The City of Blue Springs Missouri



Tax Increment Financing
2022 -2023

City of Blue Springs, Missouri
Tax Increment Financing
2023 Annual Report

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NOTES:

Audited Data

The FY 2023 financial data in this report is unaudited. The City's fiscal year ends September 30, 2023 and the TIF Annual Report is due November 15, 2023. Audited financial data will not be available until March 2024. Any audit changes in the data reported for the current year will be reflected in the report in the following year.

Sales Taxes

Prior to 1979 - 1% City Sales Tax established and has no sunset.
Prior to 1979 - 1/2% Transportation Sales Tax established and has no sunset.
2009.08.01 - 1% I-70 and Adams Dairy Parkway TDD Sales Tax became effective. Expired.
2009.08.01 - 1/2% Coronado Drive TDD Sales Tax became effective. Expired.
2009.01.01 - 1% Adams Farm TDD Sales Tax became effective. It will expire in 30 years.
2009.01.01 - 1/2% Central Jackson County Fire Protection District Sales Tax became effective. No sunset.
2011.10.01 - 1/2% Public Safety Sales Tax became effective. No sunset.
2012.01.01 - 1/8% Zoo District Sales Tax became effective. No sunset.
2014.07.01 - 1% Oaks at Woods Chapel CID Sales Tax became effective. The sales tax will expire in 33 years.
2017.10.01 - 1% White Oak CID Sales Tax became effective. The sales tax will expire in 23 years.
The following sales taxes are exempt from TIF: State sales tax, Stadium sales tax, Stadium Proposition C sales tax.

Property Taxes

The State Blind Pension Fund, the 2020 Additional Library Tax and the 2021 CJCFPD Tax Shelter are exempt from PILOTS (payments in lieu of taxes) per Missouri statute.

Introduction

The Tax Increment Financing Commission of Blue Springs, Missouri was created September 4, 1991 by the Board of Aldermen of the City of Blue Springs, Missouri (Ordinance No. 2111), for purposes of exercising any and all powers enumerated or authorized pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800 et. al, R.S. Mo. The Commission has the power and authority to hold public hearings as required pursuant to the Real Property Tax Increment Allocation Redevelopment Act and for making recommendations to the City Council and the City of Blue Springs, Missouri concerning the adoption of Redevelopment Areas and Redevelopment Projects and the designation of Redevelopment Project Areas.

The TIF Commission has a total of eleven members. Six members are appointed by the Mayor and the remaining five members are two representatives from the Blue Springs School District, one representative from Central Jackson County Fire Protection District, and two representatives from Jackson County. Members' terms coincide with the length of time a Redevelopment Project, Plan or designation of a Development Area that is considered for approval by the Commission.

2023 TIF Commission Members

Chuck Kleinhagen
(Re-Appointed 2018)

Olivia Smith
(Appointed 2021)

Lyle Shaver
(Re-Appointed 2018)

Steve Schmitz
(Re-Appointed 2018)

Kirk Sampson
Blue Springs R-IV School District
1801 W. Vesper St.
Blue Springs, MO 64015

Brian Gaddie
Jackson County Dept. of Public Works
415 E. 12th Street, Suite 200
Kansas City, MO 64106

David Witt
(Re-Appointed 2018)

Bonnie Hutchcroft
(Re-Appointed 2018)

Chief Kirk Lair
Central Jackson County Fire Protection Dist.
805 NE Jefferson
Blue Springs, MO 64014

Bryan Dennie
Blue Springs R-IV School Board
1801 W. Vesper St.
Blue Springs, MO 64015

Caleb Clifford
Jackson County
415 E. 12th Street, Suite 200
Kansas City, MO 64106

Certification of Chief Executive Officer of Municipality or Agency

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

Signature of Affiant

City of Blue Springs, MO, Mayor
Title of Affiant

City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	7 Highway and 40 Highway Tax Increment Financing Redevelopment Plan, **Project A**
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	Blue Springs Developers, Inc., c/o The R.H. Johnson Company
(g)	Person	Bob Johnson
(h)	Phone	816-561-5111
(i)	Fax	816-561-5551
(j)	E-mail Address	

6	Original Date Plan/Project Approval	June 18, 2007
7	Ordinance Number (if available)	4073
8	Most Recent Plan Amendment (if any)	August 16, 2010
9	Ordinance Number (if available)	4308
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

Approximately 35 acres generally located at the Northeast and Southeast corners of the U.S. Highway 40 and Missouri Highway 7 intersection.

14 Description of Plan/Project:

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A (currently existing Hy-Vee), Project Area B (former Wal-Mart), and Project Area C (former K-Mart). Project Area A (currently existing Hy-Vee) is big box store with approximately 65,520 square feet and an adjacent 13,000 square foot strip retail facility that will be renovated to accomodate retail, restaurant and other commercial uses. Project Area B (former Wal-Mart) is big box store with approximately 130,000 square feet that will be renovated to accomodate new retail businesses and development of two pad sites along Missouri 7 Highway to locate restaurant and bank uses. Project Area C (former K-Mart) is a big box store wtih approximately 84,255 square feet that will be renovated to accomodate a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [X] Fully-Operational
(e) [ ] Inactive
(f) [ ] District Dissolved

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

None

19 Briefly describe the Project's Public Benefits:

The Redevelopment Projects will 1) increase capital investment in the Priority Focus Area, 2) attract retail developers for redevelopment in the Priority Focus Area, 3) assist in supporting market interest in leasing vacant business space within the Priority Focus Area, and 4) expand the City's tax base through business development attraction and reinvestment that will generate a broader tax revenue.

20 Description of Agreements with the Developer:

Resolution 29-2007 - TIF Funding Agreement between the City and The R.H. Johnson Company, 3/5/07.

Ordinance 4073 - TIF Financing Plan approved and Redevelopment Agreement between the City and The R.H. Johnson Company, 6/18/07.

Ordinance 4074 - Project B activated, 6/18/07.

Resolution 99-2007 - Assignment and Assumption Agreement between the City and The R.H. Johnson Company, WMBS Holdings, Inc. for Redevelopment Project B, 9/5/07.

Ordinance 4093 - Redevelopment Agreement for Project Area A between the City and The R.H. Johnson Company, 9/5/07.

Ordinance 4094 - Redevelopment Agreement for Project Area B between the City and The R.H. Johnson Company, 9/5/07.

Resolution 107-2007 - Collateral Assignment of TIF Contract Agreement between the City and WMBS Holdings, Inc., First National Bank of Kansas, 9/17/07.

Resolution 03-2010 - Funding Agreement between the City and the R.H. Johnson Company, 1/4/10.

Ordinance 4308 - First Amended and Restated 7 Highway and 40 Highway Tax Increment Financing Plan and Redevelopment Agreements for Projects A and C, 8/16/10.

Assignment and Assumption Agreement between the R.H. Johnson Company and Hy-Vee, Inc. assigning development rights to Hy-Vee, Inc. for Project C, 9/2/10.

Ordinance 4362 - Project C activated, 11/07/11.

Resolution 68-2012 - Assignment of TIF Proceeds and Security Agreement between Blue Springs Developers, Inc. and the City of Blue Springs for Redevelopment Project A of the 7 Highway and 40 Highway Tax Increment Financing Redevelopment Plan, 8/6/12.

Ordinance 4424 - Project A activated, 12/17/12.

Ordinance 4494 - Project B Redevelopment Agreement amendment, 6/16/14.

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive from the Special Allocation Fund, prior to payment of reimbursable project costs or obligations, a distribution of 10% of the School District's then existing mill levy multiplied by the annual increase in assessed value of real property within each Redevelopment Project Area over the Total Initial Equalized Assessed Value of real property within each Redevelopment Project Area.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

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

		Projected	Actual to Date
26	Estimate of New Jobs:	NA	31
27	Estimate of Retained Jobs:	NA	36

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ 51,572	$ 302,921
(b)	Economic Activity Taxes	$ -	$ 514,085
(c)	Interest	$ 10,701	$ 13,802
(d)	Transfer from 40 & 7 Hwy TIF - Project C (Per Agreement)	$ 112,414	$ 1,720,071
(e)	Transfer from 40 & 7 Hwy TIF - Project B (Per Agreement)	$ 93,491	$ 306,603
	Total as of Report Date:	$ 268,178	$ 2,550,880

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ -
(b)	Site Development (grading, dirt moving, etc.)		$ -
(c)	Rehab of existing buildings		$ 1,822,268
(d)	Acquisition of land or buildings		$ -
(e)	Other (specify): Legal, Engineer, Architect, Plan Admin., Financing Fees		$ 70,533
(f)	Other (specify): Interest on Bank Loan		$ 577,005
	Total Project Costs Funded by TIF:	$ -	$ 2,469,806

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:		$ -

(h)	Reimbursement to Developer for eligible costs:	$ 55,170	$ 2,469,806
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:		$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs (utility extensions, road improvements, stormwater, demolition, grading, etc.)	$ 445,500
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ 1,411,500
(d)	Other (specify): Financing Fees	$ 50,000
(e)	Other (specify):	$ -
(f)	Other (specify):	$ -
	Total Anticipated TIF Reimbursable Costs *(Per First Amended & Restated TIF Plan)*	$ 1,907,000

31	**Total Anticipated Project Costs** *(Per First Amended & Restated TIF Plan)*	$ 8,442,438

32 **TIF Financing Method**

(a) [X] Pay-as-you-go
(b) [ ] General obligation bonds
(c) [ ] TIF notes
(d) [ ] Loan
(e) [ ] TIF bond
(f) [ ] Industrial revenue bond
(g) [ ] Other bond
(h) [ ] Other bond

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	12

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 560,000
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 1,148,800
37	Anticipated assessed value at time of district termination (per plan)	$ 1,667,348

38	Total amount of base year EATS	$ 91,023
39	Total amount of base year PILOTS (base year tax)	$ 57,682
40	Total (cumulative) EATS anticipated at time of district termination (per plan)	$ 2,866,504
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 1,278,137

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

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

Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	7 Highway and 40 Highway Tax Increment Financing Redevelopment Plan, **Project B**
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	The R.H. Johnson Company
(g)	Person	Bob Johnson
(h)	Phone	816-561-5111
(i)	Fax	816-561-5551
(j)	E-mail Address	

6	Original Date Plan/Project Approval	June 18, 2007
7	Ordinance Number (if available)	4073
8	Most Recent Plan Amendment (if any)	August 16, 2010
9	Ordinance Number (if available)	4308
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

Approximately 35 acres generally located at the Northeast and Southeast corners of the U.S. Highway 40 and Missouri Highway 7 intersection.

14 Description of Plan/Project:

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A (currently existing Hy-Vee), Project Area B (former Wal-Mart), and Project Area C (former K-Mart). Project Area A (currently existing Hy-Vee) is big box store with approximately 65,520 square feet and an adjacent 13,000 square foot strip retail facility that will be renovated to accomodate retail, restaurant and other commercial uses. Project Area B (former Wal-Mart) is big box store with approximately 130,000 square feet that will be renovated to accomodate new retail businesses and development of two pad sites along Missouri 7 Highway to locate restaurant and bank uses. Project Area C (former K-Mart) is a big box store wtih approximately 84,255 square feet that will be renovated to accomodate a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [X] Fully-Operational
(e) [ ] Inactive
(f) [ ] District Dissolved

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

None

19 Briefly describe the Project's Public Benefits:

The Redevelopment Projects will 1) increase capital investment in the Priority Focus Area, 2) attract retail developers for redevelopment in the Priority Focus Area, 3) assist in supporting market interest in leasing vacant business space within the Priority Focus Area, and 4) expand the City's tax base through business development attraction and reinvestment that will generate a broader tax revenue.

20 Description of Agreements with the Developer:

Resolution 29-2007 - TIF Funding Agreement between the City and The R.H. Johnson Company, 3/5/07.

Ordinance 4073 - TIF Financing Plan approved and Redevelopment Agreement between the City and The R.H. Johnson Company, 6/18/07.

Ordinance 4074 - Project B activated, 6/18/07.

Resolution 99-2007 - Assignment and Assumption Agreement between the City and The R.H. Johnson Company, WMBS Holdings, Inc. for Redevelopment Project B, 9/5/07.

Ordinance 4093 - Redevelopment Agreement for Project Area A between the City and The R.H. Johnson Company, 9/5/07.

Ordinance 4094 - Redevelopment Agreement for Project Area B between the City and The R.H. Johnson Company, 9/5/07.

Resolution 107-2007 - Collateral Assignment of TIF Contract Agreement between the City and WMBS Holdings, Inc., First National Bank of Kansas, 9/17/07.

Resolution 03-2010 - Funding Agreement between the City and the R.H. Johnson Company, 1/4/10.

Ordinance 4308 - First Amended and Restated 7 Highway and 40 Highway Tax Increment Financing Plan and Redevelopment Agreements for Projects A and C, 8/16/10.

Assignment and Assumption Agreement between the R.H. Johnson Company and Hy-Vee, Inc. assigning development rights to Hy-Vee, Inc. for Project C, 9/2/10.

Ordinance 4362 - Project C activated, 11/07/11.

Resolution 68-2012 - Assignment of TIF Proceeds and Security Agreement between Blue Springs Developers, Inc. and the City of Blue Springs for Redevelopment Project A of the 7 Highway and 40 Highway Tax Increment Financing Redevelopment Plan, 8/6/12.

Ordinance 4424 - Project A activated, 12/17/12.

Ordinance 4494 - Project B Redevelopment Agreement amendment, 6/16/14.

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive from the Special Allocation Fund, prior to payment of reimbursable project costs or obligations, a distribution of 10% of the School District's then existing mill levy multiplied by the annual increase in assessed value of real property within each Redevelopment Project Area over the Total Initial Equalized Assessed Value of real property within each Redevelopment Project Area.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

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

		Projected	Actual to Date
26	Estimate of New Jobs:	NA	117
27	Estimate of Retained Jobs:	NA	20

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ 108,049	$ 1,591,474
(b)	Economic Activity Taxes		$ 1,242,837
(c)	Interest	$ 1,264	$ 5,850
(d)	Transfer from 40 & 7 Hwy TIF - Project C (Per Agreement)		$ 178,672
	Total as of Report Date:	$ 109,313	$ 3,018,832

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ 322,308
(b)	Site Development (grading, dirt moving, etc.)		$ 18,505
(c)	Rehab of existing buildings		$ 1,236,835
(d)	Acquisition of land or buildings		$ -
(e)	Other (specify): Financing Fees and Professional Fees		$ 165,477
(f)	Other (specify): Interest on Bank Loan	$ -	$ 722,960
	Total Project Costs Funded by TIF:	$ -	$ 2,466,085

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:		$ -
(h)	Reimbursement to Developer for eligible costs:		$ 2,466,085
(i)	Reimbursement to Municipality (or other Public Entity) for eligible cost:		$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs (utility extensions, road improvements, stormwater, demolition, grading, etc.)	$ 591,800
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ 1,493,000
(d)	Other (specify): Financing Fees	$ 50,000
(e)	Other (specify):	$ -
(f)	Other (specify):	$ -
	Total Anticipated TIF Reimbursable Costs *(Per First Amended & Restated TIF Plan)*	$ 2,134,800

31	**Total Anticipated Project Costs** *(Per First Amended & Restated TIF Plan)*	$ 11,444,588

32 **TIF Financing Method**

(a) [X] Pay-as-you-go
(b) [ ] General obligation bonds
(c) [ ] TIF notes
(d) [ ] Loan
(e) [ ] TIF bond
(f) [ ] Industrial revenue bond
(g) [ ] Other bond
(h) [ ] Other bond

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	17

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 1,640,000
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 2,873,600
37	Anticipated assessed value at time of district termination (per plan)	$ 3,445,084

38	Total amount of base year EATS	$ 8,702
39	Total amount of base year PILOTS (base year tax)	$ 162,718
40	Total (cumulative) EATS anticipated at time of district termination	$ 2,676,557
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 2,508,655

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

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

Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	7 Highway and 40 Highway Tax Increment Financing Redevelopment Plan, **Project C**
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	Hy-Vee, Inc.
(g)	Person	Randall B. Edeker
(h)	Phone	515-267-2800
(i)	Fax	515-267-2817
(j)	E-mail Address	

6	Original Date Plan/Project Approval	June 18, 2007
7	Ordinance Number (if available)	4073
8	Most Recent Plan Amendment (if any)	August 16, 2010
9	Ordinance Number (if available)	4308
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

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(a) [ ] Starting Up
(b) [ ] Seeking Developer
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(e) [ ] Inactive
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16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
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(e) [ ] Other (describe):

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None

19 Briefly describe the Project's Public Benefits:

The Redevelopment Projects will 1) increase capital investment in the Priority Focus Area, 2) attract retail developers for redevelopment in the Priority Focus Area, 3) assist in supporting market interest in leasing vacant business space within the Priority Focus Area, and 4) expand the City's tax base through business development attraction and reinvestment that will generate a broader tax revenue.

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Resolution 99-2007 - Assignment and Assumption Agreement between the City and The R.H. Johnson Company, WMBS Holdings, Inc. for Redevelopment Project B, 9/5/07.

Ordinance 4093 - Redevelopment Agreement for Project Area A between the City and The R.H. Johnson Company, 9/5/07.

Ordinance 4094 - Redevelopment Agreement for Project Area B between the City and The R.H. Johnson Company, 9/5/07.

Resolution 107-2007 - Collateral Assignment of TIF Contract Agreement between the City and WMBS Holdings, Inc., First National Bank of Kansas, 9/17/07.

Resolution 03-2010 - Funding Agreement between the City and the R.H. Johnson Company, 1/4/10.

Ordinance 4308 - First Amended and Restated 7 Highway and 40 Highway Tax Increment Financing Plan and Redevelopment Agreements for Projects A and C, 8/16/10.

Assignment and Assumption Agreement between the R.H. Johnson Company and Hy-Vee, Inc. assigning development rights to Hy-Vee, Inc. for Project C, 9/2/10.

Ordinance 4362 - Project C activated, 11/07/11.

Resolution 68-2012 - Assignment of TIF Proceeds and Security Agreement between Blue Springs Developers, Inc. and the City of Blue Springs for Redevelopment Project A of the 7 Highway and 40 Highway Tax Increment Financing Redevelopment Plan, 8/6/12.

Ordinance 4424 - Project A activated, 12/17/12.

Ordinance 4494 - Project B Redevelopment Agreement amendment, 6/16/14.

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive from the Special Allocation Fund, prior to payment of reimbursable project costs or obligations, a distribution of 10% of the School District's then existing mill levy multiplied by the annual increase in assessed value of real property within each Redevelopment Project Area over the Total Initial Equalized Assessed Value of real property within each Redevelopment Project Area.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

For Project Area C, because the business operating within the Present Hy-Vee will relocate from Redevelopment Project Area A to within the Expanded Hy-Vee in Redevelopment Project Area C, in order to satisfy the City's TIF Policy's direction regarding relocation of existing businesses located within the City to a TIF redevelopment area, the City will dedicate annually from the PILOTs Account an amount to be distributed to the Taxing Districts (the "Base Year Adjustment Amount"). The Base Year Adjustment Amount is the 2011 assessed value of taxable improvements attributable to the Present Hy-Vee improvements within Redevelopment Project Area A less the Total Initial Equalized Assessed Value, with the difference then multiplied by the Taxing Districts' then-existing real property mill levy rates, for so long as Tax Increment Financing is in effect for the Redevelopment Project Area. The Base Year Adjustment Amount will then be annually disbursed by the City to the Taxing Districts in a pro-rata fashion according to the Taxing Districts' then-existing real property mill levy rates and in accordance with the Act.

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

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

		Projected	Actual to Date
26	Estimate of New Jobs:	NA	34
27	Estimate of Retained Jobs:	NA	592

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ 145,746	$ 1,481,252
(b)	Economic Activity Taxes	$ 7,351	$ 4,402,842
(c)	Interest	$ 1,697	$ 9,357
	Total as of Report Date:	$ 154,794	$ 5,893,451

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)	$ -	$ 1,300,000
(b)	Site Development (grading, dirt moving, etc.)	$ -	$ 460,000
(c)	Rehab of existing buildings	$ -	$ 1,790,000
(d)	Acquisition of land or buildings	$ -	$ -
(e)	Other (specify): Financing Fees and Professional Services	$ -	$ 24,243
(f)	Other (specify):	$ -	$ -
	Total Project Costs Funded by TIF:	$ -	$ 3,574,243

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:		$ -
(h)	Reimbursement to Developer for eligible costs:	$ -	$ 3,574,243
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:		$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs (utility extensions, road improvements, storm water, demolition, grading, etc.)	$ 1,760,000
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ 1,840,000
(d)	Other (specify): Financing Fees	$ -
(e)	Other (specify):	$ -
(f)	Other (specify):	$ -
	Total Anticipated TIF Reimbursable Costs *(Per First Amended & Restated TIF Plan)*	$ 3,600,000

31	**Total Anticipated Project Costs** *(Per First Amended & Restated TIF Plan)*	$ 13,221,164

32 **TIF Financing Method**

(a) [X] Pay-as-you-go
(b) [ ] General obligation bonds
(c) [ ] TIF notes
(d) [ ] Loan
(e) [ ] TIF bond
(f) [ ] Industrial revenue bond
(g) [ ] Other bond
(h) [ ] Other bond

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	13

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 576,000
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 2,240,000
37	Anticipated assessed value at time of district termination (per plan)	$ 3,009,701

38	Total amount of base year EATS	$ 675,265
39	Total amount of base year PILOTS (base year tax)	$ 59,291
40	Total (cumulative) EATS anticipated at time of district termination	$ 4,919,701
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 2,961,204

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

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

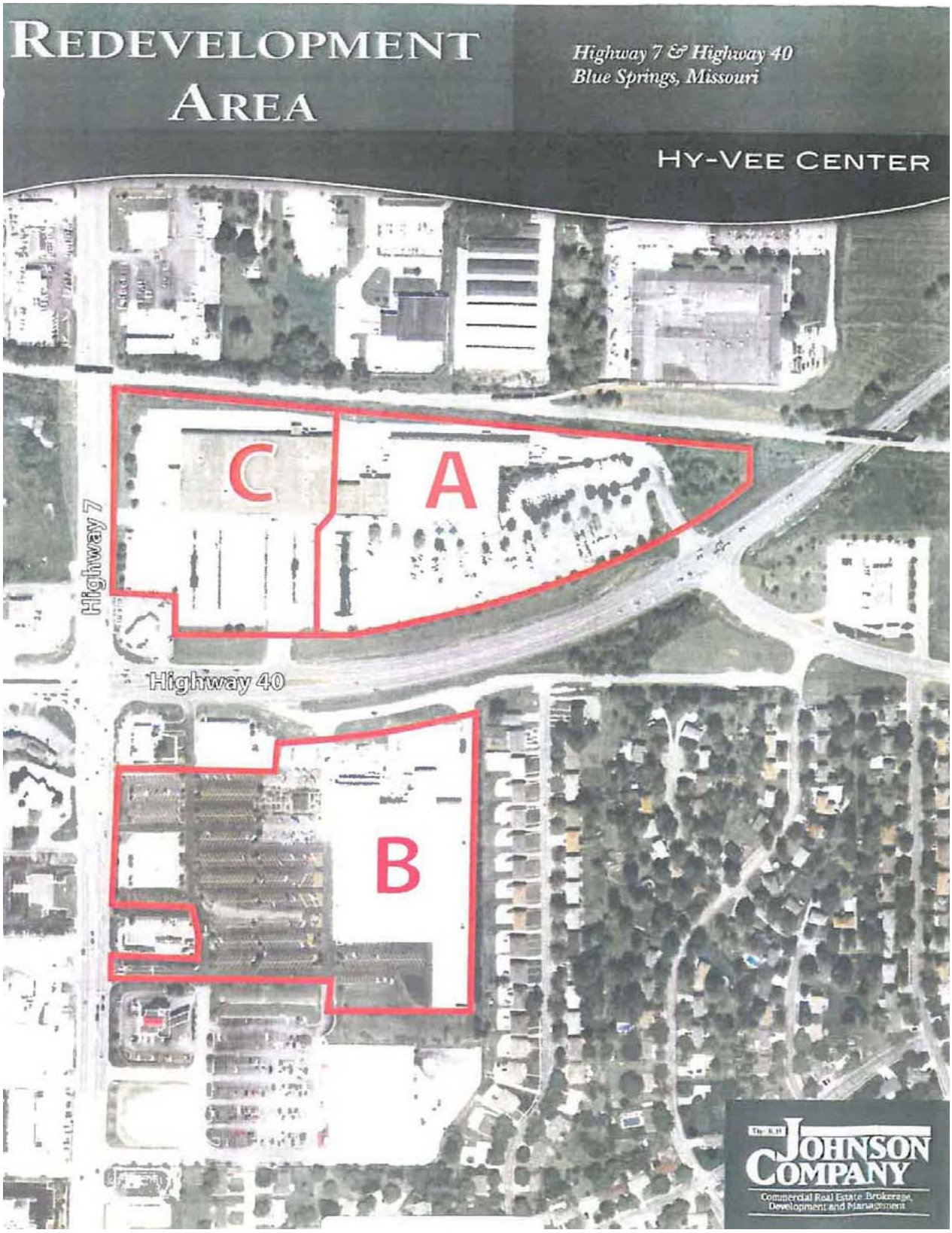
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

7 & 40 HIGHWAY TIFS

List of Businesses

BUSINESS NAME	ADDRESS	GENERATE SALES TAX	SALES TAX ID
PROJECT A			
Planet Fitness	601 SW Westbound US 40 Hwy	YES	21401195-0005
Big Lots 5241	603 SW Westbound US 40 Hwy	YES	14093677-0105
The UPS Store #4375	605 SW Westbound US 40 Hwy	YES	2700095-0001
Leslies Swimming Pool Supplies #859	607 SW Westbound US 40 Hwy	YES	16486722-0647
ME Nail Bar	609 SW Westbound US 40 Hwy	NO	N/A
Vacant	*613 SW Westbound US 40 Hwy*		
Tokyo Grill	617 SW US 40 Hwy, BS MO 64014	YES	23422173-0001
Beards and Brews Barbershop	621 SW US 40 Hwy, BS MO 64014	NO	N/A
PROJECT B			
Hardees	910 SW 7 Highway	YES	22952187-0001
Discount Tire	914 SW 7 Highway	YES	21832714-0012
Westlake Ace Hardware #92	918 SW 7 Highway	YES	14629569-0044
Red Racks Thrift Store	922 SW 7 Highway	NO	N/A
Goodwill Store	926 SW 7 Highway	NO	N/A
Dollar Tree #3762	930 SW 7 Highway	YES	15770427-0254
PROJECT C			
Hy Vee Food Store Hy Vee Gas Hy Vee Caribou Coffee Wahlburgers	625 SW Westbound US 40 Hwy	YES	11298634-0106

7 Highway & 40 Highway Redevelopment Area



7 Highway & 40 Highway Project A BEFORE Redevelopment





7 Highway & 40 Highway Project A AFTER Redevelopment





7 Highway & 40 Highway Project A AFTER Redevelopment











Tokyo Grill opened
November 2017



Beards & Brews opened
September 2020

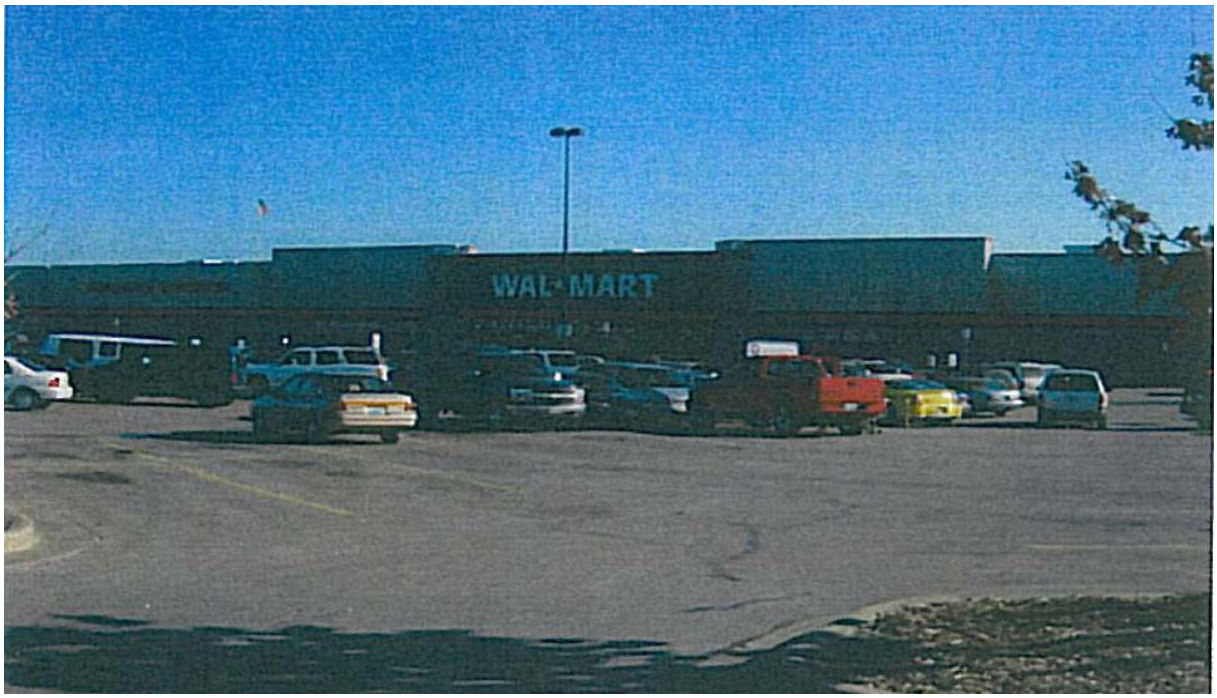


Skyy Nail Lounge opened
September 2020



Skyy Nail Lounge closed August 2021
MC Nail Bar opened November 2021

7 Highway & 40 Highway Project B BEFORE Redevelopment



7 Highway & 40 Highway Project B AFTER Redevelopment





7 Highway & 40 Highway Project B AFTER Redevelopment













Hardee's opened April 2016



Discount Tire opened June 2016

7 Highway & 40 Highway Project C BEFORE Redevelopment







7 Highway & 40 Highway Project C Under Construction







7 Highway & 40 Highway Project C AFTER Redevelopment











City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	Adams Farm Tax Increment Financing Plan, **Projects A, B & C**
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	Blue Springs Development Three, Inc., c/o RED Development, LLC
(g)	Person	Steve Maun
(h)	Phone	816-777-3500
(i)	Fax	816-777-3501
(j)	E-mail Address	

6	Original Date Plan/Project Approval	February 20, 2007
7	Ordinance Number (if available)	4036
8	Most Recent Plan Amendment (if any)	September 21, 2009
9	Ordinance Number (if available)	4264
10	State House District	32
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Redevelopment Area, approximately 65 acres, is generally bound by U.S. Interstate 70 on the north; Adams Dairy Parkway on the west (extending further west along northeast Coronado Drive to encompass a section of land between Coronado Drive and U.S. Interstate 70); R.D. Mize Road on the south; and the Marriott Hotel and Convention Center property boundary and Adams Pointe Golf Course boundary on the east in Jackson County, Blue Springs, Missouri.

14 Description of Plan/Project:

The Redevelopment Area will be developed as a series of three Redevelopment Projects. Redevelopment Project A is generally located at the southeast quadrant of Adams Dairy Parkway and Coronado Drive and will consist of approximately 569,375 square feet of retail space, which will include two anchor stores, a number of mid-sized stores, smaller retail shops and pad sites available for commercial use. Redevelopment Project B, generally located at the northeast quadrant of Adams Dairy Parkway and Coronado Drive, will consist of approximately 34,710 square feet of retail and restaurant development. Redevelopment Project C is located at the northwest quadrant of Adams Dairy Parkway and Coronado Drive and will consist of approximately 31,260 square feet of commercial retail and restaurant space.

In addition to the construction of the Redevelopment Projects, this plan provides for the construction of certain public infrastructure improvements associated with the Redevelopment Area and as required by the City. The proposed public infrastructure improvements include the widening and construction of new traffic lanes on Adams Dairy Parkway, Coronado Drive, R.D. Mize Road and adjustments to the off-ramp from U.S. Interstate 70.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [X] Fully-Operational (see note below)
(e) [ ] Inactive
(f) [ ] District Dissolved

Note: All project areas have pad sites that are fully operational and some pad sites are still under construction in accordance with the TIF Plan.

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [X] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [X] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

The Redevelopment Area consists of vacant land containing several vacant structures, including a number of single family homes, abandoned farm structures, and storage buildings. Several of the properties within the Redevelopment Area were formerly located outside the corporate limits of the City of Blue Springs. Most of these properties have since been voluntarily annexed into the City, with the exception of one parcel that is currently owned by Lawrence and Ruby Jeanne Groves, and is located near the northeast corner of Adams Dairy Parkway and R.D. Mize Road within Redevelopment Project A. The Developer currently has a portion of this property that is necessary for the project under contract and will voluntarily annex this portion of the property into the City of Blue Springs once it is purchased. The plan proactively contemplates the voluntary annexation of this parcel to be included within the legal boundary of the Redevelopment Area through a future amendment to the plan. Project Update: The Groves property has been purchased by the Developer and annexed into the City of Blue Springs.

19 Briefly describe the Project's Public Benefits:

The implementation of this plan will lead to an improved transportation infrastructure to provide traffic flow access into the Redevelopment Area and the construction of an approximately 606,600 square foot upscale retail development that will share a mix of large anchor and lifestyle retail and restaurant tenants that will promote a higher level of economic activity, resulting in increased employment and an enhanced tax base for the City.

20 Description of Agreements with the Developer:

Resolution 97-2006 - Tax Increment Financing (TIF) Funding Agreement between the City and Blue Springs Development Two, LLC, c/o Red Development, LLC, 11/20/06.

Ordinance 4036 - TIF Plan approved, Redevelopment Area established, and Blue Springs Development Two, LLC designated as the Developer of Redevelopment Projects A, B, and C, 2/20/07.

Ordinance 4039 - TIF Redevelopment Agreement between the City and Blue Springs Development Two, LLC for the TIF Plan, 3/5/07.

Resolution 100-2007 - First Amendment to the TIF Contract between the City and Blue Springs Development Three, Inc. regarding the Amended Adams Farm TIF Plan, 9/5/07.

Ordinance 4114 - Amended Adams Farm TIF Plan (dated August 6, 2007) and Second Amendment to the TIF Contract between the City and Blue Springs Development Three, Inc., regarding the Amended Adams Farm TIF Plan, 11/05/07.

Resolution 01-2008 - Contract between the City and Blue Springs Development Three, Inc., regarding the re-location R.D. Mize Road, 1/7/08.

Ordinance 4172 - Cooperative Agreement between Blue Springs Development Three, Inc., Wal-Mart Stores East, LP, and the City, 7/21/08.

Ordinance 4173 - Cooperative Agreement between Blue Springs Development Three, Inc., Home Depot USA, Inc., The I-70 and Adams Dairy Parkway Transportation District, and the City, 7/21/08.

Ordinance 4175 - Cooperative Agreement between Adams Dairy Landing CID and Blue Springs Development Three, Inc., 7/21/08.

Ordinance 4212 - Cooperative between the City, Adams Farm TDD, and Blue Springs Development Three, Inc., 12/15/08.

Ordinance 4213 - Project A activated, 12/15/08.

Ordinance 4214 - Project B activated, 12/15/08.

Ordinance 4215 - Project C activated, 12/15/08.

Ordinance 4243 - First Amended and Restated TIF Contract and Amendments to the Adams Farm TIF Plan between the City and Blue Springs Development Three, Inc., 6/1/09.

Ordinance 4264 - TIF Plan amended to revise legal description of Project Areas, 9/21/09.

Ordinances 4265, 4266, 4267 - Amendments to Ordinances 4213, 4214, 4215 to correct legal descriptions of Project Areas A, B, and C, 9/21/09.

Ordinance 4268 - Superseding addendum to the First Amended and Restated TIF Contract between the City and Blue Springs Development Three, Inc. dated 7-31-09 to revise legal descriptions to Project Areas A, B, and C, 9/21/09.

Ordinance 4291 - First Amendment to the First Amended and Restated TIF Contract between the City and Blue Springs Development Three, Inc., 3/25/10.

Ordinance 4321 - First Amendment to the Cooperative Agreement among the City, the Adams Farm TDD, and Blue Springs Development Three, Inc., 11/1/10.

Ordinance 4331 - First Amended and Restated Cooperative Agreement among the City, the Adams Dairy Landing CID and BS Development Three, Inc., 3/7/11.

Assignment and Security Agreement between Blue Springs Development Three, Inc. and Mutual of Omaha Bank, 6/29/11.

Resolution 53-2013 - Transferee Agreement between the City of Blue Springs and Blue Springs Partners LP for portions of the Adams Farm TIF project areas formerly in agreement with Blue Springs Development 3 (BSD3), 7/15/2013.

Release of Assignment and Security Agreement between Blue Springs Development Three, Inc. and Mutual of Omaha Bank, 09/30/2013.

Assignment and Direction of Payment with Bank of the West, 10/29/14.

Estoppel Certificate with Bank of the West, 10/29/14.

Ordinance 4551 - Second Amended and Restated TIF Contract between City and Blue Springs Development Three, Inc., 7/20/15.

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive annually from the Special Allocation Fund a capital contribution in the amount equal to 22.5% of the District's then existing mill levy multiplied by the increased assessed value of property over the Total Initial Equalized Assessed Value within each Project Area as Project Areas are activated during the life of the Plan.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

The Adams Farm TDD sales tax is 1% for 30 years, the Coronado Drive TDD sales tax is 1/2% for 10 years and the I-70 and Adams Dairy Parkway TDD sales tax is 1/2% for 10 years. Each TDD has pledged it's net revenue. The net revenue is the gross revenue less TDD operating expenses and certified TDD reimbursable expenses.

The Adams Dairy Landing Community Improvement District special assessment is $1.00 per square foot on building floor area. The net CID revenues are pledged to the TIF. The net revenue is the gross revenue less CID operating expenses and certified CID reimbursable expenses. The CID is authorized to impose a sales tax of up to 1% as an additional source of funds to use in connection with the CID Project and/or other CID eligible costs if the Developer, District and City deem it necessary or desirable. A sales tax has not been imposed at this time.

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	12
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

Name	Address	Phone Number	Primary Business Line	Relocated from What City/County?
Chiro One	1114 NE Coronado Drive	816-463-4751	Chiropractic	NEW
David's Bridal	1154 NE Coronado Drive	816-350-1734	Retail	Independence Jackson County

		Projected	Actual to Date
26	Estimate of New Jobs:	1,579	1160
27	Estimate of Retained Jobs:	NA	32

Section 2 - Tax Increment Financing Revenues

	TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:	Current Period	Total
28			
(a)	Payments in Lieu of Taxes	$ 1,375,119	$ 15,785,364.38
(b)	Economic Activity Taxes	$ 2,814,660	$ 26,223,508.79
	Interest	$ 153,288	$ 340,698.24
	TDD Sales Tax	$ 916,440	$ 15,488,518.18
	Total as of Report Date:	$ 5,259,507	$ 57,838,089.59

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ 19,549,782
(b)	Site Development (grading, dirt moving, etc.)		$ 7,980,940
(c)	Rehab of existing buildings		$ 5,837,649
(d)	Acquisition of land or buildings		$ 5,221,829
(e)	Other (specify): Professional Services		$ 3,238,121
(f)	Other (specify): Financing fees & City Reimbursable Expenses		$ 3,626,775
	Total Project Costs Funded by TIF:	$ -	$ 45,455,097

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ 4,828,431	$ 48,162,283
(h)	Reimbursement to Developer for eligible costs:		$ 41,997,550
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:		$ 793,917

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs (utility extensions, road improvements, storm water, demolition, grading, etc.)	$ 27,530,722
(b)	Property Acquisition and Relocation Costs	$ 5,221,829
(c)	Project Implementation Costs (including professional fees)	$ 5,837,649
(d)	Other (specify): Engineering, Architectural, Legal, Commissions	$ 3,238,121
(e)	Other (specify): City Reimb. Exp & Interest Carry	$ 3,626,775
(f)	Other (specify):	
	Total Anticipated TIF Reimbursable Costs *(Per Amended TIF Plan)*	$ 45,455,097

31	**Total Anticipated Project Costs** *(Per Amended TIF Plan)*	$ 138,399,688

Per amended TIF Plan

32 **TIF Financing Method**

(a)	[ ] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[X] Other bond (Special Obligation Bond)
(d)	[ ] Loan	(h)	[ ] Other bond

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	23

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 3,037,380
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 17,886,336
37	Anticipated assessed value at time of district termination (per plan) (per plan)	$ 33,796,820

38	Total amount of base year EATS	$ -
39	Total amount of base year PILOTS (base year tax)	$ 319,800
40	Total (cumulative) EATS anticipated at time of district termination	$ 59,727,652
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 38,147,650

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

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

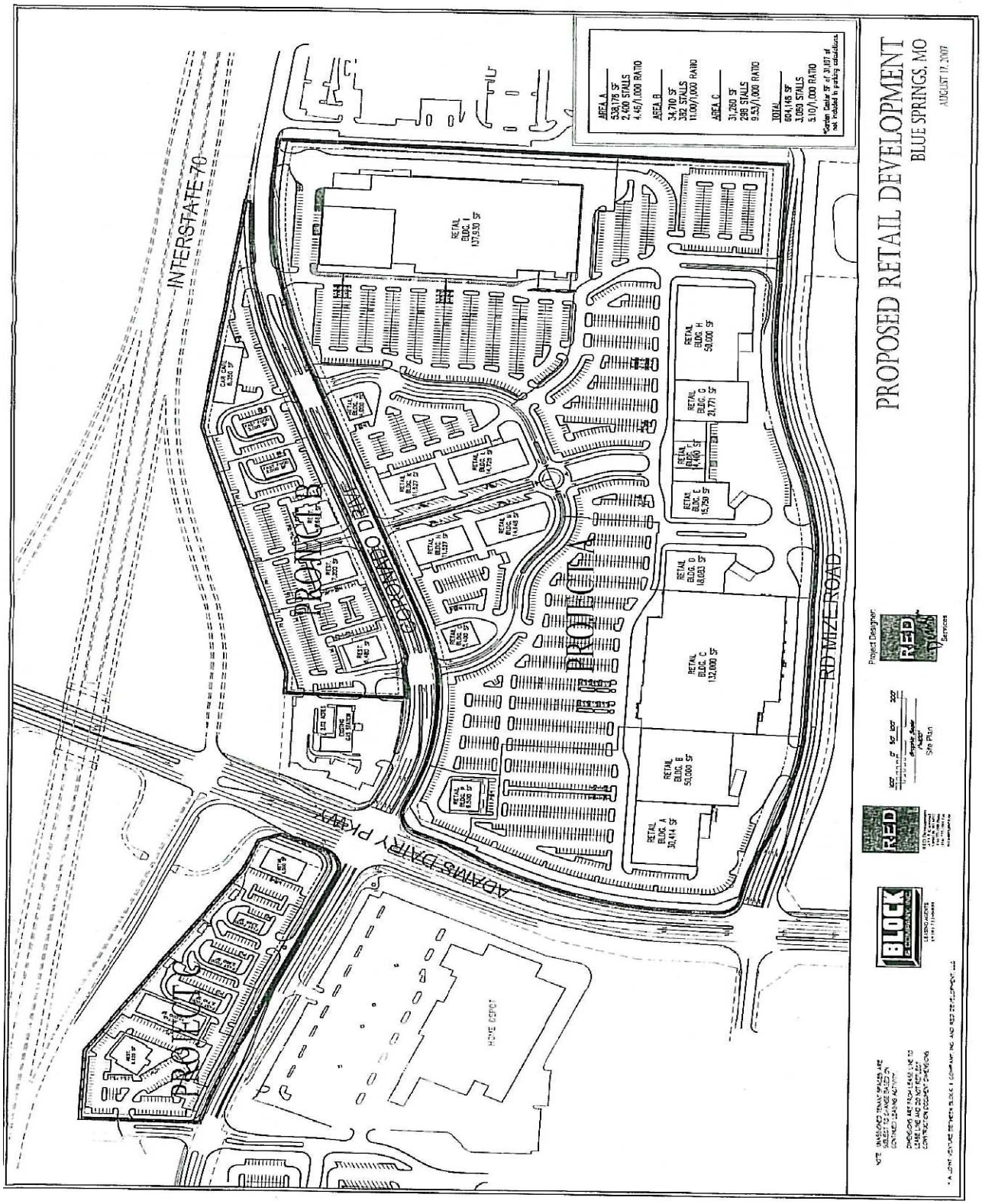
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

ADAMS FARM TIF

List of Businesses

BUSINESS NAME	ADDRESS	GENERATE SALES TAX	SALES TAX ID
Boot Barn #142	1010 NE Coronado Drive	YES	22173153-0001
Five Below #812	1016 NE Coronado Drive	YES	21530866-0022
Petco #1684	1020 NE Coronado Drive	YES	16523041-0848
Barnes & Noble Booksellers Store #3412	1030 NE Coronado Drive	YES	19360991-0949
Maurices Inc #1712	1032 NE Coronado Drive	YES	11174358-0663
Famous Footwear #2860	1034 NE Coronado Drive	YES	22602771-0053
Game Stop #6284	1036 NE Coronado Drive	YES	15570932-0605
Sally Beauty Supply #3846	1038 NE Coronado Drive	YES	19881797-0108
Target Store T2525	1040 NE Coronado Drive	YES	11163437-0721
Super Target Liquor	1040 NE Coronado Drive	YES	17908396-0035
CVS Pharmacy #17553	1040 NE Coronado Drive	YES	19489951-0249
Michael's Stores #1037	1050 NE Coronado Drive	YES	11973781-0251
Ulta Beauty	1260 NE Coronado Drive	YES	19539126-0666
Nothing Bundt Cakes	1266 NE Coronado Drive	YES	27095657-0001
Crowley Furniture & Mattress	1270 NE Coronado Drive	YES	10167749-0011
Old Navy #1656	1274 NE Coronado Drive	YES	18706266-1062
Kohl's #1350	1280 NE Coronado Drive	YES	15774325-0059
Raising Canes Chicken Fingers	1000 NE Coronado Drive	YES	21735930-0018
Aspen Dental	1100 NE Coronado Drive	NO	N/A
Mod Pizza	1112 NE Coronado Drive	YES	23071397-0001
General Nutriction Center 2093	1116 NE Coronado Drive	YES	13662538-0739
Chiro One Wellness	***1120 NE Coronado Drive***	***NO***	***N/A***
Yogurtini	1122 NE Coronado Drive	YES	27487351-0001
Adams Dairy Family Dental Care	1126 NE Coronado Drive	NO	N/A
Bath & Body Works / White Barn	1142 NE Coronado Drive	YES	19498322-0076
Vacant	*1150 NE Coronado Drive*		
David's Bridal	***1154 NE Coronado Drive***	***YES***	***28497309-0001***
Five Guys Burgers & Fries	1202 NE Coronado Drive	YES	27313573-0001
Kidstrong Blue Springs	1204 NE Coronado Drive	NO	N/A
Massage LuXe	1208 NE Coronado Drive	YES	22496742-0001
Gen 3 IV Hydration & Wellness	1210 NE Coronado Drive	NO	N/A
Chic Nails	1232 NE Coronado Drive	NO	N/A
Vacant	*1236 NE Coronado Drive*		
Blush Boot Camp Blue Springs	1250 NE Coronado Drive	YES	26845903-0001
My Kid's Dentist & Orthodontics	1254 NE Coronado Drive	NO	N/A
Chipotle Mexican Grill # 1382	1115 NE Coronado Drive	YES	17240476-0051
Mattress Firm #009016	1125 NE Coronado Drive	YES	17267986-0056
Blue Springs Dentistry	1205 NE Coronado Drive	NO	N/A
Jersey Mike's Subs	1209 NE Coronado Drive	YES	22387471-0001
Care Spot	1215 NE Coronado Drive	NO	N/A
Beauty Nail Bar LLC	1131 NE Coronado Drive	YES	26022931-0001
IHOP	1135 NE Coronado Drive	YES	25353306-0001
Arbys 5004047	1225 NE Coronado Drive	YES	25392191-0019
Sleep Number	705 NE Coronado Drive	YES	15804585-0723
AT&T Mobility	715 NE Coronado Drive	YES	21302952-1998
The Olive Garden Italian Restaurant #1833	801 NE Coronado Drive	YES	12637548-0074
Verizon Wireless	901 NE Coronado Drive	YES	15798046-1957
Chick Fil A Blue Springs	951 NE Coronado Drive	YES	22441581-0001

Adams Farm Redevelopment Area



Adams Farm Redevelopment 2008



Adams Farm Redevelopment 2009



Adams Farm Redevelopment 2010

















Adams Farm Redevelopment 2011





Adams Farm Redevelopment 2012













Adams Farm Redevelopment 2013













Adams Farm Redevelopment 2014





Staples closed March 2013 and Boot Barn opened in June 2014

Adams Farm Redevelopment 2015









Adams Farm Redevelopment 2016



Payless ShoeSource opened October 2015



Bath & Body Works / White Barn opened May 2016



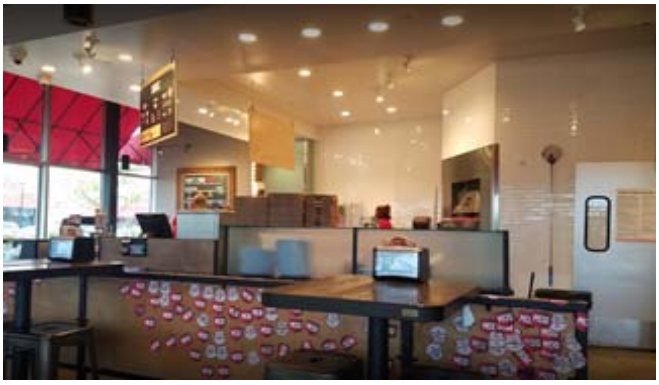
Raising Canes Chicken Fingers opened May 2016



Claire's closed January 2016 and Lane Bryant opened September 2016

Adams Farm Redevelopment 2017





Subway closed in January 2017 and Mod Pizza opened April 2017



Gordmans closed in May 2017



Spirit Halloween Superstore set up a pop-up store for the season, and now Overstock Furniture & Mattress opened November 2017

Adams Farm Redevelopment 2018



Charming Charlie's closed
Feburary 2018



IHOP opened
September 2018

Adams Farm Redevelopment 2019







Beauty Nail Bar opened October 2018

Adams Farm Redevelopment 2020



Old Navy opened January 2020



America's Best Contacts & Eyeglasses opened February 2020

Adams Farm Redevelopment 2021



Dollar Tree opened September 2020



Aspen Dental opened March 2021



Blush Boot Camp Blue Springs opened July 2021

Adams Farm Redevelopment 2022



Nothing Bundt Cakes opened December 2021



Crowley Furniture opened January 2022

Adams Farm Redevelopment 2022



Barnes & Noble opened March 2022



Gen 3 IV Hydration & Wellness opened May 2022



KidStrong Academy opened June 2022

Adams Farm Redevelopment 2023



Chiro One Wellness opened September 2022



David's Bridal opened December 2022

City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	Copperleaf Village Shopping Center Tax Increment Financing Plan
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	Copperleaf Village, LLC
(g)	Person	Kevin Fitzpatrick
(h)	Phone	913-677-1800
(i)	Fax	913-677-1826
(j)	E-mail Address	

6	Original Date Plan/Project Approval	August 29, 2005
7	Ordinance Number (if available)	3892
8	Most Recent Plan Amendment (if any)	NA
9	Ordinance Number (if available)	NA
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

Approximately 4.5 acres of property located in an area generally described as the northwest quadrant of the intersection of Missouri Highway 7 and R.D. Mize Road and bounded on the north by Hearnes Avenue, R.D. Mize Road on the south, and Missouri Highway 7 on the east, formerly known as the I-70 Center.

14 Description of Plan/Project:

The redevelopment of a retail center that comprises a series of current developments ranging in age from 30-45 years and impacts 8 parcels of property located along Missouri Highway 7 between R.D. Mize Road and Hearnes Avenue. The existing 3 pad sites will be reconfigured and redeveloped to be consistent with the tenant mix, access and visibility of the upgraded shopping center.

15 Plan/Project Status:

(a)	[ ] Starting Up	(d)	[X] Fully-Operational (see note below)
(b)	[ ] Seeking Developer	(e)	[ ] Inactive
(c)	[ ] Under Construction	(f)	[ ] District Dissolved

Note: The project is operational. Two pad sites have not been completed as contemplated in the TIF Plan.

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [X] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

Three residential properties and one commercial property was acquired by the Developer in 2005 and one commercial property was acquired by the Developer in 2008 in order to expand the existing retail center and develop the pad sites as outlined in the TIF Plan.

19 Briefly describe the Project's Public Benefits:

The project will consist of $7.5 million in capital improvements to the substantially deteriorated 20,820 square foot center that has met 5 conditions of statutory blight, the legal requirement for triggering the "But For" clause of TIF, and the addition of a new median along Missouri Highway 7 in front of the renovated shopping center. The support of this redevelopment with TIF will encourage private investment to produce a long-term, orderly pattern of quality retail and service commercial uses in and adjacent to the Redevelopment Areas. The redevelopment will also enhance the tax base for the City and other taxing jurisdictions having territory within the Redevelopment Area.

20 Description of Agreements with the Developer:

Ordinance 3892 - Copperleaf Village Shopping Center Tax Increment Financing (TIF) Plan approved, Redevelopment Area established, and Tallgrass Shopping Center, LLC designated as Developer, 8/29/05.

Ordinance 3910 -TIF Redevelopment Agreement between City and Tallgrass Shopping Center, LLC, 9/19/05.

Ordinance 3937 - Copperleaf TIF activated, 12/19/05.

Ordinance 3939 - Acquisition Funding Agreement between City and Copperleaf Village, LLC, 12/19/05.

21 Description of any agreements with the affected taxing districts:

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	3
23	Number of relocated businesses due to TIF Project:	-	2
24	Number of parcels acquired through use of eminent domain power:	-	1

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

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

		Projected	Actual to Date
26	Estimate of New Jobs:	NA	98
27	Estimate of Retained Jobs:	NA	1

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ 61,669	$ 711,700.76
(b)	Economic Activity Taxes	$ 64,016	$ 253,530
	Interest	$ 1,177	$ 52,161
	Total as of Report Date:	$ 126,862	$ 1,017,392

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ 98,000
(b)	Site Development (grading, dirt moving, etc.)		$ 44,500
(c)	Rehab of existing buildings		$ 538,741
(d)	Acquisition of land or buildings		$ 949,131
(e)	Other (specify): Professional Services		$ 69,696
(f)	Other (specify) Interest:	$ 233,862	$ 2,599,807
	Total Project Costs Funded by TIF:	$ 233,862	$ 4,299,875

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:		$ -
(h)	Reimbursement to Developer for eligible costs:	$ 124,385	$ 910,781
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:		$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs (utility extensions, road improvements, storm water, demolition, grading, etc.)	$ 836,177
(b)	Property Acquisition and Relocation Costs	$ 794,195
(c)	Project Implementation Costs (including professional fees)	$ 69,696
(d)	Other (specify):	$ -
(e)	Other (specify):	$ -
(f)	Other (specify):	$ -
	Total Anticipated TIF Reimbursable Costs *(Per Original TIF Plan)*	$ 1,700,068

31	**Total Anticipated Project Costs** *(Per Original TIF Plan)*	$ 7,570,169

32 **TIF Financing Method**

(a)	[X] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[ ] Other bond
(d)	[ ] Loan	(h)	[ ] Other bond

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	18
34	Current anticipated estimate (# of years to retirement)	18

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 639,282
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 1,343,360
37	Anticipated assessed value at time of district termination (per plan) (per plan)	$ 2,442,776

38	Total amount of base year EATS	$ 58,847
39	Total amount of base year PILOTS (base year tax)	$ 62,707
40	Total (cumulative) EATS anticipated at time of district termination	$ 1,523,830
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 1,815,866

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	18
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	18

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

Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

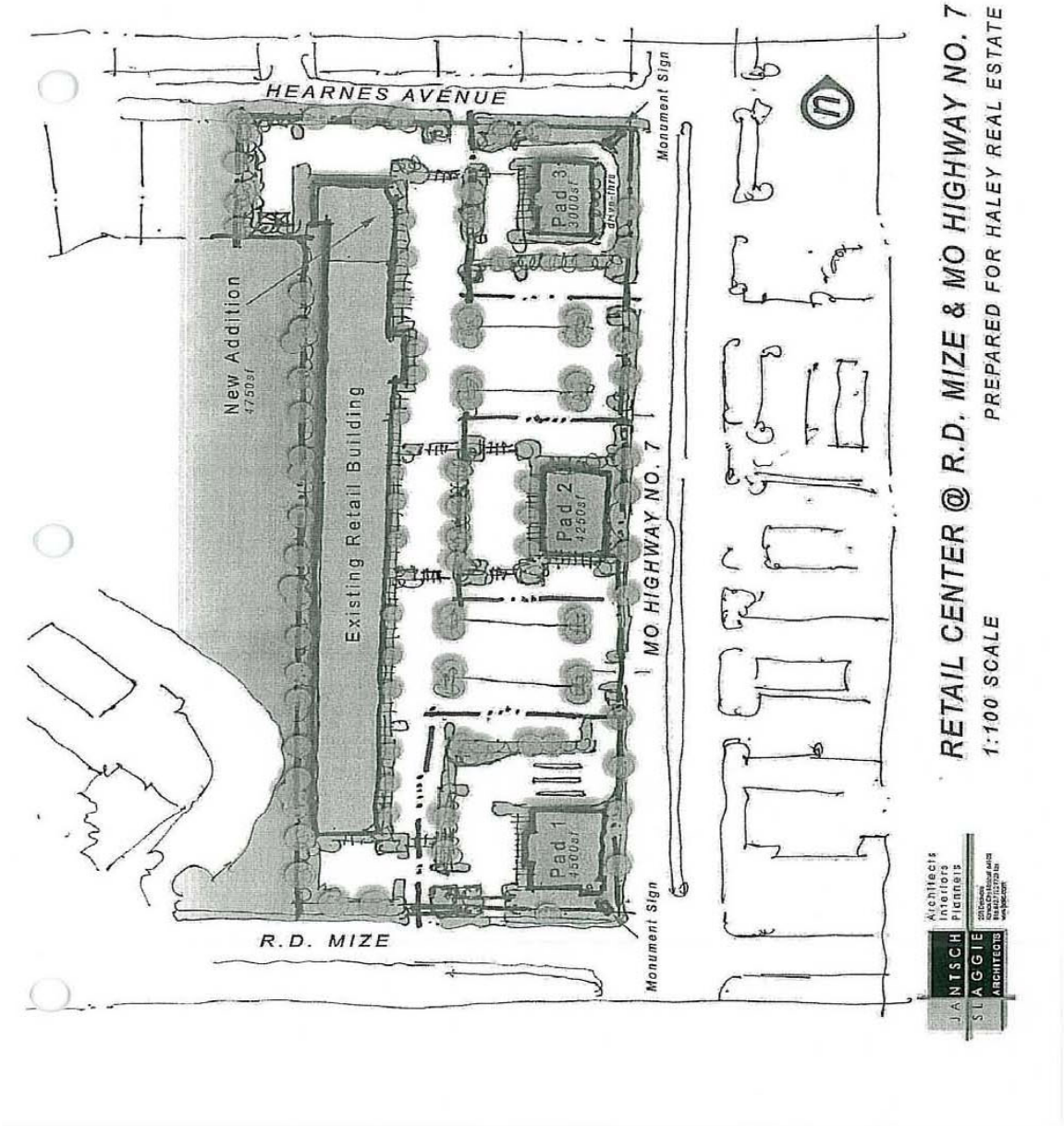
COPPERLEAF VILLAGE TIF

List of Businesses

BUSINESS NAME	ADDRESS	GENERATE SALES TAX	SALES TAX ID
Marcos Pizza	701-A NW State Route 7	YES	21565422-0021
Highway 7 Chiropractic	701-B NW State Route 7	NO	N/A
Vacant	*703 NW State Route 7*		
Vacant	*705 NW State Route 7*		
All State Insurance	707 NW State Route 7	NO	N/A
Vacant	*709 NW State Route 7*		
Quest Diagnostices	711 NW State Route 7	NO	
Vapor World	713 NW State Route 7	YES	22504907-0020
Firehouse Subs	715 NW State Route 7	YES	21831530-0001
Hello! Pediatric Denistry	717 NW State Route 7	NO	
Thailand Restaurant	719 NW State Route 7	YES	22882278-0001
Vacant			
Hotworx	721 NW State Route 7	NO	N/A
Vacant	*723 NW State Route 7*		
HCA Midwest Speciality Clinic	725 NW State Route 7	NO	N/A
Popeyes #12359	727 NW State Route 7	YES	26495830-0001

Copperleaf Village Redevelopment Area

Copperleaf Village Shopping Center



Copperleaf Village BEFORE Redevelopment





Copperleaf Village AFTER Redevelopment





Copperleaf Village AFTER Redevelopment









4 Seasons Nail Salon closed and Fire House Subs opened June 2013



Mary Margarets closed March 2013 and Quest Diagnostics opened December 2014

Copperleaf Village AFTER Redevelopment



Centerpoint Clinic & Urgent Care opened in 2012



New York NY Deli closed June 2009

Nino & Peppino's Italian Deli opened July 2009 and closed May 2010

Thailand Restaurant opened April 2011



Godfather's Pizza closed June 2014 and site remains vacant





Taca Bueno closed July 2016 and Popeye's Louisiana Kitchen opened September 2016

Copperleaf Village AFTER Redevelopment





Vapor World opened May 2017





Parsons Photography opened July 2017

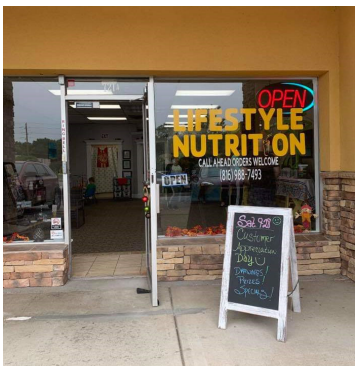




Hello! Pediatric Dentistry opened October 2017



Fanboy Toys opened December 2018



Lifestyle Nutrition opened October 2020

Copperleaf Village AFTER Redevelopment







Hotworx Yoga Studio opened January 2022





Marcos Pizza opened June 2022

City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	White Oak Tax Increment Financing Plan
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	Development Associates, LLC
(g)	Person	Mike Fishman
(h)	Phone	913-782-9000
(i)	Fax	
(j)	E-mail Address	

6	Original Date Plan/Project Approval	November 17, 2014
7	Ordinance Number (if available)	4519
8	Most Recent Plan Amendment (if any)	December 19, 2016
9	Ordinance Number (if available)	4636
10	State House District	31
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Redevelopment Area consists of approximately 20 acres of land located in an area generally bounded by Highway 7 on the East, SW Sunset Street on the North, and SW 10th Street on the West (excluding the residential homes fronting on SW 10th Street).

14 Description of Plan/Project:

The Project includes: 1) acquisition of all property rights by the Developer, 2) demolition of existing buildings located therein, 3) completion of substantial site work and infrastructure improvements, 4) construction of an approximately 85,000 SF grocery store (Project B), 5) construction of approximately 19,250 SF of additional commercial space, and 6) construction of an approximately 180-unit senior housing complex (Project A).

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [X] Fully-Operational
(e) [ ] Inactive
(f) [ ] District Dissolved

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

Acquisition of leasehold interests are necessary for the removal of blight and for the Redevelopment Plan to move forward as contemplated.

19 Briefly describe the Project's Public Benefits:

This project will benefit the public by providing the City with the opportunity to stabilize and help reinvigorate a key part of one of the City's most important commercial locations. This area has clearly suffered in recent years from excessive vacancies in both "big box" and smaller retail store buildings. It is hoped and expected that these Redevelopment Projects, along with other redevelopment projects in this corridor such as the 7 Highway and 40 Highway TIF, will help complete the process to turn the area back into a quality and successful retail and commercial services area to serve the citizens of the City for years to come.

20 Description of Agreements with the Developer:

Resolution 40-2014 - Funding Agreement between City and Development Associates, LLC , 4/7/14.

Ordinance 4519 - White Oak TIF Plan approved, Redevelopment Area established, Development Associates, LLC designated as the Developer, and the TIF Contract between City and Development Associates, LLC, approved, 11/17/14.

Ordinance 4520 - Plan A activated, 11/17/14.

Ordinance 4521 - Plan B activated, 11/17/14.

Resolution 16-2015 - Acquisition Funding Agreement between City and Development Associates, LLC , 2/17/15.

Ordinance 4571 - Amended legal descriptions of re-development area designated in Ord. 4519, 10/05/15.

Ordinance 4636 - First Amendment to TIF Contract, amending definition of Project Area A as the senior housing complex and Project Area B as the grocery store and retail, 12/19/16.

Ordinance 4636 - Issuance of Special Obligation Revenue Bonds, 12/19/16.

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive an annual Capital Contribution from the Special Allocation Fund an amount equal to ten (10%) of the School District's then existing mill levy multiplied by the increased assessed value of property over the Total Initial Equalized Assessed Value within each Project Area during the life of the Plan.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

White Oak Community Improvement District - The CID 1% sales tax has been approved and is effective as of April 1, 2017.

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	2
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

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

		Projected	Actual to Date
26	Estimate of New Jobs:	-	98
27	Estimate of Retained Jobs:	-	194

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ 503,538	$ 1,919,191
(b)	Economic Activity Taxes	$ 480,061	$ 2,310,731
(c)	CID Sales Taxes	$ 208,065	$ 1,050,000
(d)	Interest	$ 61,671	$ 142,280
(e)	Total as of Report Date:	$ 1,253,335	$ 5,422,202

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ -
(b)	Site Development (grading, dirt moving, etc.)		$ 3,375,025
(c)	Rehab of existing buildings		$ 2,781,834
(d)	Acquisition of land or buildings		$ -
(e)	Other (specify): Relocation, Design, Development Fees		$ 1,471,756
(f)	Other (specify):		$ -
	Total Project Costs Funded by TIF:		$ 7,628,616

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ 831,325	$ 4,208,493
(h)	Reimbursement to Developer for eligible costs:		$ 7,628,616
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:		$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs	$ 4,117,581
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ 2,461,224
(d)	Other (specify): Legal, Engineer, Architect, Plan Admin.	$ 1,773,247
(e)	Other (specify): Financing Fees	$ 522,500
(f)	Other (specify):	
	Total Anticipated TIF Reimbursable Costs	$ 8,874,552

31	**Total Anticipated Project Costs**	$ 49,639,471

32 **TIF Financing Method**

(a)	[X] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[X] Other bond (Special Obligation Bond)
(d)	[ ] Loan	(h)	[ ] Other

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	23

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 736,000
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 6,537,434
37	Anticipated assessed value at time of district termination (per plan)	$ 6,430,117

38	Total amount of base year EATS	$ 117,165
39	Total amount of base year PILOTS (base year tax)	$ 69,168
40	Total (cumulative) EATS anticipated at time of district termination	$ 14,538,848
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 8,093,138

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

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

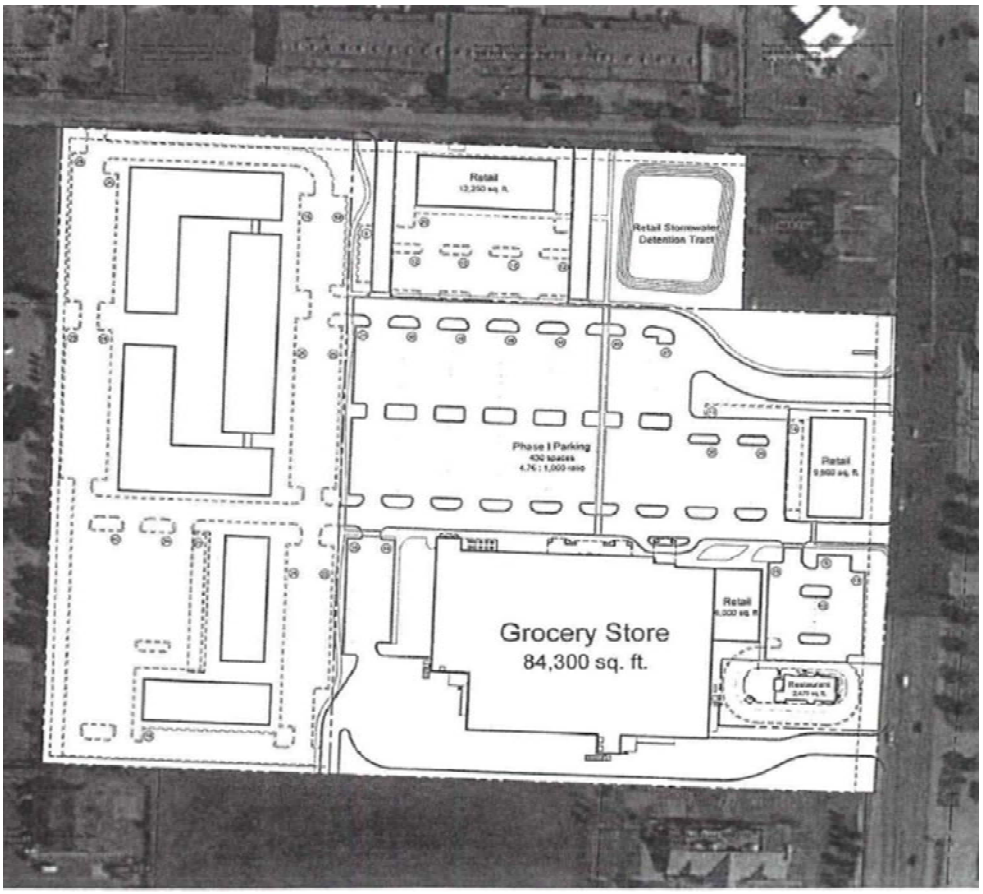
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

WHITE OAK TIF

List of Businesses

BUSINESS NAME	ADDRESS	GENERATE SALES TAX	SALES TAX ID
Novel Place Blue Springs	1001 SW State Route 7	NO	N/A
First Watch Restaurant #230	1077 SW State Route 7	YES	19289499-0031
Luxury Nail & Spa	1085 SW State Route 7	NO	N/A
The Cellular Connection - Verizon	1095 SW State Route 7	YES	18290621-0130
Price Chopper #104	1101 SW State Route 7	YES	10483322-0029
White Oak Dental Group	1125 SW State Route 7	NO	N/A
Johnny's Tavern	1175 SW State Route 7	YES	213186763-0001

White Oak Redevelopment Area





White Oak BEFORE Redevelopment

















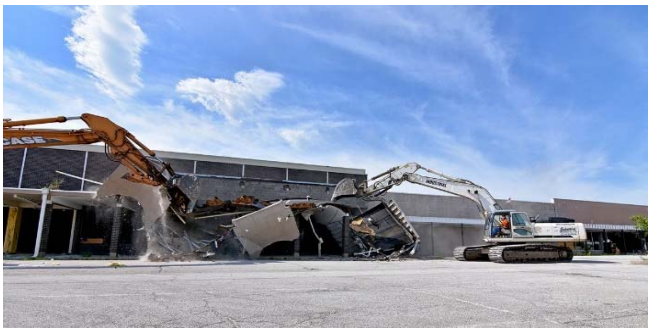




White Oak Demolition and Construction













White Oak Marketplace Construction











White Oak AFTER Redevelopment



Cosentino's Price Chopper opened October 2017





Grand Opening October 4, 2017



White Oak Dental Group
openend October 2017



Saint Luke's Convenient
Care opened October 2017



Johnny's Tavern opened
November 2017

White Oak AFTER Redevelopment







First Watch opened November 2018





TCC - Verizon opened November 2018

White Oak AFTER Redevelopment





Luxury Nail & Spa opened January 2020





Novel Place Senior Living opened November 2020

City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	Woods Chapel Tax Increment Financing Plan, **Project 1**
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	I-70 Partners, LLC
(g)	Person	Dan Carr
(h)	Phone	816-960-1444
(i)	Fax	
(j)	E-mail Address	

6	Original Date Plan/Project Approval	July 7, 2008
7	Ordinance Number (if available)	4165
8	Most Recent Plan Amendment (if any)	April 4, 2011
9	Ordinance Number (if available)	4333
10	State House District	30
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Woods Chapel TIF Redevelopment Area consists of approximately 26 acres of land located in Blue Springs, Missouri in an area generally bounded by Carl Felt Road on the north, Woods Chapel Road on the east, NW Valley View Place Road on the south and single-family residential development to the west.

14 Description of Plan/Project:

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [X] Fully-Operational
(e) [ ] Inactive
(f) [ ] District Dissolved

Note: Two businesses have opened in the project area and the Park and Ride area is operational.

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

The Redevelopment Area is plagued by severe drainage and environmental challenges. For these reasons, complicated engineering and construction challenges face the Redevelopment Area. The Redevelopment Area is bisected from east to west by a deep creek that drains the site and the surrounding areas. The low lying areas suffer from severe drainage problems that frequently leaves standing water for long periods of time. Project engineers have identified wetlands and "Waters of the U.S.," which are within the jurisdiction for the U.S. Army Corp of Engineers and the State of Missouri. Significant environmental study, engineering and remediation will be necessary to develop around or disturb these areas.

19 Briefly describe the Project's Public Benefits:

In addition to the construction of the Redevelopment Projects, this Plan provides for the construction of certain public infrastructure improvements associated with the Redevelopment Projects and those traffic improvements attributable to the Redevelopment Area and required by the City. The proposed Woods Chapel and Vallyview Road improvements will primarily take place adjacent to the development providing two northbound lanes on Woods Chapel Rd to accommodate double northbound left turn lanes from Valleyview Road and two southbound lanes on Woods Chapel Road which become a dedicated through and right turn lane at Valleyview Road.

20 Description of Agreements with the Developer:

Ordinance 4165 - Woods Chapel TIF Plan approved, TIF Contract between Woods Chapel Redevelopment, LLC and City approved, Redevelopment Area established, and Woods Chapel Redevelopment, LLC designated as the Developer of Projects 1, 2, and 3, 7/7/08.

Ordinance 4165 - Woods Chapel TIF Project 1 activated, 7/7/08.

Resolution 33-2009 - Tax Incentive Funding Agreement between City and I-70 Partners, LLC, 04/06/09.

Ordinance 4235 - Tax Increment Financing Contract between the City and I-70 Partners, LLC. Ordinance designates I-70 Partners, LLC as the Developer for the Woods Chapel TIF Plan and Redevelopment Projects 1, 2, and 3, 5/18/09.

Ordinance 4237 - Cooperative Agreement with the Oaks at Woods Chapel Community Improvement District and I-70 Partners, LLC, 05/18/09.

Ordinance 4333 - First Amendment to the TIF Contract by and between the City and I-70 Partners, LLC for the Woods Chapel TIF Plan, 04/04/11.

Ordinance 4334 - First Amendment to the Cooperative Agreement among the City, the Oaks at Woods Chapel Community Improvement District and I-70 Partners, LLC, 04/04/11.

Resolution 45-2011 - Collateral Assignment of TIF Contract and Collateral Assignment of Cooperative Agreement between I-70 Partners, LLC and Alterra Bank for the Woods Chapel TIF Redevelopment Project, 06/20/11.

21 Description of any agreements with the affected taxing districts:

The Blue Springs R-IV School District will receive an annual Capital Contribution from the Special Allocation Fund an amount equal to ten (10%) of the School District's then existing mill levy multiplied by the increased assessed value of property over the Total Initial Equalized Assessed Value within each Project Area during the life of the Plan.

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

Oaks at Woods Chapel Community Improvement District - The imposition of the CID 1% sales tax became effective on July 1, 2014 for all sales within the district . The net revenues, gross revenues less CID operating expenses and certified CID reimbursable expenses, have been pledged to the Special Allocation Fund for the payment of TIF reimbursable project costs.

Current Period	Total

22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	1
24	Number of parcels acquired through use of eminent domain power:	-	1

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

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

		Projected	Actual to Date
26	Estimate of New Jobs:	-	16
27	Estimate of Retained Jobs:	-	29

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ 118,653	$ 977,324
(b)	Economic Activity Taxes	$ 25,794	$ 456,543
	Interest	$ -	$ 381
	CID Sales Tax	$ 35,771	$ 231,510
	Total as of Report Date:	$ 180,217	$ 1,665,757

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)		$ 1,814,624
(b)	Site Development (grading, dirt moving, etc.)		$ 813,667
(c)	Rehab of existing buildings		$ -
(d)	Acquisition of land or buildings		$ -
(e)	Other (specify): Design, Legal & Development Fees		$ 379,485
(f)	Other (specify): Interest	$ 67,486	$ 561,164
	Total Project Costs Funded by TIF:	$ 67,486	$ 3,568,940

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ -	$ -
(h)	Reimbursement to Developer for eligible costs:	$ 20,897	$ 641,146
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:	$ 142,590	$ 825,704

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs	$ 4,318,264
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ -
(d)	Other (specify): Remediation of Waterway	$ 591,800
(e)	Other (specify): Design/Engineering	$ 774,359
(f)	Other (specify): Legal/Developer Fees	$ 152,750
	Total Anticipated TIF Reimbursable Costs *(Per Original TIF Plan)*	$ 5,837,173

31	**Total Anticipated Project Costs** *(Per Original TIF Plan)*	$ 19,185,046

32 **TIF Financing Method**

(a)	[X] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[ ] Other bond
(d)	[ ] Loan	(h)	[ ] Other

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	23

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ 102,516
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 1,509,440
37	Anticipated assessed value at time of district termination (per plan)	$ 3,088,688

38	Total amount of base year EATS	$ 5,431
39	Total amount of base year PILOTS (base year tax)	$ 8,858
40	Total (cumulative) EATS anticipated at time of district termination	$ 4,924,731
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 4,759,207

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

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

Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Blue Springs, Missouri
2	Name of Plan or Project	Woods Chapel Tax Increment Financing Plan, **Project 2**
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
(f)	Private Sector Developer	I-70 Partners, LLC
(g)	Person	Dan Carr
(h)	Phone	816-960-1444
(i)	Fax	
(j)	E-mail Address	

6	Original Date Plan/Project Approval	July 7, 2008
7	Ordinance Number (if available)	4165
8	Most Recent Plan Amendment (if any)	April 4, 2011
9	Ordinance Number (if available)	4333
10	State House District	30
11	State Senate District	8
12	School District	Blue Springs R-IV

13 General location of Area or Project Area:

The Woods Chapel TIF Redevelopment Area consists of approximately 26 acres of land located in Blue Springs, Missouri in an area generally bounded by Carl Felt Road on the north, Woods Chapel Road on the east, NW Valley View Place Road on the south and single-family residential development to the west.

14 Description of Plan/Project:

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

15 Plan/Project Status:

(a) [ ] Starting Up
(b) [ ] Seeking Developer
(c) [ ] Under Construction
(d) [ ] Fully-Operational
(e) [X] Inactive
(f) [ ] District Dissolved

16 Area Type:

(a) [X] Blight
(b) [ ] Conservation
(c) [ ] Economic Development

17 How was the "But-For" determination made?

(a) [X] Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
(b) [ ] Project required significant public infrastructure investment to remedy existing inadequate conditions.
(c) [ ] Project required significant public infrastructure to construct adequate capacity to support the project.
(d) [ ] Project required parcel assembly and/or relocation costs.
(e) [ ] Other (describe):

18 Major Development Obstacles to be Overcome:

The Redevelopment Area is plagued by severe drainage and environmental challenges. For these reasons, complicated engineering and construction challenges face the Redevelopment Area. The Redevelopment Area is bisected from east to west by a deep creek that drains the site and the surrounding areas. The low lying areas suffer from severe drainage problems that frequently leaves standing water for long periods of time. Project engineers have identified wetlands and "Waters of the U.S.," which are within the jurisdiction for the U.S. Army Corp of Engineers and the State of Missouri. Significant environmental study, engineering and remediation will be necessary to develop around or disturb these areas.

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In addition to the construction of the Redevelopment Projects, this Plan provides for the construction of certain public infrastructure improvements associated with the Redevelopment Projects and those traffic improvements attributable to the Redevelopment Area and required by the City. The proposed Woods Chapel and Vallyview Road improvements will primarily take place adjacent to the development providing two northbound lanes on Woods Chapel Rd to accommodate double northbound left turn lanes from Valleyview Road and two southbound lanes on Woods Chapel Road which become a dedicated through and right turn lane at Valleyview Road.

20 Description of Agreements with the Developer:

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Ordinance 4165 - Woods Chapel TIF Project 1 activated, 7/7/08.

Resolution 33-2009 - Tax Incentive Funding Agreement between City and I-70 Partners, LLC, 04/06/09.

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Ordinance 4334 - First Amendment to the Cooperative Agreement among the City, the Oaks at Woods Chapel Community Improvement District and I-70 Partners, LLC, 04/04/11.

Resolution 45-2011 - Collateral Assignment of TIF Contract and Collateral Assignment of Cooperative Agreement between I-70 Partners, LLC and Alterra Bank for the Woods Chapel TIF Redevelopment Project, 06/20/11.

21 Description of any agreements with the affected taxing districts:

The Central Jackson County Fire Protection District, in accordance with RSMo 99.848, will be reimbursed from the Special Allocation Fund 50% of the CJCFPD PILOTS paid to the TIF and will be billed 50% of the 50% TIF portion of the CJCFPD sales tax generated in the TIF to be deposited into the Special Allocation Fund.

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

RSMo 99.848 states that "notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, 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."

		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

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

		Projected	Actual to Date
26	Estimate of New Jobs:	-	-
27	Estimate of Retained Jobs:	-	-

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ -	$ -
(b)	Economic Activity Taxes	$ -	$ -
	Total as of Report Date:	**$ -**	**$ -**

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)	$ -	$ -
(b)	Site Development (grading, dirt moving, etc.)	$ -	$ -
(c)	Rehab of existing buildings	$ -	$ -
(d)	Acquisition of land or buildings	$ -	$ -
(e)	Other (specify):	$ -	$ -
(f)	Other (specify):	$ -	$ -
	Total Project Costs Funded by TIF:	$ -	$ -

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ -	$ -
(h)	Reimbursement to Developer for eligible costs:	$ -	$ -
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:	$ -	$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs	$ 1,486,713
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ -
(d)	Other (specify): Design/Engineering	$ 22,244
(e)	Other (specify):	
(f)	Other (specify):	
	Total Anticipated TIF Reimbursable Costs *(Per Original TIF Plan)*	$ 1,508,957

31	**Total Anticipated Project Costs** *(Per Original TIF Plan)*	$ 15,833,459

32 **TIF Financing Method**

(a)	[ ] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[ ] Other bond
(d)	[ ] Loan	(h)	[X] Other

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	10

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ -
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 136,640
37	Anticipated assessed value at time of district termination (per plan)	$ 3,899,222

38	Total amount of base year EATS	$ -
39	Total amount of base year PILOTS (in year prior to activation)	NA
40	Total (cumulative) EATS anticipated at time of district termination	$ 11,657,352
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 6,430,048

42	Percentage of EATS captured	50%
43	Total years anticipated to capture EATS	23
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

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

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City of Blue Springs, Missouri
2023 Tax Increment Financing Annual Report

Section 1 - Description of the Plan and Project

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2	Name of Plan or Project	Woods Chapel Tax Increment Financing Plan, **Project 3**
3	Report Period	October 1, 2022 to September 30, 2023
4	Name of person who prepared this Annual Report	Cindy Rubino

5 **Contact Information**

(a)	City Contact Agency	City of Blue Springs Finance Department
(b)	Person	Karen Van Winkle, Director of Finance
(c)	Phone	816-228-0106
(d)	Fax	816-228-0204
(e)	E-mail Address	kvanwinkle@bluespringsgov.com
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		Current Period	Total
22	Number of relocated residences due to TIF Project:	-	-
23	Number of relocated businesses due to TIF Project:	-	-
24	Number of parcels acquired through use of eminent domain power:	-	-

25 Identify any new or relocated businesses into the Redevelopment Area (in this fiscal year):

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

		Projected	Actual to Date
26	Estimate of New Jobs:	-	-
27	Estimate of Retained Jobs:	-	-

Section 2 - Tax Increment Financing Revenues

28 **TIF Revenue Deposits to the Special Allocation Fund as of the Report Date:**

		Current Period	Total
(a)	Payments in Lieu of Taxes	$ -	$ -
(b)	Economic Activity Taxes	$ -	$ -
	Total as of Report Date:	**$ -**	**$ -**

29 **Expenditures for Total Project Costs Funded by TIF**

	Total Project Costs Funded by TIF:	Current Period	Total
(a)	Public Infrastructure (streets, utilities, etc.)	$ -	$ -
(b)	Site Development (grading, dirt moving, etc.)	$ -	$ -
(c)	Rehab of existing buildings	$ -	$ -
(d)	Acquisition of land or buildings	$ -	$ -
(e)	Other (specify):	$ -	$ -
(f)	Other (specify):	$ -	$ -
	Total Project Costs Funded by TIF:	$ -	$ -

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ -	$ -
(h)	Reimbursement to Developer for eligible costs:	$ -	$ -
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:	$ -	$ -

30 **Anticipated TIF Reimbursable Costs (only include hard costs; not interest or bond issuance costs)**

(a)	Public Infrastructure & Site Development Costs	$ 137,988
(b)	Property Acquisition and Relocation Costs	$ -
(c)	Project Implementation Costs (including professional fees)	$ -
(d)	Other (specify): Design/Engineering	$ 8,254
(e)	Other (specify):	$ -
(f)	Other (specify):	$ -
	Total Anticipated TIF Reimbursable Costs *(Per Original TIF Plan)*	$ 146,242

31	**Total Anticipated Project Costs** *(Per Original TIF Plan)*	$ 1,894,355

32 **TIF Financing Method**

(a)	[ ] Pay-as-you-go	(e)	[ ] TIF bond
(b)	[ ] General obligation bonds	(f)	[ ] Industrial revenue bond
(c)	[ ] TIF notes	(g)	[ ] Other bond
(d)	[ ] Loan	(h)	[X] Other

Maturity of TIF Obligations (term of the TIF payout)

33	Original estimate (# of years to retirement)	23
34	Current anticipated estimate (# of years to retirement)	10

Estimated Increase in Tax Generation

35	Original assessed value of the Redevelopment Project (certified base year)	$ -
36	Assessed valuation of Redevelopment Project (at end of report period)	$ 80,320
37	Anticipated assessed value at time of district termination (per plan)	$ 339,368

38	Total amount of base year EATS	$ -
39	Total amount of base year PILOTS (in year prior to activation)	NA
40	Total (cumulative) EATS anticipated at time of district termination	$ -
41	Total (cumulative) PILOTS anticipated at time of district termination	$ 515,444

42	Percentage of EATS captured	0%
43	Total years anticipated to capture EATS	0
44	Percentage of PILOTS captured	100%
45	Total years anticipated to capture PILOTS	23

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

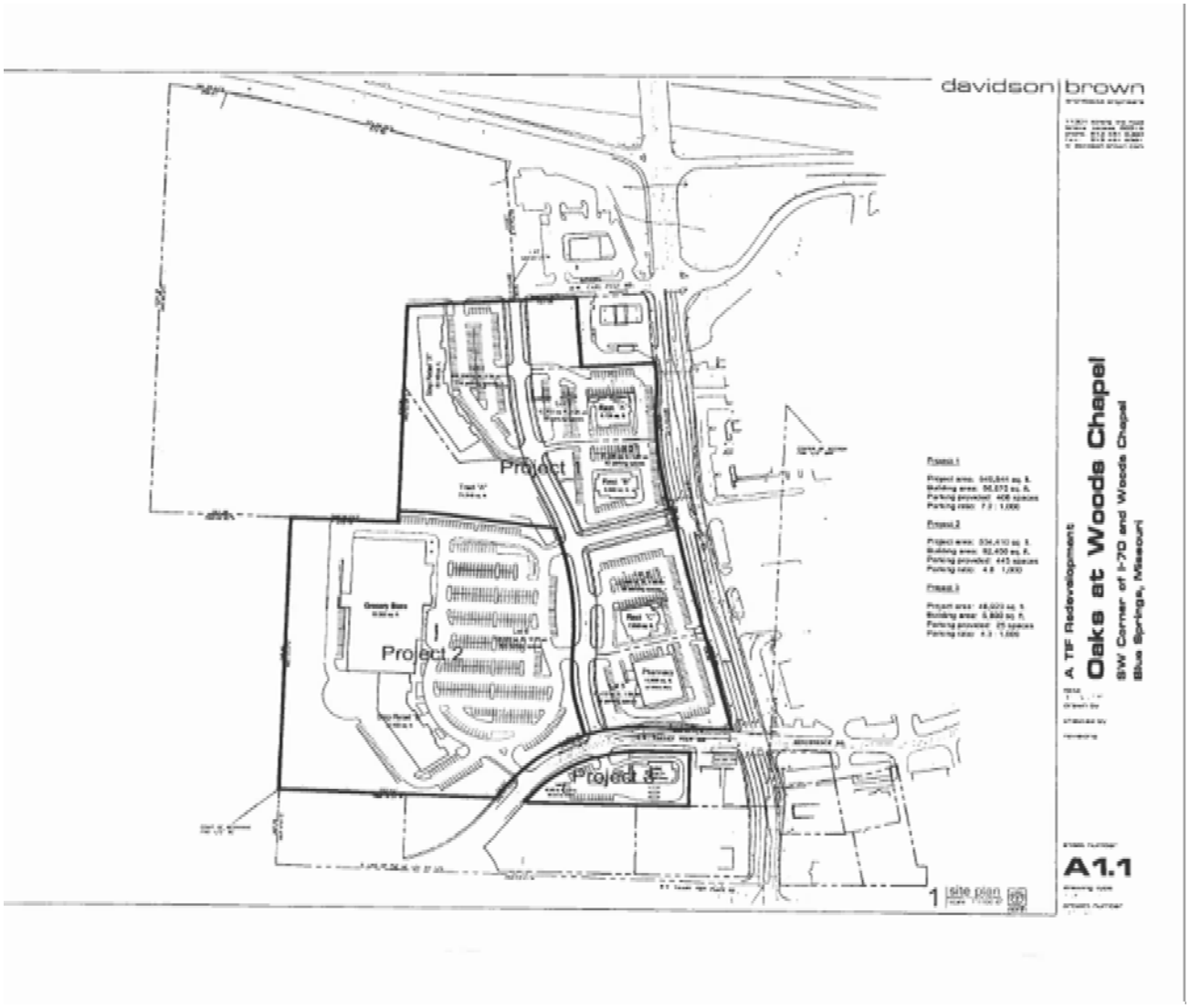
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

WOODS CHAPEL TIF

List of Businesses

BUSINESS NAME	ADDRESS	GENERATE SALES TAX	SALES TAX ID
CVS Pharmacy #8950	1101 NW Woods Chapel Road	YES	19489951-0172
QuikTrip #180R	1301 NW Woods Chapel Road	YES	11162767-0461

Oaks at Woods Chapel Redevelopment Area



Woods Chapel - Project 1 BEFORE Redevelopment







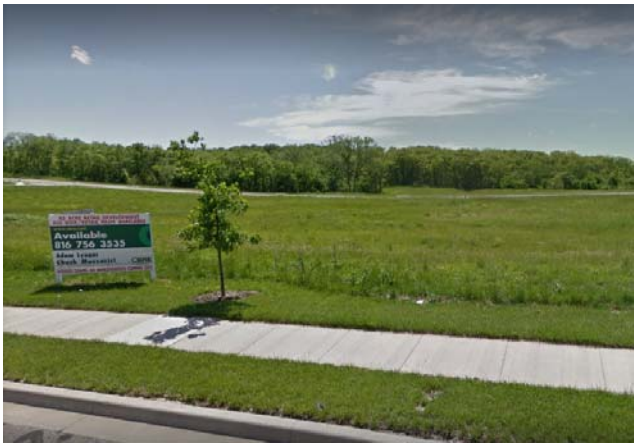


Woods Chapel - Project 1 AFTER Redevelopment











Woods Chapel - Project 1 AFTER Redevelopment









Relocated from 1128 NW Woods Chapel Road
Opened in November 2017

Blue Springs, Missouri Tax Increment Financing

TIF Project Funds

Combined Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023

	Highway 7 & 40 Project A TIF	Highway 7 & 40 Project B TIF	Highway 7 & 40 Project C TIF	Adams Farm TIF	Copperleaf Village TIF	White Oak Marketplace TIF Project A	White Oak Marketplace TIF Project B	Woods Chapel TIF	Total
Revenues:									
Taxes	$ -	$ -	$ -	$ 1,361,330.29	$ 41,122.79	$ -	$ 208,335.21	$ 16,475.83	$ 1,627,264.12
Intergovernmental activity taxes	$ 51,571.81	$ 108,048.54	$ 153,097.77	$ 3,744,888.76	$ 84,562.34	$ 205,170.95	$ 778,158.18	$ 163,741.49	$ 5,289,239.84
Interest	$ 10,701.03	$ 1,264.11	$ 1,696.59	$ 153,288.23	$ 1,176.53	$ -	$ 61,671.06	$ -	$ 229,797.55
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total revenues	$ 62,272.84	$ 109,312.65	$ 154,794.36	$ 5,259,507.28	$ 126,861.66	$ 205,170.95	$ 1,048,164.45	$ 180,217.32	$ 7,146,301.51
Expenditures:									
Current, economic development	$ 7,297.89	$ 15,289.86	$ 33,594.84	$ 307,452.01	$ 6,600.59	$ 28,775.45	$ 47,548.09	$ 16,790.47	$ 463,349.20
Debt Service:									$ -
Principal Retirement	$ 55,169.97	$ -	$ -	$ 3,160,000.00	$ 124,385.24	$ -	$ 420,000.00	$ 163,486.69	$ 3,923,041.90
Interest and fiscal charges	$ -	$ -	$ -	$ 1,672,931.09	$ -	$ -	$ 418,480.00	$ -	$ 2,091,411.09
Bond issue costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Total expenditures	$ 62,467.86	$ 15,289.86	$ 33,594.84	$ 5,140,383.10	$ 130,985.83	$ 28,775.45	$ 886,028.09	$ 180,277.16	$ 6,477,802.19
Excess (deficiency) of revenues over expenditures	$ (195.02)	$ 94,022.79	$ 121,199.52	$ 119,124.18	$ (4,124.17)	$ 176,395.50	$ 162,136.36	$ (59.84)	$ 668,499.32
Other financing sources (uses)									
Transfers In	$ 205,905.23	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 205,905.23
Transfers (out)	$ (507.47)	$ (94,022.79)	$ (113,848.18)	$ (17,402.91)	$ (630.45)	$ (2,018.88)	$ (5,800.55)	$ (713.05)	$ (234,944.28)
Bond proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total other financinc sources (uses)	$ 205,397.76	$ (94,022.79)	$ (113,848.18)	$ (17,402.91)	$ (630.45)	$ (2,018.88)	$ (5,800.55)	$ (713.05)	$ (29,039.05)
Net change in fund balances	$ 205,202.74	$ -	$ 7,351.34	$ 101,721.27	$ (4,754.62)	$ 174,376.62	$ 156,335.81	$ (772.89)	$ 639,460.27
Fund balances, beginning of year	$ 130,894.58	$ -	$ (7,351.34)	$ 4,915,241.67	$ 12,874.79	$ 108,045.90	$ 1,766,575.01	$ 10,164.20	$ 6,936,444.81
Fund balances, end of year	$ 336,097.32	$ -	$ (0.00)	$ 5,016,962.94	$ 8,120.17	$ 282,422.52	$ 1,922,910.82	$ 9,391.31	$ 7,575,905.08

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund

Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023

Project: 7 Highway & 40 Highway TIF, Project A

	2023	2022
Revenues:		
Taxes	$ -	$ 14,083.52
Intergovernmental activity taxes	51,571.81	74,264.87
Interest	10,701.03	1,570.42
Other	-	-
Total Revenues	62,272.84	89,918.81
Expenditures:		
Current:		
General Government	7,297.89	3,626.59
Professional Services	-	-
Certifed Developer Costs	55,169.97	606,867.86
Certified City Costs	-	-
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Total Expenditures	62,467.86	610,494.45
Excess of Revenues Over/(Under) Expenditures	(195.02)	(520,575.64)
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	205,905.23	645,920.78
OperatingTransfers Out	(507.47)	(733.02)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	205,397.76	645,187.76
Net Change in Fund Balances	$ 205,202.74	$ 124,612.12
Fund Balance - Beginning of Year	130,894.58	6,282.46
Fund Balance - End of Year	$ 336,097.32	$ 130,894.58

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund

Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023

Project: 7 Highway & 40 Highway TIF, Project B

	2023	2022
Revenues:		
Taxes	$ -	$ 57,945.65
Intergovernmental activity taxes	108,048.54	165,810.30
Interest	1,264.11	536.75
Other	-	-
Total Revenues	109,312.65	224,292.70
Expenditures:		
Current:		
General Government	15,289.86	15,282.19
Professional Services	-	-
Certifed Developer Costs	-	14,879.78
Certified City Costs	-	-
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	15,289.86	30,161.97
Excess of Revenues Over/(Under) Expenditures	94,022.79	194,130.73
Other Financing Sources (uses):		
Bond Proceeds		
Operating Transfers In	-	4,042.61
OperatingTransfers Out	(94,022.79)	(214,094.79)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(94,022.79)	(210,052.18)
Net Change in Fund Balances	$ -	$ (15,921.45)
Fund Balance - Beginning of Year	$ -	$ 15,921.45
Fund Balance - End of Year	$ -	$ -

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund

Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023

Project: 7 Highway & 40 Highway TIF, Project C

	2023	2022
Revenues:		
Taxes	$ -	$ 159,936.38
Intergovernmental activity taxes	153,097.77	246,739.66
Interest	1,696.59	895.14
Other	-	-
Total Revenues	154,794.36	407,571.18
Expenditures:		
Current:		
General Government	33,594.84	33,536.73
Professional Services	-	-
Certifed Developer Costs	-	-
Certified City Costs	-	-
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	33,594.84	33,536.73
Excess of Revenues Over/(Under) Expenditures	121,199.52	374,034.45
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
OperatingTransfers Out	(113,848.18)	(440,291.66)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(113,848.18)	(440,291.66)
Net Change in Fund Balances	$ 7,351.34	$ (66,257.21)
Fund Balance - Beginning of Year	(7,351.34)	58,905.87
Fund Balance - End of Year	$ (0.00)	$ (7,351.34)

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023
Project: Adams Farm - Projects A, B, C

	2023	2022
Revenues:		
Taxes*	$ 1,361,330.29	$ 1,307,162.65
Intergovernmental Taxes	3,744,888.76	3,742,869.40
Interest	153,288.23	9,691.20
Other	-	39.58
Total Revenues	5,259,507.28	5,059,762.83
Expenditures:		
Current:		
General Government	305,209.25	303,378.60
Professional Services	2,242.76	2,246.00
Certifed Developer Costs	-	-
Certified City Costs	-	-
Debt service:		
Principal Retirement	3,160,000.00	4,270,000.00
Interest and Fiscal Charges	1,672,931.09	1,617,070.34
Total Expenditures	5,140,383.10	6,192,694.94
Excess of Revenues Over/(Under) Expenditures	119,124.18	(1,132,932.11)
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
OperatingTransfers Out	(17,402.91)	(16,917.75)
Bond Proceeds	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(17,402.91)	(16,917.75)
Net Change in Fund Balances	$ 101,721.27	$ (1,149,849.86)
Fund Balance - Beginning of Year	4,915,241.67	6,065,091.53
Fund Balance - End of Year	$ 5,016,962.94	$ 4,915,241.67

* Includes TDD revenue pledged for debt service.

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund

Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023

Project: Copperleaf Village Shopping Center

	2023	2022
Revenues:		
Taxes	$ 41,122.79	$ 22,589.33
Intergovernmental Taxes	84,562.34	71,595.86
Interest	1,176.53	445.39
Other	-	-
Total Revenues	126,861.66	94,630.58
Expenditures:		
Current:		
General Government	4,758.09	4,753.62
Professional Services	1,842.50	-
Certified Developer Costs	124,385.24	78,641.40
Certified City Costs	-	-
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	130,985.83	83,395.02
Excess of Revenues Over/(Under) Expenditures	(4,124.17)	11,235.56
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
OperatingTransfers Out	(630.45)	(484.57)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(630.45)	(484.57)
Net Change in Fund Balances	$ (4,754.62)	$ 10,750.99
Fund Balance - Beginning of Year	12,874.79	2,123.80
Fund Balance - End of Year	$ 8,120.17	$ 12,874.79

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023
Project: White Oak, Project A

	2023	2022
Revenues:		
Taxes	$ -	$ -
Intergovernmental Taxes	$ 205,170.95	$ 222,980.59
Interest	-	-
Other	-	-
Total Revenues	205,170.95	222,980.59
Expenditures:		
Current:		
General Government	28,775.45	28,746.45
Professional Services	-	-
Certified Developer Costs	-	106,657.62
Certified City Costs	-	-
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	28,775.45	135,404.07
Excess of Revenues Over/(Under) Expenditures	176,395.50	87,576.52
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
Operating Transfers Out	(2,018.88)	(75.53)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(2,018.88)	(75.53)
Net Change in Fund Balances	$ 174,376.62	$ 87,500.99
Fund Balance - Beginning of Year	$ 108,045.90	$ 20,544.91
Fund Balance - End of Year	$ 282,422.52	$ 108,045.90

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund

Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023

Project: White Oak, Project B

	2023	2022
Revenues:		
Taxes	$ 208,335.21	$ 145,091.75
Intergovernmental Taxes	778,158.18	735,649.80
Interest	61,671.06	4,027.04
Other	-	50.00
Total Revenues	1,048,164.45	884,818.59
Expenditures:		
Current:		
General Government	42,221.71	42,200.50
Professional Services	5,326.38	1,653.00
Certified Developer Costs		-
Certified City Costs	-	-
Debt service:		
Principal Retirement	420,000.00	600,000.00
Interest and Fiscal Charges	418,480.00	442,614.24
Bond Issuance Costs	-	-
Total Expenditures	886,028.09	1,086,467.74
Excess of Revenues Over/(Under) Expenditures	162,136.36	(201,649.15)
Other Financing Sources (uses):		
Bond Proceeds		
Operating Transfers In		
Operating Transfers Out	(5,800.55)	(4,920.71)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(5,800.55)	(4,920.71)
Net Change in Fund Balances	$ 156,335.81	$ (206,569.86)
Fund Balance - Beginning of Year	$ 1,766,575.01	$ 1,973,144.87
Fund Balance - End of Year	$ 1,922,910.82	$ 1,766,575.01

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Statement of Revenues, Expenditures and Change in Fund Balance

For the Year Ended September 30, 2023
Project: Woods Chapel, Project 1

	2023	2022
Revenues:		
Taxes	$ 16,475.83	$ 16,160.47
Intergovernmental Taxes	163,741.49	161,593.22
Interest	-	-
Other	-	-
Total Revenues	180,217.32	177,753.69
Expenditures:		
Current:		
General Government	16,790.47	16,782.04
Professional Services	-	-
Certified Developer Costs	20,896.95	80,230.05
Certified City Costs	142,589.74	80,230.03
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	180,277.16	177,242.12
Excess of Revenues Over/(Under) Expenditures	(59.84)	511.57
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
Operating Transfers Out - Capital Projects Fund	-	-
OperatingTransfers Out - General Fund	(713.05)	(694.16)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(713.05)	(694.16)
Net Change in Fund Balances	$ (772.89)	$ (182.59)
Fund Balance - Beginning of Year	10,164.20	10,346.79
Fund Balance - End of Year	$ 9,391.31	$ 10,164.20

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund

Combined Balance Sheet

For the Year Ended September 30, 2023

Assets	7 Hwy & 40 Hwy (Project A)	7 Hwy & 40 Hwy (Project B)	7 Hwy & 40 Hwy (Project C)	Adams Farm (Projects A,B,C)	Copperleaf Village Shopping Center	White Oak (Project A)	White Oak (Project B)	Woods Chapel (Project 1)	Total
Cash and Investments	$ 336,097.32	$ -	$ -	$ 303,334.09	$ 22,096.41	$ 282,422.52	$ 87,597.57	$ -	
Due from Other Funds or Governments	146,171.14	153,734.24	68,990.26	2,039,353.26	17,537.12	543,790.72	742,646.59	149,103.39	
Prepaid Items	-	-	-	-	-	-	-	-	
Deposits with Trustee	-	-	-	-	-	-	-	-	
Restricted Cash and Investments	-	-	-	4,289,355.12	-	-	1,667,937.09	-	
Total Assets	$ 482,268.46	$ 153,734.24	$ 68,990.26	$ 6,632,042.47	$ 39,633.53	$ 826,213.24	$ 2,498,181.25	$ 149,103.39	$ 10,850,166.84
Liabilities and Fund Balance									
Liabilities:									
Accounts Payable	$ -	$ -	$ -	$ -	$ 23,938.91	$ -	$ -	$ -	
Deferred Inflow	146,171.14	153,734.24	68,990.26	1,613,555.84	7,496.00	543,790.72	573,895.72	139,691.04	
Due to Developer	-	-	-	-	-	-	-	-	
Due to Other Funds	-	-	-	1,523.69	78.45	-	1,374.71	21.04	
Interfund Payable	-	-	-	-	-	-	-	-	
Total Liabilities	146,171.14	153,734.24	68,990.26	1,615,079.53	31,513.36	543,790.72	575,270.43	139,712.08	3,274,261.76
Fund Balance (deficit):									
Reserved for Prepaid Items	-	-	-	-	-	-	-	-	
Unreserved									
Undesignated	-	-	-	-	-	-	-	-	
TIF Projects Fund	336,097.32	-	-	5,016,962.94	8,120.17	282,422.52	1,922,910.82	9,391.31	7,575,905.08
Total Fund Balance (Deficit)	336,097.32	-	-	5,016,962.94	8,120.17	282,422.52	1,922,910.82	9,391.31	7,575,905.08
Total Liabilities and Fund Balance	$ 482,268.46	$ 153,734.24	$ 68,990.26	$ 6,632,042.47	$ 39,633.53	$ 826,213.24	$ 2,498,181.25	$ 149,103.39	$ 10,850,166.84

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2023
Project: 7 Highway & 40 Highway, Project A

Assets	2023	2022
Cash and Investments	336,097.32	130,894.58
Due from Other Funds or Governments	146,171.14	51,571.81
Prepaid items	-	-
Total Assets	$ 482,268.46	$ 182,466.39
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	-	-
Deferred Inflow	146,171.14	51,571.81
Due to Developer	-	-
Due to Other Funds	-	-
Inferfund Payable	-	-
Total Liabilities	146,171.14	51,571.81
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	336,097.32	130,894.58
Total Fund Balance (Deficit)	336,097.32	130,894.58
Total Liabilities and Fund Balance	$ 482,268.46	$ 182,466.39

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2023
Project: 7 Highway & 40 Highway, Project B

Assets	2023	2022
Cash and Investments	-	-
Due from Other Funds or Governments	153,734.24	108,048.55
Prepaid items	-	-
Total Assets	$ 153,734.24	$ 108,048.55
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	-	-
Deferred Inflow	153,734.24	108,048.55
Due to Developer	-	-
Due to Other Funds	-	-
Inferfund Payable	-	-
Total Liabilities	153,734.24	108,048.55
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	-	-
Total Fund Balance (Deficit)	-	-
Total Liabilities and Fund Balance	$ 153,734.24	$ 108,048.55

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2023
Project: 7 Highway & 40 Highway, Project C

Assets	2023	2022
Cash and Investments	$ -	$ -
Due from Other Funds or Governments	68,990.26	145,746.43
Prepaid items	-	-
Total Assets	$ 68,990.26	$ 145,746.43
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	$ -	$ -
Deferred Inflow	68,990.26	145,746.43
Due to Developer	-	-
Due to Other Funds	-	7,351.34
Inferfund Payable	-	-
Total Liabilities	68,990.26	153,097.77
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	-	(7,351.34)
Total Fund Balance (Deficit)	-	(7,351.34)
Total Liabilities and Fund Balance	$ 68,990.26	$ 145,746.43

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2023
Project: Adams Farm - Projects A, B, C

Assets	2023	2022
Cash and Investments	$ 303,334.09	$ 321,541.19
Due from Other Funds or Governments	2,039,353.26	2,004,466.48
Prepaid items	-	-
Restricted Cash and Investments	4,289,355.12	4,125,156.85
Total Assets	$ 6,632,042.47	$ 6,451,164.52
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	$ -	$ -
Deferred Inflow	1,613,555.84	1,520,592.88
Due to Developer	-	-
Due to Other Funds	1,523.69	15,329.97
Inferfund Payable	-	-
Total Liabilities	1,615,079.53	1,535,922.85
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	5,016,962.94	4,915,241.67
Total Fund Balance (Deficit)	5,016,962.94	4,915,241.67
Total Liabilities and Fund Balance	$ 6,632,042.47	$ 6,451,164.52

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2023
Project: Copperleaf Village Shopping Center

Assets		2023		2022
Cash and Investments	$	22,096.41	$	4,764.63
Due from Other Funds or Governments		17,537.12		82,509.68
Prepaid items		-		-
Total Assets	$	39,633.53	$	87,274.31
Liabilities and Fund Balance				
Liabilities:				
Accounts Payable	$	23,938.91	$	4,764.63
Deferred Inflow		7,496.00		67,778.40
Due to Developer		-		1,754.19
Due to Other Funds		78.45		102.30
Inferfund Payable		-		-
Total Liabilities		31,513.36		74,399.52
Fund Balance (deficit):				
Reserved for Prepaid Items		-		-
Unreserved				
Undesignated		-		-
TIF Projects Fund		8,120.17		12,874.79
Total Fund Balance (Deficit)		8,120.17		12,874.79
Total Liabilities and Fund Balance	$	39,633.53	$	87,274.31

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2023
Project: White Oak, Project A

Assets	2023	2022
Cash and Investments	282,422.52	214,703.52
Due from Other Funds or Governments	543,790.72	205,170.95
Prepaid items	-	-
Restricted Cash and Investments	-	-
Total Assets	$ 826,213.24	$ 419,874.47
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	-	-
Deferred Inflow	543,790.72	-
Due to Developer	-	106,657.62
Due to Other Funds	-	-
Inferfund Payable	-	-
Total Liabilities	543,790.72	106,657.62
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	282,422.52	108,045.90
Total Fund Balance (Deficit)	282,422.52	108,045.90
Total Liabilities and Fund Balance	$ 826,213.24	$ 214,703.52

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2023
Project: White Oak, Project B

Assets	2023	2022
Cash and Investments	$ 87,597.57	$ 37,984.29
Due from Other Funds or Governments	742,646.59	500,638.45
Prepaid items	-	-
Restricted Cash and Investments	1,667,937.09	1,554,444.90
Total Assets	$ 2,498,181.25	$ 2,093,067.64
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	$ -	$ -
Deferred Inflow	573,895.72	530,494.39
Due to Developer	-	-
Due to Other Funds	1,374.71	1,169.19
Inferfund Payable	-	-
Total Liabilities	575,270.43	531,663.58
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	1,922,910.82	1,766,575.01
Total Fund Balance (Deficit)	1,922,910.82	1,766,575.01
Total Liabilities and Fund Balance	$ 2,498,181.25	$ 2,298,238.59

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2023
Project: Woods Chapel, Project 1

Assets	2023	2022
Cash and Investments	$ -	$ 6,338.75
Due from Other Funds or Governments	149,103.39	132,175.32
Prepaid items	-	-
Total Assets	$ 149,103.39	$ 138,514.07
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	-	8,192.84
Deferred Inflow	139,691.04	120,130.65
Due to Developer	-	-
Due to Other Funds	21.04	26.38
Inferfund Payable	-	-
Total Liabilities	139,712.08	128,349.87
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	9,391.31	10,164.20
Total Fund Balance (Deficit)	9,391.31	10,164.20
Total Liabilities and Fund Balance	$ 149,103.39	$ 138,514.07