailers, boats and outboard motors and future sales taxes earmarked by law. In no event shall the incremental increase include any amounts attributable to retail sales unless the municipality or authority has proven to the Missouri development finance board and the department of economic development and such entities have made a finding that the sales tax increment attributable to retail sales is from new sources which did not exist in the state during the baseline year. The incremental increase in the general revenue portion of state sales tax revenues for an existing or relocated facility shall be the amount that current state sales tax revenue exceeds the state sales tax revenue in the base year as stated in the redevelopment plan as provided in subsection 10 of this section; or

(2) The state income tax withheld on behalf of new employees by the employer pursuant to section [143.221](#) at the business located within the project as identified by the municipality. The state income tax withholding allowed by this section shall be the municipality's estimate of the amount of state income tax withheld by the employer within the redevelopment area for new employees who fill new jobs directly created by the tax increment financing project.

9. Subsection 4 of this section shall apply only to blighted areas located in enterprise zones, pursuant to sections [135.200](#) to [135.256](#), blighted areas located in federal empowerment zones, or to blighted areas located in central business districts or urban core areas of cities which districts or urban core areas at the time of approval of the project by ordinance, provided that the enterprise zones, federal empowerment zones or blighted areas contained one or more buildings at least fifty years old; and

(1) Suffered from generally declining population or property taxes over the twenty-year period immediately preceding the area's designation as a project area by ordinance; or

(2) Was a historic hotel located in a county of the first classification without a charter form of government with a population according to the most recent federal decennial census in excess of one hundred fifty thousand and containing a portion of a city with a population according to the most recent federal decennial census in excess of three hundred fifty thousand.

10. The initial appropriation of up to fifty percent of the new state revenues authorized pursuant to subsections 4 and 5 of this section shall not be made to or distributed by the department of economic development to a municipality until all of the following conditions have been satisfied:

(1) The director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee have approved a tax increment financing application made by the municipality for the appropriation of the new state revenues. The municipality shall include in the application the following items in addition to the items in section [99.810](#):

(a) The tax increment financing district or redevelopment area, including the businesses identified within the redevelopment area;

(b) The base year of state sales tax revenues or the base year of state income tax withheld on behalf of existing employees, reported by existing businesses within the project area prior to approval of the redevelopment project;

(c) The estimate of the incremental increase in the general revenue portion of state sales tax revenue or the estimate for the state income tax withheld by the employer on behalf of new employees expected to fill new jobs created within the redevelopment area after redevelopment;

(d) The official statement of any bond issue pursuant to this subsection after December 23, 1997;

(e) An affidavit that is signed by the developer or developers attesting that the provisions of subdivision (1) of subsection 1 of section 99.810 have been met and specifying that the redevelopment area would not be reasonably anticipated to be developed without the appropriation of the new state revenues;

(f) The cost-benefit analysis required by section 99.810 includes a study of the fiscal impact on the state of Missouri; and

(g) The statement of election between the use of the incremental increase of the general revenue portion of the state sales tax revenues or the state income tax withheld by employers on behalf of new employees who fill new jobs created in the redevelopment area;

(h) The name, street and mailing address, and phone number of the mayor or chief executive officer of the municipality;

(i) The street address of the development site;

(j) The three-digit North American Industry Classification System number or numbers characterizing the development project;

(k) The estimated development project costs;

(l) The anticipated sources of funds to pay such development project costs;

(m) Evidence of the commitments to finance such development project costs;

(n) The anticipated type and term of the sources of funds to pay such development project costs;

(o) The anticipated type and terms of the obligations to be issued;

(p) The most recent equalized assessed valuation of the property within the development project area;

(q) An estimate as to the equalized assessed valuation after the development project area is developed in accordance with a development plan;

(r) The general land uses to apply in the development area;

(s) The total number of individuals employed in the development area, broken down by full-time, part-time, and temporary positions;

(t) The total number of full-time equivalent positions in the development area;

(u) The current gross wages, state income tax withholdings, and federal income tax withholdings for individuals employed in the development area;

(v) The total number of individuals employed in this state by the corporate parent of any business benefitting from public expenditures in the development area, and all subsidiaries thereof, as of December thirty-first of the prior fiscal year, broken down by full-time, part-time, and temporary positions;

(w) The number of new jobs to be created by any business benefitting from public expenditures in the development area, broken down by full-time, part-time, and temporary positions;

(x) The average hourly wage to be paid to all current and new employees at the project site, broken down by full-time, part-time, and temporary positions;

(y) For project sites located in a metropolitan statistical area, as defined by the federal Office of Management and Budget, the average hourly wage paid to nonmanagerial employees in this state for the industries involved at the project, as established by the United States Bureau of Labor Statistics;

(z) For project sites located outside of metropolitan statistical areas, the average weekly wage paid to nonmanagerial employees in the county for industries involved at the project, as established by the United States Department of Commerce;

(aa) A list of other community and economic benefits to result from the project;

(bb) A list of all development subsidies that any business benefitting from public expenditures in the development area has previously received for the project, and the name of any other granting body from which such subsidies are sought;

(cc) A list of all other public investments made or to be made by this state or units of local government to support infrastructure or other needs generated by the project for which the funding pursuant to this section is being sought;

(dd) A statement as to whether the development project may reduce employment at any other site, within or without the state, resulting from automation, merger, acquisition, corporate restructuring, relocation, or other business activity;

(ee) A statement as to whether or not the project involves the relocation of work from another address and if so, the number of jobs to be relocated and the address from which they are to be relocated;

(ff) A list of competing businesses in the county containing the development area and in each contiguous county;

(gg) A market study for the development area;

(hh) A certification by the chief officer of the applicant as to the accuracy of the development plan;

(2) The methodologies used in the application for determining the base year and determining the estimate of the incremental increase in the general revenue portion of the state sales tax

revenues or the state income tax withheld by employers on behalf of new employees who fill new jobs created in the redevelopment area shall be approved by the director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee. Upon approval of the application, the director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee shall issue a certificate of approval. The department of economic development may request the appropriation following application approval;

(3) The appropriation shall be either a portion of the estimate of the incremental increase in the general revenue portion of state sales tax revenues in the redevelopment area or a portion of the estimate of the state income tax withheld by the employer on behalf of new employees who fill new jobs created in the redevelopment area as indicated in the municipality's application, approved by the director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee. At no time shall the annual amount of the new state revenues approved for disbursements from the Missouri supplemental tax increment financing fund exceed thirty-two million dollars;

(4) Redevelopment plans and projects receiving new state revenues shall have a duration of up to fifteen years, unless prior approval for a longer term is given by the director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee; except that, in no case shall the duration exceed twenty-three years.

11. In addition to the areas authorized in subsection 9 of this section, the funding authorized pursuant to subsection 4 of this section shall also be available in a federally approved levee district, where construction of a levee begins after December 23, 1997, and which is contained within a county of the first classification without a charter form of government with a population between fifty thousand and one hundred thousand inhabitants which contains all or part of a city with a population in excess of four hundred thousand or more inhabitants.

12. There is hereby established within the state treasury a special fund to be known as the "Missouri Supplemental Tax Increment Financing Fund", to be administered by the department of economic development. The department shall annually distribute from the Missouri supplemental tax increment financing fund the amount of the new state revenues as appropriated as provided in the provisions of subsections 4 and 5 of this section if and only if the conditions of subsection 10 of this section are met. The fund shall also consist of any gifts, contributions, grants or bequests received from federal, private or other sources. Moneys in the Missouri supplemental tax increment financing fund shall be disbursed per project pursuant to state appropriations.

13. Redevelopment project costs may include, at the prerogative of the state, the portion of salaries and expenses of the department of economic development and the department of revenue reasonably allocable to each redevelopment project approved for disbursements from the Missouri supplemental tax increment financing fund for the ongoing administrative functions associated with such redevelopment project. Such amounts shall be recovered from new state revenues deposited into the Missouri supplemental tax increment financing fund created under this section.

14. For redevelopment plans or projects approved by ordinance that result in net new jobs from the relocation of a national headquarters from another state to the area of the redevelopment project, the economic activity taxes and new state tax revenues shall not be based on a calculation of the incremental increase in taxes as compared to the base year or prior calendar year for such redevelopment project, rather the incremental increase shall be the amount of total taxes generated from the net new jobs brought in by the national headquarters from another state. In no event shall

this subsection be construed to allow a redevelopment project to receive an appropriation in excess of up to fifty percent of the new state revenues.

(L. 1982 H.B. 1411 & 1587 § 8 subsec. 1, A.L. 1986 S.B. 664 merged with H.B. 989 & 1390, A.L. 1990 H.B. 1564, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, A.L. 1998 S.B. 707 & 484, A.L. 2003 S.B. 620 and H.B. 289 merged with S.B. 235, A.L. 2005 S.B. 343, A.L. 2006 H.B. 1688, A.L. 2012 S.B. 769, A.L. 2013 H.B. 128 merged with H.B. 336 merged with H.B. 1035 merged with S.B. 23, A.L. 2014 H.B. 1504)

No new TIF projects authorized for flood plain areas in St. Charles County, applicability of restriction.

99.847. 1. Notwithstanding the provisions of sections [99.800](#) to [99.865](#) to the contrary, no new tax increment financing project shall be authorized in any area which is within an area designated as flood plain by the Federal Emergency Management Agency and which is located in or partly within a county with a charter form of government with greater than two hundred fifty thousand inhabitants but fewer than three hundred thousand inhabitants, unless the redevelopment area actually abuts a river or a major waterway and is substantially surrounded by contiguous properties with residential, industrial, or commercial zoning classifications.

2. This subsection shall not apply to tax increment financing projects or districts approved prior to July 1, 2003, and shall allow the aforementioned tax increment financing projects to modify, amend or expand such projects including redevelopment project costs by not more than forty percent of such project original projected cost including redevelopment project costs as such projects including redevelopment project costs as such projects redevelopment projects including redevelopment project costs existed as of June 30, 2003, and shall allow the aforementioned tax increment financing district to modify, amend or expand such districts by not more than five percent as such districts existed as of June 30, 2003.

(L. 1996 H.B. 1237 § 24, A.L. 2002 S.B. 1107, A.L. 2005 S.B. 516, A.L. 2007 S.B. 22)

Emergency services district, reimbursement from special allocation fund authorized, when.

99.848. Notwithstanding subsection 1 of section [99.847](#), any district providing emergency services pursuant to chapter 190 or 321 shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent nor more than one hundred percent of the district's tax increment. This section shall not apply to tax increment financing projects or districts approved prior to August 28, 2004.

(L. 2004 H.B. 1529 & 1655)

Costs of project paid--surplus fund in special allocation fund--distribution--dissolution of fund and redevelopment area.

99.850. 1. When such redevelopment project costs, including, but not limited to, all municipal obligations financing redevelopment project costs incurred under sections [99.800](#) to [99.865](#) have been paid, all surplus funds then remaining in the special allocation fund shall be paid by the municipal treasurer to the county collector who shall immediately thereafter pay such funds to the taxing districts in the area selected for a redevelopment project in the same manner and proportion as the most recent distribution by the collector to the affected districts of real property taxes from real property in the area selected for a redevelopment project.

2. Upon the payment of all redevelopment project costs, retirement of obligations and the distribution of any excess moneys pursuant to section [99.845](#) and this section, the municipality shall adopt an ordinance dissolving the special allocation fund for the redevelopment area and terminating the designation of the redevelopment area as a redevelopment area. Thereafter the rates of the taxing districts shall be extended and taxes levied, collected, and distributed in the manner applicable in the absence of the adoption of tax increment financing.

3. Nothing in sections [99.800](#) to [99.865](#) shall be construed as relieving property in such areas from paying a uniform rate of taxes, as required by article X, section 3 of the Missouri Constitution.

(L. 1982 H.B. 1411 & 1587 § 8 subsecs. 2, 3, 4, A.L. 1991 H.B. 502)

Tax rates for districts containing redevelopment projects, method for establishing--county assessor's duties--method of extending taxes to terminate, when.

99.855. 1. If a municipality by ordinance provides for tax increment allocation financing pursuant to sections [99.845](#) and [99.850](#), the county assessor shall immediately thereafter determine total equalized assessed value of all taxable real property within such redevelopment project by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within such project, and shall certify such amount as the total initial equalized assessed value of the taxable real property within such project.

2. After the county assessor has certified the total initial equalized assessed value of the taxable real property in such redevelopment project, then, in respect to every taxing district containing a redevelopment project, the county clerk, or any other official required by law to ascertain the amount of the equalized assessed value of all taxable property within such district for the purpose of computing any debt service levies to be extended upon taxable property within such district, shall in every year that tax increment allocation financing is in effect ascertain the amount of value of taxable property in a redevelopment project by including in such amount the certified total initial equalized assessed value of all taxable real property in such area in lieu of the equalized assessed value of all taxable real property in such area. For the purpose of measuring the size of payments in lieu of taxes under sections [99.800](#) to [99.865](#), all tax levies shall then be extended to the current equalized assessed value of all property in the redevelopment project in the same manner as the tax rate percentage is extended to all other taxable property in the taxing district. The method of extending taxes established under this section shall terminate when the municipality adopts an ordinance dissolving the special allocation fund for the redevelopment project.

(L. 1982 H.B. 1411 & 1587 § 9, A.L. 1986 S.B. 664 merged with H.B. 989 & 1390, A.L. 1991 H.B. 502)

99.860. If any section, subsection, subdivision, paragraph, sentence or clause of sections [99.800](#) to 99.860 is, for any reason, held to be invalid or unconstitutional, such decision shall not affect any remaining portion, section, or part thereof which can be given effect without the invalid provision.

(L. 1982 H.B. 1411 & 1587 § 10)

Joint committee on real property tax increment allocation redevelopment, members, appointment, duties.

99.863. Beginning in 1999, and every five years thereafter, a joint committee of the general assembly, comprised of five members appointed by the speaker of the house of representatives and five members appointed by the president pro tem of the senate, shall review sections [99.800](#) to [99.865](#). A report based on such review, with any recommended legislative changes, shall be submitted to the speaker of the house of representatives and the president pro tem of the senate no later than February first following the year in which the review is conducted.

(L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

Report by municipalities, contents, publication--satisfactory progress of project, procedure to determine--reports by department of economic development required, when, contents--rulemaking authority--department to provide manual, contents--penalty for failure to comply.

99.865. 1. Each year the governing body of the municipality, or its designee, shall prepare a report concerning the status of each redevelopment plan and redevelopment project, and shall submit a copy of such report to the director of the department of economic development. The report shall include the following:

- (1) The amount and source of revenue in the special allocation fund;
- (2) The amount and purpose of expenditures from the special allocation fund;
- (3) The amount of any pledge of revenues, including principal and interest on any outstanding bonded indebtedness;
- (4) The original assessed value of the redevelopment project;
- (5) The assessed valuation added to the redevelopment project;
- (6) Payments made in lieu of taxes received and expended;
- (7) The economic activity taxes generated within the redevelopment area in the calendar year prior to the approval of the redevelopment plan, to include a separate entry for the state sales tax revenue base for the redevelopment area or the state income tax withheld by employers on behalf of existing employees in the redevelopment area prior to the redevelopment plan;

(8) The economic activity taxes generated within the redevelopment area after the approval of the redevelopment plan, to include a separate entry for the increase in state sales tax revenues for the redevelopment area or the increase in state income tax withheld by employers on behalf of new employees who fill new jobs created in the redevelopment area;

(9) Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project;

(10) A copy of any redevelopment plan, which shall include the required findings and cost-benefit analysis pursuant to subdivisions (1) to (6) of section [99.810](#);

(11) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled;

(12) The number of parcels acquired by or through initiation of eminent domain proceedings; and

(13) Any additional information the municipality deems necessary.

2. Data contained in the report mandated pursuant to the provisions of subsection 1 of this section and any information regarding amounts disbursed to municipalities pursuant to the provisions of section [99.845](#) shall be deemed a public record, as defined in section [610.010](#). An annual statement showing the payments made in lieu of taxes received and expended in that year, the status of the redevelopment plan and projects therein, amount of outstanding bonded indebtedness and any additional information the municipality deems necessary shall be published in a newspaper of general circulation in the municipality.

3. Five years after the establishment of a redevelopment plan and every five years thereafter the governing body shall hold a public hearing regarding those redevelopment plans and projects created pursuant to sections [99.800](#) to 99.865. The purpose of the hearing shall be to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects. Notice of such public hearing shall be given in a newspaper of general circulation in the area served by the commission once each week for four weeks immediately prior to the hearing.

4. The director of the department of economic development shall submit a report to the state auditor, the speaker of the house of representatives, and the president pro tem of the senate no later than February first of each year. The report shall contain a summary of all information received by the director pursuant to this section.

5. For the purpose of coordinating all tax increment financing projects using new state revenues, the director of the department of economic development may promulgate rules and regulations to ensure compliance with this section. Such rules and regulations may include methods for enumerating all of the municipalities which have established commissions pursuant to section [99.820](#). No rule or portion of a rule promulgated under the authority of sections [99.800](#) to 99.865 shall become effective unless it has been promulgated pursuant to the provisions of chapter 536. All rulemaking authority delegated prior to June 27, 1997, is of no force and effect and repealed; however, nothing in this section shall be interpreted to repeal or affect the validity of any rule filed or adopted prior to June 27, 1997, if such rule complied with the provisions of chapter 536. The provisions of this section and chapter 536 are nonseverable and if any of the powers vested with the general assembly pursuant to chapter 536, including the ability to review, to delay the effective date, or to disapprove and annul a rule or portion of a rule, are subsequently held unconstitutional, then

the purported grant of rulemaking authority and any rule so proposed and contained in the order of rulemaking shall be invalid and void.

6. The department of economic development shall provide information and technical assistance, as requested by any municipality, on the requirements of sections 99.800 to 99.865. Such information and technical assistance shall be provided in the form of a manual, written in an easy-to-follow manner, and through consultations with departmental staff.

7. Any municipality which fails to comply with the reporting requirements provided in this section shall be prohibited from implementing any new tax increment finance project for a period of no less than five years from such municipality's failure to comply.

8. Based upon the information provided in the reports required under the provisions of this section, the state auditor shall make available for public inspection on the auditor's website, a searchable electronic database of such municipal tax increment finance reports. All information contained within such database shall be maintained for a period of no less than ten years from initial posting.

(L. 1982 H.B. 1411 & 1587 § 11, A.L. 1990 H.B. 1564, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, A.L. 2009 H.B. 191)

(2000) Proposed city charter amendment requiring two-thirds voter approval on every tax increment financing measure violated section and thus was unconstitutional pursuant to article VI, section 19(a). State ex rel. Hazelwood Yellow Ribbon Committee v. Klos, 35 S.W.3d 457 (Mo.App.E.D.).

ATTACHEMENT II
LEGAL DESCRIPTION OF
REDEVELOPMENT AREA

ATTACHMENT II

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
1	1	211070009001000000	WEBB WILLIAM DAVID
1	2	211070009002000000	PITMAN LYMAN R
1	3	211070009003000000	L A HOMES LLC
1	4	211070009004000000	HINES BRADLEY W & KELISON V UX
1	5	211070009005000000	RAYCOM AMERICA
1	6	211070009007000000	KFVS LLC
1	7	211070009008000000	PUBLIC HOUSE LLC
1	8	211070009009000000	ZIMMER PROPERTIES LLC
1	9	211070009012000000	MISSISSIPPI RIVER RADIO LLC
1	10	211070009011000000	G & S HOLDINGS LLC
1	11	211070009020000000	ZIMMER PROPERTIES LLC
1	12	211070009019000000	ZIMMER PROPERTIES LLC
1	13	211070009021000000	ZIMMER PROPERTIES LLC
1	14	211070009013000000	G & S HOLDINGS LLC
1	15	211070009014000000	FAISAL SHAH M & MARIA ET UX
1	16	211070009015000000	R HETZEL PROPERTIES LLC
1	17	211070008001000000	GOEHMAN OTTO MATTHEW
1	18	211070008002000000	ATHENA PROPERTY GROUP LLC
1	19	211070008002010000	ATHENA PROPERTY GROUP LLC
1	20	211070008002020000	ATHENA PROPERTY GROUP LLC
1	21	211070008003000000	STRODER LARRY A & LINDA
1	22	211070008004010000	G & S HOLDINGS LLC
1	23	211070008004000000	G & S HOLDINGS LLC
1	24	211070008006001000	H AND H BUILDING CONDO
1	25	211070008006001001	MERRIWETHER INVESTMENTS INC
1	26	211070008006001002	MERRIWETHER INVESTMENTS INC
1	27	211070017004000000	SEYER JEROME & BRENDA
1	28	211070017003000000	ANDERSON FAMILY TRUST
1	29	211070017002000000	FONN ENTERPRISES LLC
1	30	211070017001000000	CLEMCO DEVELOPMENT LLC & D-6 ENTERPRISES
1	31	211070017016000000	CHRIST EPISCOPAL CHURCH
1	32	211070017015000000	CLEMCO DEVELOPMENT LLC & D-6 ENTERPRISES
1	33	211070016004010000	CAPE GIRARDEAU CITY OF
1	34	211070016004000000	JANUS DEVELOPMENT GROUP LLC
1	35	211070016003000000	RUST COMMUNICATIONS INC
1	36	211070016001000000	CAPE MISSISSIPPI DEVELOPMENT C
1	37	211070016002000000	PRESBYTERIAN CHURCH
2	1	167190027004000000	TILLMON DARLA K
2	2	167190027005000000	YOUNGERMAN CHARLES G JR & NETTIE M ET UX
2	3	167190027007000000	LAWRENCE MICHAEL & LINDA
2	4	167190027008000000	DREAM BIG LLC
2	5	167190027010010000	DREAM BIG LLC
2	6	167190027010000000	DREAM BIG LLC
2	7	167190027011000000	DREAM BIG LLC
2	8	167190027012000000	DREAM BIG LLC
2	9	167190027013000000	MCQUERRY ROBERT ALAN
2	10	167190027014000000	MCQUERRY ROBERT A & TINA M ET UX
2	11	167190027017000000	MISSISSIPPI CAPE LLC
2	12	167190027017010000	MISSISSIPPI CAPE LLC

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LEGAL DESCRIPTION OF REDEVELOPMENT AREA			
RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
2	13	167190027018000000	MISSISSIPPI CAPE LLC
2	14	167190027020000000	MISSISSIPPI CAPE LLC
2	15	167190027019000000	MISSISSIPPI CAPE LLC
2	16	167200008001000000	IOC CAPE GIRARDEAU LLC
2	17	167200008006000000	CAPE GIRARDEAU HISTORICAL RESTORATION LL
2	18	167200008007000000	HAWTHORN GROUP LTD
2	19	167200009001000000	KNIGHT DAVID B
2	20	167200009002000000	KNIGHT DAVID B
2	21	167200009003000000	KNIGHT DAVID B
2	22	167200009004000000	KNIGHT DAVID B
2	23	167200009005000000	MISSISSIPPI CAPE LLC
2	24	167200009019000000	KNIGHT DAVID B
2	25	167200009018000000	IOC CAPEGIRARDEAU LLC
2	26	167200009016000000	KNIGHT DAVID B
2	27	167200009005000000	MISSISSIPPI CAPE LLC
2	28	167200009008000000	KNIGHT DAVID B
2	29	167200009009000000	BUNTING GARY F
2	30	167200009010000000	IOC CAPE GIRARDEAU LLC
2	31	167200009011000000	MISSISSIPPI CAPE LLC
2	32	167200004007000000	KNIGHT DAVID B
2	33	167200004008000000	KNIGHT DAVID B
2	34	211070001001000000	WELGE DONALD E
2	35	167200010001000000	COMMUNITY COUNSELING CENTER
2	36	167190028003030000	MEYER MARY E TRUST
2	37	167200010004000000	KNIGHT DAVID B
2	38	167200010005000000	MCPINCK LLC
2	38	167200010005000000	MCPINCK LLC
2	39	211070002001000000	DOHOGNE THOMAS J & BRENDA F ET UX
2	40	211070002002000000	LOGSDON PHILIP A & LINDA L ET UX
2	41	211070012001000000	WELGE DONALD E
2	42	211070012003000000	NEW RIVER DEVELOPMENT LLC
2	43	211070012004000000	CAPE GIRARDEAU CITY OF
2	44	211070011002000000	PINCKSTEN KENNETH R
2	45	211070011004000000	CAPE GIRARDEAU CITY OF
2	46	211070011006000000	LIMBAUGH TRUST
2	47	211070011005000000	D BOLD ENTERPRISES LLC
2	48	211070010005000000	TERRY COMMERCIAL PROPERTIES LLC
2	49	211070010006000000	FIRST PRESBYTERIAN CHURCH
2	50	211070010007000000	RHODES VERNON E FAMILY PARTNERSHIP
2	51	211070014016000000	RUST INVESTMENT PROPERTIES LLC
2	52	211070014014000000	RIVERS EDGE REALTY LC
2	53	211070014015000000	LEMONS TRUMAN J & RUBY A ET UX
2	54	211070014013000000	MCGINTY CHARLES P JR & LAURA A ET UX
2	55	211070014001020000	YAEGER MICHAEL E & SHERRY A ET UX
2	56	211070014001010000	GRACE WORKS LLC
2	57	211070014001000000	RUST INVESTMENT PROPERTIES LLC
2	58	211070014002000000	RUDE DOG INVESTMENTS LLC
2	59	211070014003000000	MCGINTY CHARLES P JR & LAURA A ET UX
2	60	211070014004000000	HECHT PROPERTIES OF MO INC

ATTACHMENT II			
LEGAL DESCRIPTION OF REDEVELOPMENT AREA			
RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
2	61	211070014005000000	WIBBENMEYER SEAN & WIBBENMEYER CHRISTINE
2	62	211070014006000000	MERRIWETHER INVESTMENTS INC
2	63	211070014007000000	MERRIWETHER INVESTMENTS INC
2	64	211070014008000000	ABBOTT REBA
2	65	211070014012000000	MERRIWETHER INVESTMENTS INC
2	66	211070014011000000	MONTGOMERY PATRICIA M TRUST
2	67	211070014010000000	DAUME RICHARD J
2	68	211070014009000000	HIGGINS FAMILY TRUST ETAL
2	69	211070013001000000	FONN ENTERPRISES LLC
2	70	211070013001010000	TAYLOR RONALD E
2	71	211070013002000000	HAMLET GROUP LLC
2	72	211070013004000000	STOCKARD SHAWN & STEPHANIE ET UX
2	73	211070013005000000	FIRST MISSOURI STATE BANK
2	74	211070013006000000	STAPLES DONALD E TRUST
2	75	211070013007001001	PIERCE ROBERT OTHO JR & KATHRYN J ET UX
2	76	211070013007001002	ABOVEALL INVESTMENTS LLC
2	77	211070013007001003	VAUGHT KEVIN A & CHRISTINA ET UX
2	78	211070013007001004	ABOVEALL INVESTMENTS LLC
2	79	211070013007001000	ABOVEALL INVESTMENTS LLC
2	80	211070013008000000	HAMLET GROUP LLC
2	81	211070013009000000	JONES JOHN C TRUST ETAL
2	82	211070013010000000	ERLBACHER ROBERT W ETAL
2	83	211070025002000000	ARPAD LLC
2	84	211070025001000000	CAIN DENNIS R H & KAREN ET UX
2	85	211070025003000000	STEPHENS CLINT & KAREN L ET UX
2	86	211070025005000000	STEPHENS KAREN & CLINT ET VIR
2	87	211070025006000000	PRY HARRY W TRUST
2	88	211070025007000000	36 RESTAURANT & BAR LLC
2	89	211070025008000000	CLILA LP
2	90	211070025009000000	LEE JAMES KENNETH
2	91	211070025010001001	STERLING BANK
2	92	211070025010001000	STERLING BANK
2	93	211070025010001002	STERLING BANK
2	94	211070025010001003	STERLING BANK
2	95	211070025010001006	STERLING BANK
2	96	211070025010001008	STERLING BANK
2	97	211070025010001010	STERLING BANK
2	98	211070025010001012	STERLING BANK
2	99	211070025010001004	STERLING BANK
2	100	211070025010001005	STERLING BANK
2	101	211070025010001007	STERLING BANK
2	102	211070025010001009	STERLING BANK
2	103	211070025010001011	STERLING BANK
2	104	211070025010010000	PYRAMID PROPERTIES GROUP LLC
2	105	211070025011000000	BRINSON PHIL
2	106	211070024001000000	MAEVERS INVESTMENTS LLC
2	107	211070024002000000	MAEVERS INVESTMENTS LLC
2	108	211070024003000000	HUTSON CHARLES D TRUST
2	109	211070024004000000	ZICKFIELD ZONA M TRUST

ATTACHMENT II

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
2	110	211070024006000000	WILBURN GLENN & KAREN VANITA ET UX
2	111	211070024007000000	SCHEARF KEVIN & DEBORAH KAY ET UX
2	112	211070024008000000	HESS MICHAEL J & AMY L ET UX
2	113	211070024009010000	STRODE SUSAN C
2	114	211070024009000000	STERLING BANK
2	115	211070024014000000	FONN ENTERPRISES LLC
2	116	211070024015000000	ERVIN LOYD L & JAYNE B ET UX
2	117	211070024013000000	WERNER RICKY
2	118	211070024012000000	BERTRAND CHARLES J & LISA ET UX
2	119	211070024011000000	DIRNBERGER BROS INVESTMENT COMPANY LLC
2	120	211070024010000000	RED LETTER PROPERTY LLC
2	121	211070015009000000	MERRIWETHER INVESTMENTS INC
2	122	211070015010000000	KENT CHARLES L
2	123	211070015016000000	SMITH GEOFFREY D
2	124	211070015017000000	KENT CHARLES L
2	125	211070027003000000	HUTSON CHARLES D TRUST
2	126	211070027001000000	ALLIANCE BUILDING LLC
2	127	211070027004000000	OLD TOWN CAPE INC
2	128	211070027005000000	ABBOTT TERRY L & DORINDA L ET UX
2	129	211070027007000000	WHITLOW ROSANNA
2	130	211070027006000000	STEVENS ROBERT W & BETTY R ET UX
2	131	211070026015000000	10 SOUTH SPANISH LLC
2	132	211070026012000000	THOMPSON CATHERINE A
2	133	211070026011000000	WILLIAMS FAMILY INVESTMENTS INC
2	134	211070026014000000	CAPAHA BANK
2	135	211070026001000000	CAPAHA BANK S B
2	136	211070026016000000	ATL REAL ESTATE LLC
2	137	211070026010000000	THROWER CHARLES F III & MISTY D ET UX
2	138	211070026005000000	HUTSON ENTERPRISES INC
2	139	211070038001000000	CAPE GIRARDEAU CITY OF
2	140	211070038001010000	CAPE GIRARDEAU CITY OF
2	141	211070037001000000	HUTSON CHARLES L TRUST
2	142	211070037002000000	THOMAS CRAIG R & ELIZABETH L ET UX
2	143	211070037003000000	MERRIWETHER INVESTMENTS INC
2	144	211070037004000000	ROMAN CATHOLIC DIOCESE OF SPRI
2	145	211070036001000000	MERRIWETHER INVESTMENTS INC
2	146	211070036002000000	POOL JONATHAN BRADLEY & SURMAN AMY A
2	147	211070036003000000	ROMAN CATHOLIC DIOCESE OF SPRINGFIELD CA
2	148	211070036004000000	ESSNER KASIE L
2	149	211070036005000000	BEUSSINK JOHN P
2	150	211070036006000000	G & RM PROPERTIES LLC
2	151	211070036007000000	GRIMM DANIEL JOHN
2	152	211070036008000000	CHILTON DONNY DEE
2	153	211110002001000000	CHILTON SEYMOUR D
2	154	211110002002000000	CHILTON SEYMOUR D
2	155	211110002003000000	COALTER & FELTY INVESTMENTS LLC
2	156	211110002005000000	COALTER & FELTY INVESTMENTS LLC
2	157	211110002006000000	COALTER & FELTY INVESTMENTS LLC
2	158	211110002006010000	CAMPBELL DELIA

ATTACHMENT II			
LEGAL DESCRIPTION OF REDEVELOPMENT AREA			
RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
2	158	211110002006010000	CAMPBELL DELIA
2	159	211110002009000000	TON GARY MICHAEL & DAWN ELIZABETH UX
2	159	211110002009000000	TON GARY MICHAEL & DAWN ELIZABETH UX
2	160	211110002010000000	EVANS LOUIS H
2	161	211110001008000000	ATHENA PROPERTY GROUP LLC
2	162	211110001007000000	LEMONS TRUMAN J & RUBY A ET UX
2	163	211110001001000000	COLE WILLIAM H
2	164	211110001002010000	SAMPLE THOMAS WAYNE
2	165	211110001002000000	LEMONS TRUMAN J & RUBY A ET UX
2	166	211110001003000000	LEMONS RUBY A
2	167	211110001006000000	BRAUN F F
2	168	211110001005001000	AQUAMSI BLUFF TOWNHOUSE HOMEOWNERS ASSOC
2	169	211110001005001004	HUTSON JUDITH A TRUST
2	170	211110001005001002	HECHT MARTIN D & LAVERNE Y ET UX
2	171	211110001005001003	DAVIS REVOCABLE TRUST
2	172	211110001005001001	YOUNG JILL POSEY
2	173	211110012001000000	COLUMBUS CLUB OF CAPE GIR
2	174	211110012002000000	RICKARD MARION J JR
2	175	211110012005000000	SPRINGER IRENE R & WILLARD L
2	176	211110012004000000	RICKARD MARION J JR
2	177	211110012003000000	RICKARD MARION J JR
2	178	211110011002000000	ECK JOHN R & PATRICIA A UX
2	179	211110011001000000	PRY HARRY W TRUST
2	180	211110011003000000	MOSLEY STEPHEN P & LUVINA M ET UX
2	181	211110011004000000	ABBOTT MARK THOMAS TRUST
2	182	211110011005000000	HISTORICAL ASSN OF CAPE GIR
2	183	211110011006000000	WEST JAMES C & MADONNA S UX
2	184	211110011007000000	RICKARD MARION J & BOOKER JILL Y
3	1	211070015003000000	FIRST PRESBYTERIAN CHURCH
3	2	211070015008000000	CAPE GIRARDEAU CITY OF
3	3	211070015014000000	WYMAN JOHN P & JERRIANNE M UX
3	4	211070015015000000	MERRIWETHER INVESTMENTS INC
3	5	211070015013000000	BOOTH SHIRLEY J
3	6	211070015012000000	DANSKE INVESTMENTS LLC
3	7	211070015011000000	PINCOSY JEREMY B & JOANNA G ET UX
3	8	211070023001000000	SHARP JOHN C & LONG BRENDA
3	9	211070023003000000	PERRY JOHN D
3	10	211070023007000000	BERTRAND CHARLES J & LISA A UX
3	11	211070023006000000	GOLDSMITH ALLEN & TAMMY ET UX
3	12	211070023008000000	GRAMMER RUSSELL & AMY ET UX
3	13	211070023009000000	RUTH RENTAL LLC
3	14	211070023010000000	BROWN BRIAN ETAL
3	15	211070023011000000	STOVER EVELYN J & WILLIAM W TRUST
3	16	211070023013000000	SAFE HOUSE FOR WOMEN INC
3	17	211070023014000000	LAGE JEFFREY D & ALYSSA P ET UX
3	18	211070023015000000	CHRIST EPISCOPAL CHURCH
3	19	211070023018000000	SANDER SHARON K
3	20	211070023002000000	HAMBLIN ROBERT W & KAYE S UX
3	20	211070023002000000	HAMBLIN ROBERT W & KAYE S UX

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LEGAL DESCRIPTION OF REDEVELOPMENT AREA			
RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
3	21	211070022001000000	HAAS MICHAEL L & PAULA KAY ET UX
3	22	211070022004000000	HEITMAN CAROL Y
3	23	211070022005000000	TEMM ALICE ETAL
3	24	211070022006000000	RIEGER CHRISTOPHER & GWENDOLYN ET UX
3	25	211070022007000000	WERNE PATRICIA S TRUST
3	26	211070022008000000	GEISER JODY R & GEISER WILLIAM R
3	27	211070022009000000	GREEN JAMES TRUST
3	28	211070022010000000	GREEN JAMES E TRUST
3	29	211070022011000000	RUDRAPPA SURESH B & NAGARAJ DEVIKA R UX
3	30	211070022012000000	RIVERTOWNE INVESTMENTS LLC
3	31	211070022013000000	BIXLER VINCENT
3	32	211070022014000000	VISION HOUSE OF CAPE GIRARDEAU
3	33	211070022015000000	PRIMM MICHAEL L & PEGGY L UX
3	34	211070022016000000	ROBERT GARY L & PATSY J UX
3	35	211070022017000000	ZIBLUK JOHN B & MCNEIL SARA E
3	36	211070022018000000	SEYER JEROME & BRENDA UX
3	37	211070022019000000	DOCKINS WILLIAM P TRUST
3	38	211070022020000000	GRAMMER RUSSELL B & AMY E ET UX
3	39	211070022003000000	GRAMMER RUSSELL B & AMY E ET UX
3	40	211070022002000000	STRIBLING BARBARA N
3	41	211070028013000000	CAPE GIRARDEAU CITY OF
3	42	211070028012000000	KELLERMAN MARY ANN TRUST
3	43	211070028003000000	KELLERMAN BERT J & MARY A
3	44	211070028002000000	HENNEMANN TODD M
3	45	211070028001010000	THEALL RACHEL A & CHRISTOPHER
3	46	211070028001000000	HAHS CHRISTEL LYNN
3	47	211070028004000000	SKILES MARJORIE N
3	48	211070028005000000	J R FELTY PROPERTIES LLC
3	49	211070028006000000	NEUMEYER THOMAS A & TERESA L
3	50	211070028007000000	MCCARTY MICHAEL IVAN & CAROL ANN TRUST
3	51	211070028008000000	COOLEY PROPERTIES LLC
3	52	211070028009000000	WYMAN JOHN & JERRIANNE UX
3	53	211070028010000000	LANG ROGER W & JUDITH ANNE V ET UX
3	54	211070028011000000	LANG ROGER W & JUDITH A ET UX
3	54	211070028011000000	LANG ROGER W & JUDITH A ET UX
3	55	211070027015000000	CLOEMO INVESTMENTS LLC
3	56	211070027016000000	MORGAN JAMES & BARBARA
3	57	211070027017000000	SEABAUGH RONALD & ZARA S
3	58	211070027014000000	POBST JERRY
3	59	211070027013000000	FITZPATRICK SONDR A G & DUNN WILLIAM A
3	60	211070027011000000	DUNN WILLIAM A
3	61	211070027012000000	OLD TOWN CAPE INC
3	62	211070027010000000	BAKER DORIS ROSE
3	63	211070027009000000	WYMAN JOHN P & JERRIANNE M ET UX
3	64	211070027008000000	MURAKAMI MARK D
3	65	211070036016000000	HUTSON ENTERPRISES INC
3	66	211070036017000000	WYMAN JOHN P
3	67	211070036018000000	WYMAN JOHN P & JERRIANNE M ET UX
3	68	211070036015000000	MERRIWETHER INVESTMENTS INC

ATTACHMENT II

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
3	68	211070036015000000	MERRIWETHER INVESTMENTS INC
3	69	211070036013000000	JONES ALBERT H & LAVONNE C
3	70	211070036012000000	LEDBETTER STEVEN M & AMELIA D ET UX
3	71	211070036011010000	CENTURION DEVELOPMENT LLC
3	72	211070036011000000	HAPPY HOLLOW ASSOCIATION LLC
3	73	211070036010000000	EAKER LESLIE W
3	74	211070036009000000	CHILTON DONNY DEE
3	75	211070035001000000	JONES ALBERT H & LAVONNE C
3	76	211070035002000000	LANE TERRANCE L
3	77	211070035003000000	FORD RUTH ANN & BILLY G UX
3	78	211070035004000000	REES DANNY & COLLEEN ET UX
3	79	211070035005000000	JONES ALBERT H & LAVONNE C
3	80	211070035006000000	WYMAN JOHN P & JERRIEANNE M ET UX
3	81	211070035007000000	SCHERRMAN JAYNE F TRUST
3	81	211070035007000000	SCHERRMAN JAYNE F TRUST
3	82	211070035008000000	CHRISTENSEN ROBYN R WALKER & FRANK HUMLE
3	83	211070035009000000	BLACKWELL SAM J & DANNA P
3	84	211070035010000000	CAPE GIRARDEAU CITY OF
3	85	211070035011000000	CAPE GIRARDEAU COUNTY
3	86	211070033006000000	NIP KELLEY EQUIPMENT CO INC
3	87	211070033001000000	KELLEY WANDA TRUST
3	88	211070033003000000	418 WILLIAM LLC
3	89	211070033004010000	CONCORD PUBLISHING HOUSE INC
3	90	211070033004000000	CONCORD PUBLISHING HOUSE INC
3	91	211070033005000000	CONCORD PUBLISHING HOUSE INC
3	92	211070033010000000	CHILTON SEYMOUR D
3	92	211070033010000000	CHILTON SEYMOUR D
4	1	211110002020000000	HUTSON CHARLES D TRUST
4	2	211110002021000000	HUTSON CHARLES D TRUST
4	3	211110002019000000	WPC PROPERTIES LLC
4	4	211110002018000000	WPC PROPERTIES LLC
4	5	211110002017000000	COALTER & FELTY INVESTMENTS LLC
4	6	211110002016000000	MERRICK LAND MANAGEMENT LLC
4	7	211110002015000000	EDMONDS JOHN J
4	8	211110002014000000	CENTURION DEVELOPMENT LLC
4	9	211110002013000000	WRIGHT PROPERTIES IV LLC
4	10	211110002012000000	LEWIS KEITH C & CATHERINE J ET UX
4	11	211110002011000000	COPE DAVID H TRUST & COPE SARAH E TRUST
4	12	211110003001000000	HAMLET GROUP LLC
4	13	211110003002000000	STATLER BETTY JEAN
4	14	211110003003000000	DOUGHTEN RICHARD & LAPE TONY
4	15	211110003004000000	COALTER & FELTY INVESTMENTS LLC
4	16	211110003005000000	THOMAS GAVIN L & VICTORIA UX
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX
4	17	211110003007000000	JONES ALBERT H & LAVONNE C ET UX
4	18	211110003011000000	FOUTS FREEMAN C

ATTACHMENT II			
LEGAL DESCRIPTION OF REDEVELOPMENT AREA			
RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
4	19	211110003012000000	REDDIN DENISE
4	20	211110003013000000	CAPE GIRARDEAU CITY OF
4	21	211110004001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION
4	22	211110004003000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION
4	23	211110004006000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION
4	24	211110004007000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION
4	25	211110004009000000	PRYOR MICHAEL
4	26	211110004013000000	WINDISCH OTTO H ESTATE
4	27	211110004014000000	WINDISCH OTTO H* & VERA UX
4	28	211110004015000000	WINDISCH WAYNE
4	29	211110004016000000	CAMPBELL KENNETH E
4	30	211110004017000000	CENTURION DEVELOPMENT LLC
4	31	211110004018000000	BONNER BYRON & GLYNIS UX
4	32	211110004019000000	CAMPBELL TERESA & KENNETH E ET VIR
4	33	211110004020000000	CENTURION DEVELOPMENT LLC
4	34	211110004021000000	TWIGGS LEOLA
4	35	211110004022000000	CENTURION DEVELOPMENT LLC
4	36	211110005001000000	CENTURION DEVELOPMENT LLC
4	37	211110005002000000	UNICORN C CORP
4	38	211110005003000000	CENTURION DEVELOPMENT LLC
4	39	211110005004000000	BUSBY JOE W
4	40	211110005005000000	CENTURION DEVELOPMENT LLC
4	41	211110005005010000	CENTURION DEVELOPMENT LLC
4	42	211110005006000000	SANFORD JERRY & ARTHUR LARRY W
4	43	211110005008000000	MICHEL DEBORAH & MOFFETT JOHN
4	44	211110005012000000	MICHEL DEBORAH & MOFFETT JOHN
4	45	211110005017000000	SPRINGFIELD-CAPE GIRARDEAU DIOCESE
4	46	211110005018000000	ROMAN CATHOLIC DIOCESE OF SPRINGFIELD-CA
4	47	211110006002000000	MEYER ROBERT E TRUST
4	48	211110006006000000	MEYER ROBERT E TRUST
4	49	211110006007000000	MEYER ROBERT E TRUST
4	50	211110006008000000	MEYER ROBERT E TRUST
4	51	211110006009000000	MEYER R E
4	52	211110006010000000	WRIGHT PROPERTIES V LLC
4	53	211110006011000000	WRIGHT PROPERTIES V LLC
4	54	211110006012000000	BONNER BYRON & GLYNIS UX
4	55	211110007015000000	FORD JEREMY J
4	56	211110007016000000	LETH PEDER G ETAL
4	57	211110007017000000	320 S SPRIGG LLC
4	58	211110007018000000	LETH PEDER
4	59	211110007013000000	MERRIWETHER INVESTMENTS INC
4	60	211110007014000000	LUTHERS MARK LLC
4	61	211110007002000000	KELLEY WANDA TRUST
4	62	211110007003000000	THOMPSON EARNEST A
4	63	211110007001000000	GABRIEL NATHANIEL
4	64	211110007006000000	RAMADANI ILMI & SELIME ET UX
4	65	211110007007000000	CRAFTSMAN INTERNATIONAL UNION
4	66	211110007008000000	IN HIS IMAGE MINISTRIES
4	67	211110007009000000	CONSOLIDATED MIDWEST PROPERTIES LLC

ATTACHMENT II			
LEGAL DESCRIPTION OF REDEVELOPMENT AREA			
RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
4	68	211110007010000000	MEYER MARY E TRUST
4	69	211110007011000000	STINNETT FRANK & BECKY
4	70	211110008017000000	MEYER ROBERT E TRUST
4	71	211110008015000000	MCCLELLAN FRANCES J LIVING TRUST
4	72	211110008013000000	MCCLELLAN FRANCES J TRUST
4	72	211110008013000000	MCCLELLAN FRANCES J TRUST
4	73	211110008016000000	TRAIL OF TEARS CHAPTER OF USA VETERANS
4	74	211110008001000000	HUTSON CHARLES D TRUST
4	75	211110008002000000	HUTSON CHARLES D TRUST
4	76	211110008005000000	HAMLET GROUP LLC
4	77	211110008006000000	HUTSON CHARLES D TRUST
4	78	211110008007000000	CAMPBELL ROSE M
4	79	211110008008000000	CENTURION DEVELOPMENT LLC
4	80	211110008008010000	STRATTON DANNY
4	81	211110008009000000	TERRY ENTERPRISES LLC
4	82	211110008010000000	ZIEGLER ROGER M
4	83	211110008011000000	SNIDER CHRISTOPHER M
4	84	211110008012000000	COALTER & FELTY INVESTMENTS INC ETAL
4	85	211110008013000000	MCCLELLAN FRANCES J TRUST
4	85	211110008013000000	MCCLELLAN FRANCES J TRUST
4	86	211110009016000000	ERLBACHER DAVID W & NOEL ANNE TRUST
4	87	211110009017000000	ERLBACHER DAVID W & NOEL ANNE TRUST
4	88	211110009014000000	MOORE KEYIARRA LATEASE
4	89	211110009013000000	KDP INVESTMENTS LLC
4	90	211110009012000000	MOORE KEYIARRA LATEASE
4	91	211110009011000000	THIRD GEN LLC
4	92	211110009010000000	OGBORN GARY L
4	93	211110009009000000	CLILA LP
4	94	211110009001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION
4	95	211110010019000000	SCHLUE VIRGINIA L TRUST & SCHLUE BARBARA
4	96	211110010001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION
4	97	211110010016000000	CAPE GIRARDEAU CITY OF
4	98	211110010015000000	RHODES MARILYN L
4	99	211110010014000000	EVANS WAYNE H* & RHODES MARILYN L
4	100	211110010001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION
4	101	211110010001000000	SOUTHEAST MISSOURI UNIVERSITY FOUNDATION
4	102	211110011014010000	COPE DAVID H TRUST ETAL
4	103	211110011014000000	JONES RANDY D
4	104	211110011013000000	MERRICK LAND MANAGEMENT LLC
4	105	211110011012000000	MERRICK LAND MANAGEMENT LLC
4	106	211110011011000000	ESCAPE REALTY LC
4	107	211110011010000000	CENTURION DEVELOPMENT LLC
4	108	211110011009000000	PRIESTER THEODORE K & DOMINIQUE ET UX
4	109	211110011008000000	S & S RENTAL PROPERTIES LLC
4	110	211110014001000000	CLILA LP
4	111	211110014002000000	JJP INVESTMENTS LLC
4	112	211110014003000000	CALLIS GEORGE D IRREVOCABLE TRUST
4	112	211110014003000000	CALLIS GEORGE D IRREVOCABLE TRUST
4	113	211110014004000000	B S E PROPERTY COMPANY INC

ATTACHMENT II

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

RPA	PARCEL NUMBER	ASSESSOR'S PARCEL #	PARCEL OWNER
4	114	211110014005000000	KDP INVESTMENTS LLC
4	115	211110014005010000	JANSCO INVESTMENTS INC
4	116	211110015001000000	B S E PROPERTY COMPANY INC
4	117	211110016001000000	DRAKE MAYSON PARTNERS LLC
4	118	211110016002000000	MEYER THOMAS L TRUST & MEYER THOMAS M TR
4	119	211110016006000000	FEUERHAHN EVA M TRUST
4	120	211110016003000000	FEUERHAHN EVA M TRUST
4	121	211110016004000000	LACROIX UNITED METHODIST CHURCH INC
4	122	211110017001000000	RICKARD PROPERTIES LLC
4	123	211110017003000000	CENTURION DEVELOPMENT
4	124	211110017004000000	WINDISCH KENNETH O & JANE E TRUST
4	125	211110017006000000	WINDISCH CHAD O
4	126	211110017007000000	CAMPBELL ROSE M
4	127	211110017008010000	SHADE TREE PROPERTIES INC
4	128	211110017008000000	SHADE TREE PROPERTIES INC
4	129	211110017008020000	SHADE TREE PROPERTIES INC
4	130	211110017008030000	SHADE TREE PROPERTIES INC
4	131	211110017009000000	SHADE TREE PROPERTIES INC
4	132	211110017009010000	SHADE TREE PROPERTIES INC
4	133	211110017010000000	CHIPMAN DWAYNE K & REBECCA A ET UX
4	134	211110017011000000	BRINKMAN JOHN P & DEBORAH L
4	135	211110017012000000	BRINKMAN JOHN P ETAL
4	136	211110017013000000	GOLIGHTLY NANCIE ANN
4	137	211110017015000000	WISDOM GALE L & SHELIA A UX
4	137	211110017015000000	WISDOM GALE L & SHELIA A UX
4	138	211110017016000000	JONES JOHN C TRUST ETAL
4	139	211110017020000000	WEBB PEGGY J
5	1	167200012001000000	CAPE GIRARDEAU CITY OF
5	2	167200012003000000	CAPE GIRARDEAU CITY OF
5	3	167200012002000000	BURLINGTON NORTHERN RAILROAD C
5	4	167200004005000000	IOC CAPE GIRARDEAU LLC
5	5	167200004006000000	CAPE GIRARDEAU CITY OF
5	6	167200004004000000	IOC CAPE GIRARDEAU LLC
5	7	211070039002000000	CAPE GIRARDEAU CITY OF
5	8	211070039001000000	BURLINGTON NORTHERN RAILROAD C
5	9	211110025002000000	CAPE GIRARDEAU CITY OF
5	10	211110025001000000	BURLINGTON NORTHERN RAILROAD C
			TOTAL

ATTACHMENT III
EVIDENCE OF FINANCIAL
COMMITMENT

CITY *of* CAPE G I R A R D E A U

To: Cape Girardeau TIF Commission

From: Molly Hood, Deputy City Manager

Date: August 31, 2015

Re: TIF Redevelopment Projects

The Redevelopment Plan for the Downtown Tax Increment Financing District, Cape Girardeau, Missouri (the Redevelopment Plan”) describes several redevelopment projects, including the following:

- Accessibility,
- Sidewalk replacement and improvements,
- Parking enhancements,
- Water, sewer and stormwater improvements,
- Environmental remediation,
- Building and site improvements (public and private),
- Property acquisition,
- Streetscape enhancements and improvements,
- Riverfront improvements,
- Associated engineering, architectural, planning, legal and administration, and
- Contingencies.

A portion of the redevelopment project activities will be eligible for TIF financing. It is the intent of the Redevelopment Plan to limit the TIP financing to the extraordinary costs associated with the Private Redevelopment Projects and a primary source for Public Redevelopment Projects. The map of the Redevelopment Area shows the future land use in Exhibit E. Some property acquisition is intended to be associated with the Redevelopment Projects.

The City of Cape Girardeau will serve as master developer for the Redevelopment Area. The City is committed, subject to available TIF Revenues, to finance Redevelopment Projects as they arise using either TIF Revenues as they are generated, or through the issuance of notes, bonds or other obligations secured by TIF Revenues. The City has reviewed the Cost-Benefit Analysis prepared in conjunction with the Redevelopment Plan. Additionally, the City will continue to explore alternative financing methods,

including grants and other city funding sources, to finance portions of the identified public Redevelopment Projects.

The City also intends to consider specific redevelopment projects in the future (all within the scope of the redevelopment projects described in the Redevelopment Plan). In doing so, the City will provide documentation detailing the financial feasibility of any such future specific redevelopment project it wishes to consider prior to approval thereof. The City will also comply with all applicable provisions of the Act when considering and adopting new redevelopment projects including, but not limited to, presenting projects to the TIF Commission for recommendation prior to consideration by the City Council.