

FY 2024-25

TAX INCREMENT FINANCING ANNUAL REPORT

The City of Blue Springs Missouri

City of Blue Springs, Missouri
Tax Increment Financing
2025 Annual Report

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NOTES:

Audited Data

The FY 2025 financial data in this report is unaudited. The City's fiscal year ends September 30, 2025 and the TIF Annual Report is due November 15, 2025. Audited financial data will not be available until March 2026. 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, the 2021 CJCFPD Tax Shelter and the 2024 Senior Services Tax 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.

2025 TIF Commission Members

Chuck Kleinhagen
(Re-Appointed 2018)

David Witt
(Re-Appointed 2018)

Olivia Smith
(Appointed 2021)

Bonnie Hutchcroft
(Re-Appointed 2018)

Lyle Shaver
(Re-Appointed 2018)

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

Steve Schmitz
(Re-Appointed 2018)

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

Bryan Dennie
Blue Springs R-IV School Board
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

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

Chris Lievsay

Signature of Affiant

City of Blue Springs, MO, Mayor
Title of Affiant

City of Blue Springs, Missouri
2025 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, 2024 to September 30, 2025
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	33
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 which were demolished. Several of the properties within the Redevelopment Area were formerly located outside the corporate limits of the City of Blue Springs, which required voluntary annexation into the City. The original TIF Redevelopment Plan was subsequently amended to include The Groves property as the final parcel needed for the project.

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 to expand the Redevelopment Area to include The Groves properrty, 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., regarding the issusance of the Initial Series of TIF Obligations, 6/1/09.

Ordinance 4246 - Authorization to Issue Special Obligation Bonds (Adams Farm Project) Series 2009 in the amount of $14,500,000, 6/1/2009

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., regarding the issuance of the Additional Series of TIF Obligations, 3/25/10.

Ordinance 4292 - Authorization to Issue Special Obligation Bonds (Adams Farm Project) Series 2010 in the amount of $16,805,000, 6/1/2009

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.

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.

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

Ordinance 4552 - Authorization to Issue Special Obligation TIF and Special District Refunding and Improvement Bonds (Adams Farm Project) Series 2015A in the amount of $38,250,000 and 2015B in the amount of $9,566,530, 7/20/15.

Trustee's Deed - Default was made and said property was sold to the current holder and owner of a Deed of Trust, PFP3 Adams Dairy LLC ("Purchaser"), 8/1/2018 (Intrument No. 2018E0067443 recorded by Jackson County 8/2/2018).

Special Warranty Deed - PFP3 Adams Dairy Landing LLC, as Grantor/Assignor/Seller, and ACS Adams Dairy Landing MO LLC, as Grantee/Assigner/Buyer, are parties to a Real Estate Contract dated 8/9/2021(***Assignment and Assumption Agreement***, Instrument 2021E0102845 recorded by Jackson County 9/17/2021).

Special Warranty Deed - ACS Adams Dairy Landing MO LLC, as Grantor/Assignor/Seller, and ADL Retail Associates LLC, as Grantee/Assigner/Buyer, are parties to a Real Estate Contract dated 10/29/2024 (***Assignment and Assumption Agreement***, Instrument 2024E0075175 recorded by Jackson County 11/04/2024).

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?
McAlister's Deli	1221 NE Coronado Drive	816-477-5007	Restaurant	NEW

		Projected	Actual to Date
26	Estimate of New Jobs:	1,579	1,226
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	$ 1,204,910	$ 18,448,763
(b)	Economic Activity Taxes	$ 3,017,204	$ 32,265,901
	Interest	$ 163,563	$ 700,974
	TDD Sales Tax	$ 981,280	$ 17,443,274
	Total as of Report Date:	$ 5,366,957	$ 68,858,912

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:	$ 5,105,811	$ 58,239,487
(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)	$ 21,498,573
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

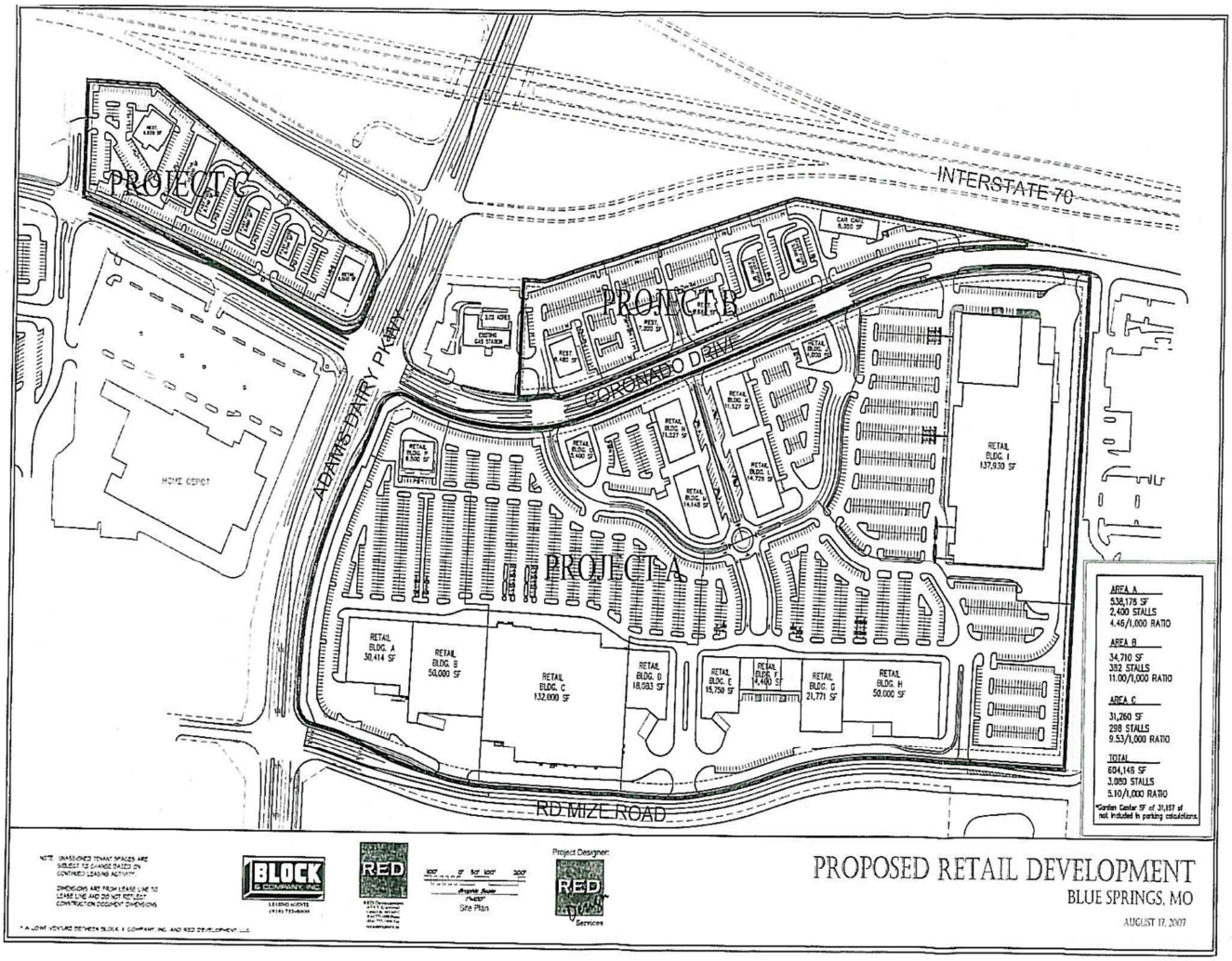
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

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
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
Build A Bear Workshop	1238 NE Coronado Drive	YES	17340993-1126
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
McAlister's Deli	1221 NE Coronado Drive	YES	21217301-0049
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 DAIRY LANDING

Construction Begins





Adams Farm Redevelopment 2009









Adams Farm Redevelopment 2010











Adams Farm Redevelopment 2011





Adams Farm Redevelopment 2011









Adams Farm Redevelopment 2012









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





Arby's was rebuilt after fire









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 and Overstock Furniture & Mattress opened November 2017

Adams Farm Redevelopment 2018









Adams Farm Redevelopment 2019





Charming Charlies closed February 2018 and My Kid's Dentist opened March 2019

Adams Farm Redevelopment 2020







Lane Bryant closed and America's Best Contacts & Eyeglasses opened February 2020





Dress Barn closed and Dollar Tree opened September 2020

Adams Farm Redevelopment 2021









SuperCuts closed and Nothing Bundt Cakes opened December 2021

Adams Farm Redevelopment 2022





Overstock Furniture & Mattress closed and Crowley Furniture & Mattress opened January 2022





The Gap closed and Barnes & Noble opened March 2022

Adams Farm Redevelopment 2022





Pepperjax Grill closed and KidStrong opended June 2022

Adams Farm Redevelopment 2022



Adams Farm Redevelopment 2023



Adams Farm Redevelopment 2023





Payless Shoe Source closed and David's Bridal opened January 2023

Adams Farm Redevelopment 2024



Adams Farm Redevelopment 2025





City of Blue Springs, Missouri
2025 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, 2024 to September 30, 2025
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:	-	100
27	Estimate of Retained Jobs:	-	191

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	$ 551,375	$ 3,015,815
(b)	Economic Activity Taxes	$ 504,089	$ 3,294,723
(c)	CID Sales Taxes	$ 198,447	$ 1,445,875
(d)	Interest	$ 81,936	$ 311,138
(e)	Total as of Report Date:	$ 1,335,847	$ 8,067,551

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.)		$ 3,682,426
(c)	Rehab of existing buildings		$ 2,781,834
(d)	Acquisition of land or buildings		$ -
(e)	Other (specify): Relocation, Design, Development Fees		$ 1,994,319
(f)	Other (specify): Financing Fees		$ 415,972
	Total Project Costs Funded by TIF:	$ -	$ 8,874,552

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ 946,695	$ 5,807,333
(h)	Reimbursement to Developer for eligible costs:	$ 209,680	$ 8,295,002
(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)	$ 7,499,530
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

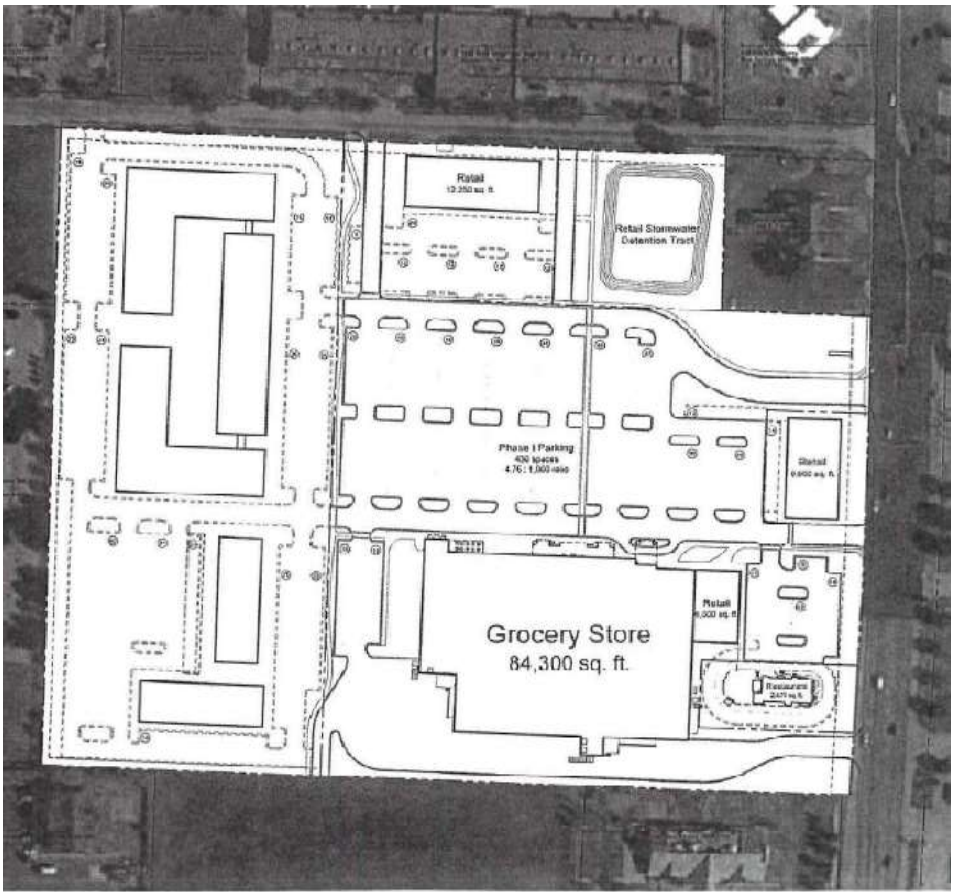
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

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 Starbucks Coffee	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
2025 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, 2024 to September 30, 2025
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	31
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. One vacant lot remains.

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:	-	15
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	$ 135,914	$ 1,246,885
(b)	Economic Activity Taxes	$ 72,229	$ 633,267
	Interest	$ -	$ 381
	CID Sales Tax	$ 38,007	$ 307,109
	Total as of Report Date:	$ 246,150	$ 2,187,642

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	$ 60,281	$ 685,297
	Total Project Costs Funded by TIF:	$ 60,281	$ 3,693,072

	Amount Paid on Debt Service	Current Period	Total
(g)	Payment on principal & interest on bond debt:	$ -	$ -
(h)	Reimbursement to Developer for eligible costs:	$ -	$ 641,146
(i)	Reimbursement to City/County/Other Public Entity for eligible cost:	$ 221,483	$ 1,289,748

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)	$ 1,894,080
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
2025 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, 2024 to September 30, 2025
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	31
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.

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 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)	$ 194,176
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

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
2025 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 3**
3	Report Period	October 1, 2024 to September 30, 2025
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	31
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.

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 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	$ 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)	$ 80,640
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	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

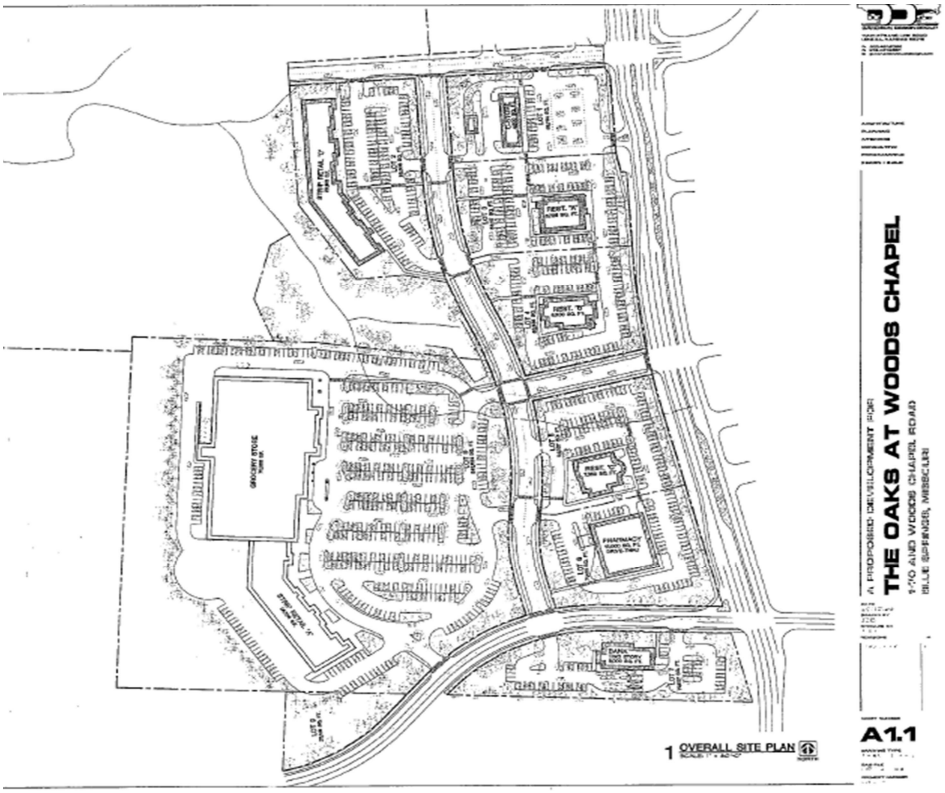
Please see page 1 for the certification of this report by the Mayor of the City of Blue Springs, Missouri.

WOODS CHAPEL TIF

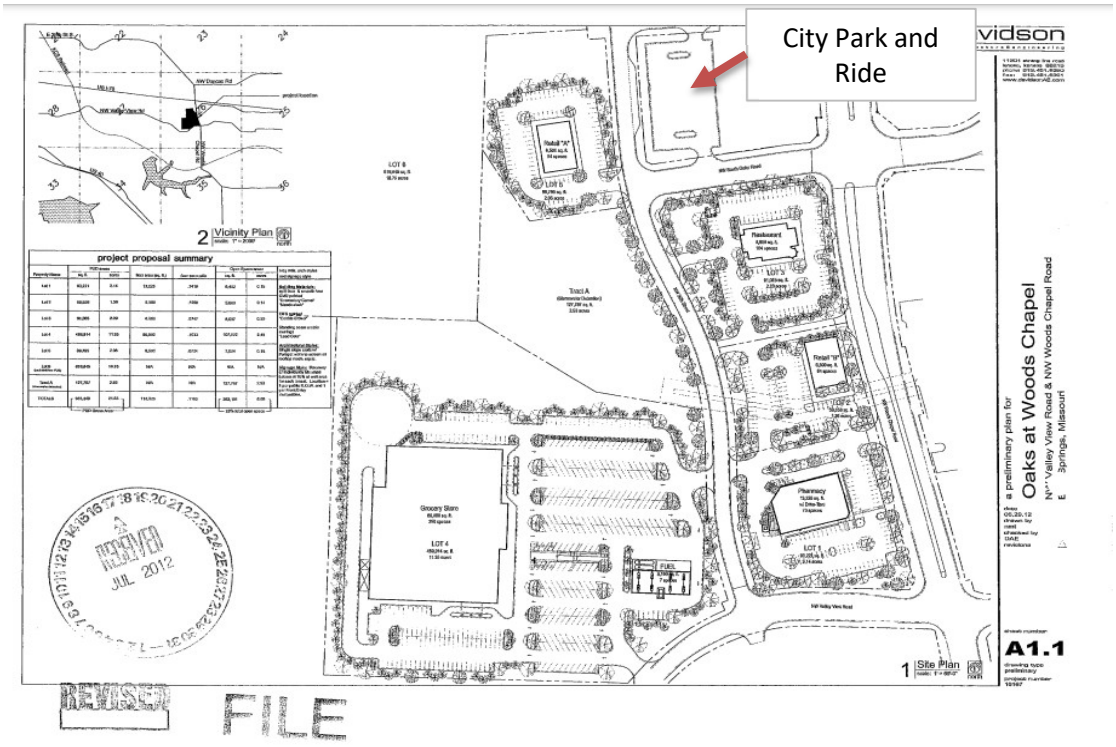
List of Businesses

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



Original Site Plan



Revised Site Plan - Park and Ride & Internal Ring Road

Woods Chapel - Project 1 BEFORE Redevelopment







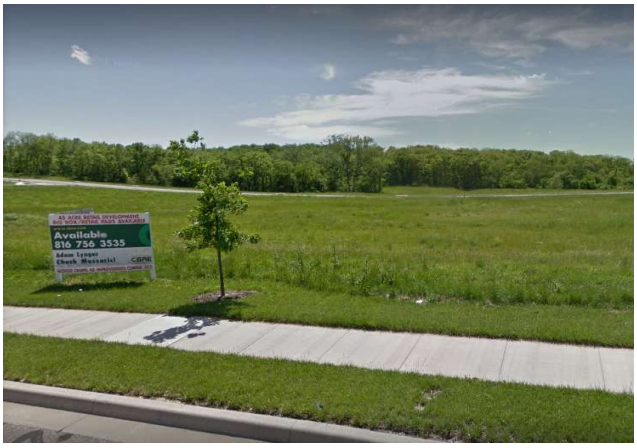


Woods Chapel - Project 1 AFTER Redevelopment











Woods Chapel - Project 1 AFTER Redevelopment









Relocated from 1128 NW Woods Chapel Road
Opened in November 2017

Woods Chapel - Current Status



Vacant lot along Woods Chapel (Project 1)



Vacant Lot along Carl Felt Road (Project 2)

TIF HAS EXPIRED - CID IS ACTIVE



Vacant Lot along Valley View Road (Project 3)

TIF HAS EXPIRED - CID IS ACTIVE

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, 2025

	Adams Farm TIF	White Oak Marketplace TIF Project A	White Oak Marketplace TIF Project B	Woods Chapel TIF	Total
Revenues:					
Taxes	$ 1,429,351.27	$ -	$ 193,880.02	$ 22,183.47	$ 1,645,414.76
Intergovernmental activity taxes	$ 3,774,042.58	$ 227,655.35	$ 832,375.60	$ 185,959.77	$ 5,020,033.30
Interest	$ 163,562.86	$ -	$ 81,935.62	$ -	$ 245,498.48
Other	$ -	$ -	$ -	$ -	$ -
Total revenues	$ 5,366,956.71	$ 227,655.35	$ 1,108,191.24	$ 208,143.24	$ 6,910,946.54
Expenditures:					
Current, economic development	$ 274,227.11	$ 33,025.49	$ 49,029.82	$ 19,892.42	$ 376,174.84
Debt Service:					$ -
Principal Retirement	$ 3,615,000.00	$ 209,679.66	$ 565,000.00	$ 187,456.08	$ 4,577,135.74
Interest and fiscal charges	$ 1,490,811.72	$ -	$ 386,465.00	$ -	$ 1,877,276.72
Bond issue costs	$ -	$ -	$ -	$ -	$ -
Total expenditures	$ 5,380,038.83	$ 242,705.15	$ 1,000,494.82	$ 207,348.50	$ 6,830,587.30
Excess (deficiency) of revenues over expenditures	$ (13,082.12)	$ (15,049.80)	$ 107,696.42	$ 794.74	$ 80,359.24
Other financing sources (uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers (out)	$ (17,097.23)	$ (2,240.13)	$ (5,851.23)	$ (842.55)	$ (26,031.14)
Bond proceeds	$ -	$ -	$ -	$ -	$ -
Total other financinc sources (uses)	$ (17,097.23)	$ (2,240.13)	$ (5,851.23)	$ (842.55)	$ (26,031.14)
Net change in fund balances	$ (30,179.35)	$ (17,289.93)	$ 101,845.19	$ (47.81)	$ 54,328.10
Fund balances, beginning of year	$ 5,343,696.17	$ 17,289.93	$ 2,290,282.59	$ 13,816.41	$ 7,665,085.10
Fund balances, end of year	$ 5,313,516.82	$ -	$ 2,392,127.78	$ 13,768.60	$ 7,719,413.20

Blue Springs, Missouri Tax Increment Financing

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

For the Year Ended September 30, 2025
Project: Adams Farm - Projects A, B, C

	2025	2024
Revenues:		
Taxes*	$ 1,429,351.27	$ 1,442,759.97
Intergovernmental Taxes	3,774,042.58	4,014,392.43
Interest	163,562.86	196,712.98
Other	-	-
Total Revenues	5,366,956.71	5,653,865.38
Expenditures:		
Current:		
General Government	271,986.89	330,103.33
Professional Services	2,240.22	2,685.26
Certifed Developer Costs	-	-
Certified City Costs	-	-
Debt service:		
Principal Retirement	3,615,000.00	3,400,000.00
Interest and Fiscal Charges	1,490,811.72	1,575,893.73
Total Expenditures	5,380,038.83	5,308,682.32
Excess of Revenues Over/(Under) Expenditures	(13,082.12)	345,183.06
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
OperatingTransfers Out	(17,097.23)	(18,449.83)
Bond Proceeds	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(17,097.23)	(18,449.83)
Net Change in Fund Balances	$ (30,179.35)	$ 326,733.23
Fund Balance - Beginning of Year	5,343,696.17	5,016,962.94
Fund Balance - End of Year	$ 5,313,516.82	$ 5,343,696.17

* 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, 2025
Project: White Oak, Project A

	2025	2024
Revenues:		
Taxes	$ -	$ -
Intergovernmental Taxes	$ 227,655.35	$ 226,929.28
Interest	-	-
Other	-	-
Total Revenues	227,655.35	226,929.28
Expenditures:		
Current:		
General Government	33,025.49	33,122.22
Professional Services	-	-
Certified Developer Costs	209,679.66	456,706.66
Certified City Costs	-	-
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	242,705.15	489,828.88
Excess of Revenues Over/(Under) Expenditures	(15,049.80)	(262,899.60)
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
Operating Transfers Out	(2,240.13)	(2,232.99)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(2,240.13)	(2,232.99)
Net Change in Fund Balances	$ (17,289.93)	$ (265,132.59)
Fund Balance - Beginning of Year	$ 17,289.93	$ 282,422.52
Fund Balance - End of Year	$ -	$ 17,289.93

Blue Springs, Missouri Tax Increment Financing

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

For the Year Ended September 30, 2025
Project: White Oak, Project B

	2025	2024
Revenues:		
Taxes	$ 193,880.02	$ 186,153.13
Intergovernmental Taxes	832,375.60	809,496.83
Interest	81,935.62	86,923.21
Other	-	-
Total Revenues	1,108,191.24	1,082,573.17
Expenditures:		
Current:		
General Government	47,379.71	46,874.40
Professional Services	1,650.11	5,720.12
Certified Developer Costs		
Certified City Costs	-	-
Debt service:		
Principal Retirement	565,000.00	260,000.00
Interest and Fiscal Charges	386,465.00	396,915.00
Bond Issuance Costs	-	-
Total Expenditures	1,000,494.82	709,509.52
Excess of Revenues Over/(Under) Expenditures	107,696.42	373,063.65
Other Financing Sources (uses):		
Bond Proceeds		
Operating Transfers In		
Operating Transfers Out	(5,851.23)	(5,691.88)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(5,851.23)	(5,691.88)
Net Change in Fund Balances	$ 101,845.19	$ 367,371.77
Fund Balance - Beginning of Year	$ 2,290,282.59	$ 1,922,910.82
Fund Balance - End of Year	$ 2,392,127.78	$ 2,290,282.59

Blue Springs, Missouri Tax Increment Financing

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

For the Year Ended September 30, 2025
Project: Woods Chapel, Project 1

	2025	2024
Revenues:		
Taxes	$ 22,183.47	$ 20,303.15
Intergovernmental Taxes	185,959.77	182,059.53
Interest	-	-
Other	-	-
Total Revenues	208,143.24	202,362.68
Expenditures:		
Current:		
General Government	19,892.42	19,680.27
Professional Services	-	-
Certified Developer Costs	-	-
Certified City Costs	187,456.08	177,440.55
Debt service:		
Principal Retirement	-	-
Interest and Fiscal Charges	-	-
Bond Issuance Costs	-	-
Total Expenditures	207,348.50	197,120.82
Excess of Revenues Over/(Under) Expenditures	794.74	5,241.86
Other Financing Sources (uses):		
Bond Proceeds	-	-
Operating Transfers In	-	-
Operating Transfers Out - Capital Projects Fund	-	-
OperatingTransfers Out - General Fund	(842.55)	(816.76)
Bond Discount	-	-
Bond Issuance	-	-
Payments to refunded bond escrow account	-	-
Total Other Financing Sources	(842.55)	(816.76)
Net Change in Fund Balances	$ (47.81)	$ 4,425.10
Fund Balance - Beginning of Year	13,816.41	9,391.31
Fund Balance - End of Year	$ 13,768.60	$ 13,816.41

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund

Combined Balance Sheet
For the Year Ended September 30, 2025

Assets	Adams Farm (Projects A,B,C)	White Oak (Project A)	White Oak (Project B)	Woods Chapel (Project 1)	Total
Cash and Investments	$ 347,692.36	$ 209,679.66	$ 100,934.39	$ -	
Due from Other Funds or Governments	2,716,164.88	229,776.89	466,374.44	165,400.34	
Prepaid Items	-	-	-	-	
Deposits with Trustee	-	-	-	-	
Restricted Cash and Investments	4,342,239.74	-	2,170,591.32	-	
Total Assets	$ 7,406,096.98	$ 439,456.55	$ 2,737,900.15	$ 165,400.34	$ 10,748,854.02
Liabilities and Fund Balance					
Liabilities:					
Accounts Payable	$ -	$ 209,679.66	$ -	$ -	
Deferred Inflow	2,090,816.64	229,776.89	344,986.59	151,589.89	
Due to Developer	-	-	-	-	
Due to Other Funds	1,763.52	-	785.78	41.85	
Interfund Payable	-	-	-	-	
Total Liabilities	2,092,580.16	439,456.55	345,772.37	151,631.74	3,029,440.82
Fund Balance (deficit):					
Reserved for Prepaid Items	-	-	-	-	
Unreserved					
Undesignated	-	-	-	-	
TIF Projects Fund	5,313,516.82	-	2,392,127.78	13,768.60	7,719,413.20
Total Fund Balance (Deficit)	5,313,516.82	-	2,392,127.78	13,768.60	7,719,413.20
Total Liabilities and Fund Balance	$ 7,406,096.98	$ 439,456.55	$ 2,737,900.15	$ 165,400.34	$ 10,748,854.02

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2025
Project: Adams Farm - Projects A, B, C

Assets	2025	2024
Cash and Investments	$ 347,692.36	$ 273,823.68
Due from Other Funds or Governments	2,716,164.88	2,005,050.14
Prepaid items	-	-
Restricted Cash and Investments	4,342,239.74	4,441,557.28
Total Assets	$ 7,406,096.98	$ 6,720,431.10
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	$ -	$ 442.50
Deferred Inflow	2,090,816.64	1,605,723.60
Due to Developer	-	-
Due to Other Funds	1,763.52	1,807.61
Inferfund Payable	-	-
Total Liabilities	2,092,580.16	1,607,973.71
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	5,313,516.82	5,343,696.17
Total Fund Balance (Deficit)	5,313,516.82	5,343,696.17
Total Liabilities and Fund Balance	$ 7,406,096.98	$ 6,951,669.88

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2025
Project: White Oak, Project A

Assets	2025	2024
Cash and Investments	209,679.66	17,289.93
Due from Other Funds or Governments	229,776.89	230,778.86
Prepaid items	-	-
Restricted Cash and Investments	-	-
Total Assets	$ 439,456.55	$ 248,068.79
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	209,679.66	-
Deferred Inflow	229,776.89	230,778.86
Due to Developer	-	-
Due to Other Funds	-	-
Inferfund Payable	-	-
Total Liabilities	439,456.55	230,778.86
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	-	17,289.93
Total Fund Balance (Deficit)	-	17,289.93
Total Liabilities and Fund Balance	$ 439,456.55	$ 248,068.79

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2025
Project: White Oak, Project B

Assets	2025	2024
Cash and Investments	$ 100,934.39	$ 84,051.96
Due from Other Funds or Governments	466,374.44	440,485.98
Prepaid items	-	-
Restricted Cash and Investments	2,170,591.32	2,029,027.36
Total Assets	$ 2,737,900.15	$ 2,553,565.30
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	$ -	$ -
Deferred Inflow	344,986.59	357,498.16
Due to Developer	-	-
Due to Other Funds	785.78	1,313.53
Inferfund Payable	-	-
Total Liabilities	345,772.37	358,811.69
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	2,392,127.78	2,290,282.59
Total Fund Balance (Deficit)	2,392,127.78	2,290,282.59
Total Liabilities and Fund Balance	$ 2,737,900.15	$ 2,649,094.28

Blue Springs, Missouri Tax Increment Financing

TIF Projects Fund
Balance Sheet

For the Year Ended September 30, 2025
Project: Woods Chapel, Project 1

Assets	2025	2024
Cash and Investments	$ -	$ -
Due from Other Funds or Governments	165,400.34	152,151.13
Prepaid items	-	-
Total Assets	$ 165,400.34	$ 152,151.13
Liabilities and Fund Balance		
Liabilities:		
Accounts Payable	-	-
Deferred Inflow	151,589.89	138,298.23
Due to Developer	-	-
Due to Other Funds	41.85	36.49
Inferfund Payable	-	-
Total Liabilities	151,631.74	138,334.72
Fund Balance (deficit):		
Reserved for Prepaid Items	-	-
Unreserved		
Undesignated	-	-
TIF Projects Fund	13,768.60	13,816.41
Total Fund Balance (Deficit)	13,768.60	13,816.41
Total Liabilities and Fund Balance	$ 165,400.34	$ 152,151.13