



AGENDA

Raymore City Council Work Session
City Hall – 100 Municipal Circle
Monday, September 19, 2016

7:00 p.m.

- A.** Introduction Meeting - Human Resources Legal Counsel
The city's human resources special legal counsel, Ms. Kerri Reisdorff from the firm of Ogletree, Deakins, Nash, Smoak & Stewart, will be meeting with the Council as a general introduction.
- B.** Harold Estates Sewer Lift Station Issue
City Manager Jim Feuerborn and Public Works Director Mike Krass will be giving the Council a general overview of a request from the Harold Estates Homeowners Association asking the city to take over ownership and maintenance of the lift station that serves that subdivision.
- C.** Chapter 100 Bonds
Special Economic Development Counsel Rich Wood, from the firm of Gilmore and Bell, will be giving the Council a primer on the use of Chapter 100 Bonds as an economic development tool.
- D.** Raymore Gateway Presentation
Economic Development Director Matt Tapp and Special Economic Development Counsel David Bushek, from the firm of Gilmore and Bell, will be sharing information that the Council has requested relative to the possibility of a city initiated Tax Increment Financing area on the northeast corner of 58 Highway and Kentucky Road.
- E.** Fiscal Year 2017 Budget Discussion
This agenda item provides the Council the opportunity to discuss elements of the proposed FY 2017 Budget and to receive requested information relative to projects and proposals

F. Other

EXECUTIVE SESSION (CLOSED MEETING)

The Raymore City Council is scheduled to go into executive session to discuss Real Estate Acquisition matters as authorized by RSMo 610.021 (2)

The Raymore City Council may enter an executive session before or during this meeting, if such action is approved by a majority of Council present, with a quorum, to discuss:

- Litigation matters as authorized by § 610.021 (1),
- Real Estate acquisition matters as authorized by § 610.021 (2),
- Personnel matters as authorized by § 610.021 (3),
- Other matters as authorized by § 610.021 (4-21) as may be applicable.

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-0488 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.



TO: Mayor and City Council
FROM: City Staff
DATE: September 19, 2016
RE: Request to assume maintenance responsibility for Harold Estates
Lift Station

Staff has received an inquiry from the Harold Estates Homeowner's Association regarding the possibility of the City of Raymore taking over maintenance responsibility of their private the sanitary sewer pump station.

The pump station was put into service in late 2000 and only provides service to the lots within Harold Estates. The lift station was constructed as a private facility and has been maintained by the Homeowner's Association since the time it was put in service.

The City has in the past taken over maintenance responsibility for private infrastructure, and typically this has involved roadway maintenance. However this has only occurred after the infrastructure has been improved to city standards by those that had been responsible for the maintenance. It is staff's recommendation that this practice be applied in this situation as well.

In order to meet city standards the following improvements are necessary:

Item	Cost
Installation of a stand-by generator	\$30,000
Connection to the City's SCADA System	\$15,000
Total	\$45,000

Of greater concern is the age of the lift station itself. Stations of this type have a service life of approximately 15 to 20 years and as noted above the Harold Estates station was put into service in 2000. The Hunter's Glen / Park Place pumping

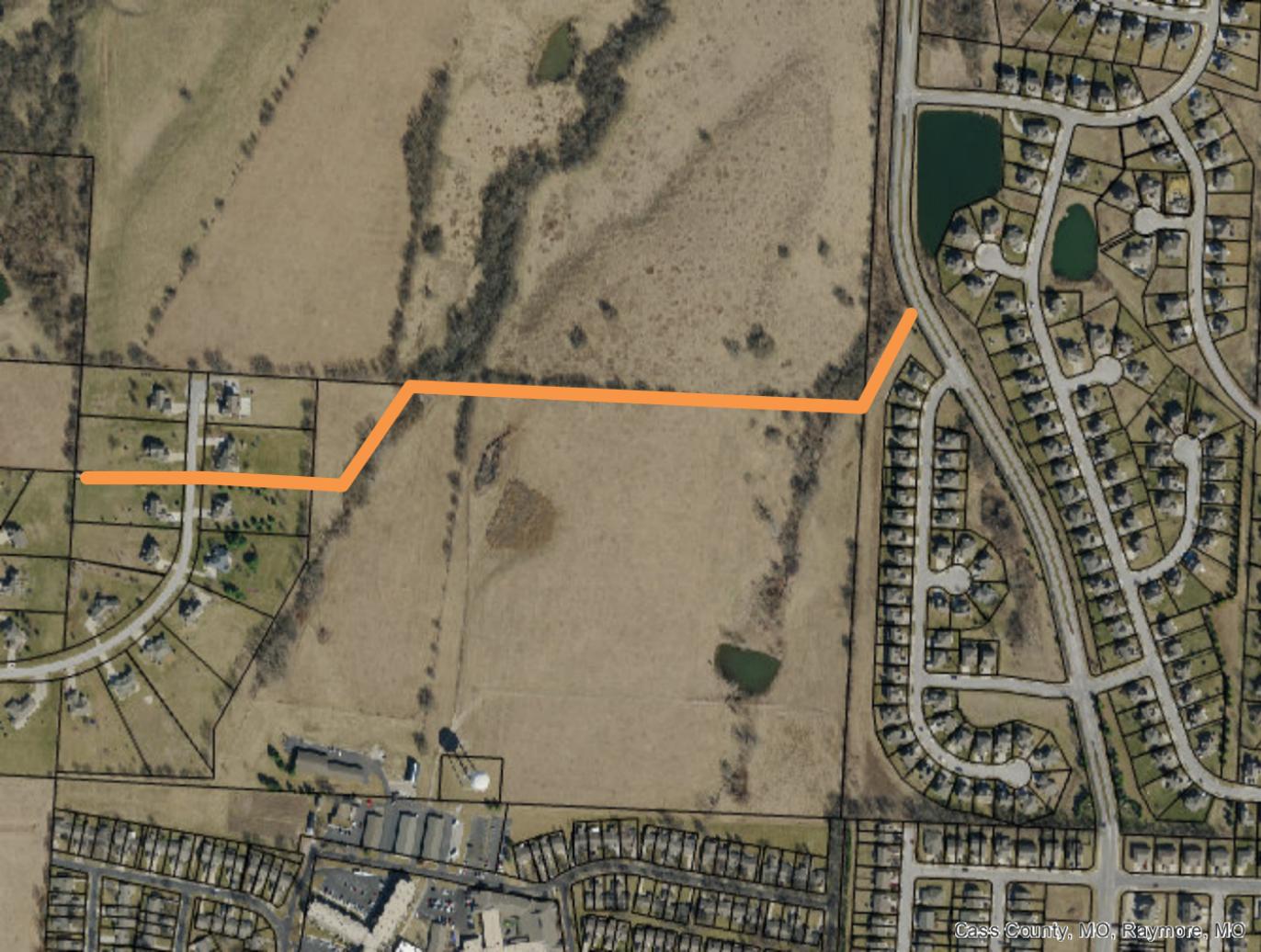
station which was constructed in 1988 was similar in size and the same brand as the Harold Estates station and that was replaced several years ago at a cost of approximately \$70,000.

If Council chooses to assume maintenance responsibilities for the lift station staff would recommend the following alternative.

Given the age of the lift station and the potential for significant repair costs staff would recommend Council consider extending a gravity sewer to replace the lift station as shown on the attached map.

The gravity sewer system in the southern portion of the Creekmoor Subdivision has been sized to serve the undeveloped properties to the west between Foxridge Drive and Kentucky Road which includes the Harold Estates area and a connection point has been created at the west property line of Creekmoor.

The estimated cost of this extension is \$270,000.





THIS OUTLINE CONTAINS A SUMMARY OF
PROPERTY TAX ABATEMENT UNDER CHAPTER 100 RSMO

(Updated through September 1, 2016)

The following materials were prepared by the public finance law firm of Gilmore & Bell, P.C.

Gilmore & Bell is one of the leading public finance law firms in the United States. The firm specializes in public finance transactions, serving as bond counsel or underwriters' counsel in a wide variety of tax-exempt and taxable financings and providing tax and arbitrage rebate services in connection with tax-exempt financings. The firm also provides advice to cities, counties and states regarding economic development incentives, administers special taxing districts and handles securities law matters. Gilmore & Bell has more than 50 attorneys and five offices, located in St. Louis and Kansas City, Missouri, Wichita, Kansas, and Lincoln and Omaha, Nebraska, and Edwardsville, Illinois.

For more information, please visit the Gilmore & Bell website at www.gilmorebell.com, or contact one of the following attorneys:

In Kansas City (816-221-1000):

Gary Anderson
David Bushek
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Sid Douglas

David Martin
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David Queen
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Erick Creach
Shannon Creighton
Sean Flynn

Mark Grimm
Claire Halpern
Mark Spykerman
Jason Terry

PROPERTY TAX ABATEMENT UNDER CHAPTER 100, RSMO.

I. INTRODUCTION

General

Cities, counties, towns and villages in Missouri are authorized, pursuant to Article VI, Section 27(b) of the Missouri Constitution and Sections 100.010 to 100.200 of the Revised Statutes of Missouri (the “Act”) to issue revenue bonds to finance projects for private corporations, partnerships and individuals. There are two primary reasons to issue revenue bonds under the Act. First, if the bonds are tax-exempt, it may be possible to issue the bonds at lower interest rates than those obtained through conventional financing. Second, even if the bonds are not tax-exempt, ad valorem taxes on bond-financed property may be abated so long as the bonds are outstanding. Such tax abatement may result in a significant financial benefit to a company. *This memo focuses primarily on the issuance of taxable industrial development bonds issued for the purposes of the abatement of ad valorem taxes.*

Types of Projects

The Act permits any city, county, town or village (referred to herein as a “Municipality”) to issue bonds to finance the costs of warehouses, distribution facilities, research and development facilities, office industries, agricultural processing industries, services facilities which provide interstate commerce and industrial plants. Article VI, Section 27(b) of the Missouri Constitution also authorizes such bonds to be issued for other types of commercial facilities. In connection with such projects, the bond proceeds may be used to finance land, buildings, fixtures and machinery.

Revenue Bonds

Revenue bonds issued pursuant to the Act do not require voter approval and are payable solely from revenues received from the project. The Municipality applies the proceeds from the sale of the bonds to purchase, construct, improve or equip a warehouse, distribution, commercial or industrial facility. In exchange, the company promises to make payments that are sufficient to pay the principal and interest on the bonds as they become due. Thus, the Municipality merely acts as a conduit for the financing.

II. TAXATION OF BOND-FINANCED PROPERTY

Property Tax Exemption

Under Article X, Section 6 of the Missouri Constitution and Section 137.100 of the Missouri Revised Statutes, all property of any political subdivision is exempt from taxation. In a typical revenue bond transaction, the Municipality holds fee title to the project and leases the project to the company. Although the Missouri Supreme Court has held that the leasehold interest is taxable, it is taxable only to the extent that the economic value of the lease is less than the actual market value of the lease. See *Iron County v. State Tax Commission*, 437 S.W.2d 665 (Mo. 1968)(*en banc*) and *St. Louis County v. State Tax*

Commission, 406 S.W.2d 644 (Mo. 1966)(*en banc*). If the rental payments under the lease agreement equal the actual debt service payments on the bonds, the leasehold interest should have no “bonus value” and the bond-financed property should be exempt from ad valorem taxation and personal property taxation so long as the bonds are outstanding.

The Municipality and the company may determine that partial tax abatement – but not full tax abatement – is desirable. For instance, if bonds are issued to finance both real and personal property, but the Municipality determines that tax abatement on the personal property is not appropriate, the company may agree to make “payments in lieu of taxes” to the city or county. The amount of payments in lieu of taxes is negotiable to any amount. The payments in lieu of taxes are payable by December 31 of each year, and are distributed to the Municipality and to each political subdivision in the same manner and in the same proportion as property taxes would otherwise be distributed under Missouri law.

Sales Tax Exemption

Under Section 144.054.3 of the Missouri Revised Statutes, a company may apply to the Missouri Department of Economic Development (“Department of Economic Development”) to receive a sales tax exemption on all personal property purchased through a revenue bond transaction. According to the Department of Economic Development, to receive this exemption, the personal property must qualify as a project as defined in Section 100.010.6, RSMo., which includes: (1) warehouses, (2) distribution facilities, (3) research and development facilities, (4) office industries, (5) agricultural processing industries, (6) service facilities that provide interstate commerce, and (7) industrial plants, including the associated real estate, building, fixtures, and machinery. Additionally, the personal property that is classified as machinery and used directly in a manufacturing process is entitled to a sales tax exemption.

The municipality may also furnish the company with a sales tax exemption certificate, so that materials used in constructing any real property improvements can be exempt from sales taxes.

III. STRUCTURE OF THE TRANSACTION

Issuance and Sale of Bonds

The Municipality issues its bonds pursuant to a trust indenture entered into between the Municipality and a bank or trust company acting as trustee. Revenue bonds, like issues of conventional corporate securities, are sold by two basic methods – public offerings or private placements. If the company has access to the regional or national securities markets, it may retain an investment banker as underwriter and sell the bonds publicly. The size and financial condition of the company are the primary factors that determine the company’s ability to utilize a public offering. As an alternative to a public offering, the company may wish to place the bonds with a sophisticated purchaser. A private placement is very similar to a long-term bank loan. If bonds are being issued at a taxable interest rate for the sole purpose of receiving tax abatement, it is common for the company or the company’s commercial lender to purchase the bonds. The bond proceeds are deposited with the trustee bank in a separate trust account to be used to purchase and construct the project.

Conveyance of Property to Municipality and Lease-Back to Company

Concurrently with the closing of the bonds, the company will convey to the Municipality title to the site on which the industrial development project will be located. (The Municipality must be the legal owner of the property while the bonds are outstanding in order for the property to be eligible for tax abatement.) At the same time, the Municipality will lease the project site, together with all improvements thereon (including the project), back to the Company pursuant to a lease agreement. The lease agreement will require the company acting on behalf of the Municipality, to use the proceeds of the bonds to purchase and construct the project. The company will be unconditionally obligated to make payments to the trustee in amounts that will be sufficient to pay principal and interest on the bonds as they become due.

Under the lease agreement, the company typically: (a) unconditionally agrees to make payments sufficient to pay the principal of and interest on the bonds as they become due; (b) agrees, at its own expense, to maintain the project, pay all taxes and assessments with respect to the project and maintain adequate insurance; (c) has the right, at its own expense, to make certain additions, modifications or improvements to the project; (d) may assign its interests under the agreement or sublease the project while remaining responsible for payments under the agreement; (e) covenants to maintain its corporate existence during the term of the bond issue; and (f) agrees to indemnify the Municipality for any liability the Municipality might incur as a result of its participation in the transaction.

Payments in Lieu of Taxes

If the Municipality and the company determine that partial tax abatement is desirable, the Municipality and the company will enter into an agreement providing for the company to make “payments in lieu of taxes” to the Municipality and other taxing entities. The amount of payments in lieu of taxes is negotiable.

IV. PROCEDURE FOR ISSUING BONDS

The following is a summary of the basic steps required for the issuance of taxable bonds under the Act:

Approval of the Project

Upon a determination by the Municipality to proceed with the financing, the Municipality normally adopts a resolution (referred to as a “resolution of intent” or “inducement resolution”) stating the Municipality’s willingness and intent to issue IDBs for the project. Thereafter, the Municipality must provide notice to each taxing district of the Municipality’s intent to approve a “plan for industrial development” for the project. The plan must identify the primary terms of the proposed transaction, and must include a cost-benefit analysis that shows the impact of the proposed tax abatement on each taxing district.

Preparation of Legal Documents

Gilmore & Bell prepares the basic legal documents necessary for the bond issue, as described in “Structure of the Transaction” above. These documents will be reviewed by and supplemented with information and comments received from the parties to the financing, including the Municipality, the company, the trustee bank, any investment banker and their respective counsel.

Approval of Documents and Issuance of Bonds

After an investment banker or other purchaser (which may be the company) has agreed to purchase the bonds, the final details of the bond issue are determined and the basic documents will be finalized. The Municipality and the company will each adopt resolutions approving the legal documents and authorizing the issuance of the bonds at the specified interest rates and terms.

Preparation of Closing Documents

In addition to the basic legal documents discussed above, numerous other “closing documents” are necessary for the closing of a bond issue. Such documents include certificates relating to the existence of authority to execute and deliver documents and the absence of material litigation, corporate resolutions, opinions of counsel and evidence of payment for and receipt of the bonds. Gilmore & Bell will assist in the preparation and collection of the necessary closing documents.

Closing

The last step in the transaction is the closing itself, at which the Municipality delivers the bonds to the purchaser in exchange for payment of the purchase price of the bonds. The bond proceeds are paid over to the trustee bank, to be disbursed in accordance with the provisions of the trust indenture to pay the costs of the project. At the closing, Gilmore & Bell will deliver to the bond purchasers its opinion to the effect that the bonds have been validly issued under applicable state law and, if applicable, that the interest on the bonds is exempt from state and federal income taxation.

V. ADVANTAGES OF REVENUE BOND FINANCING

From the Municipality’s standpoint, revenue bond financing is a useful tool to induce responsible new industries to locate in the area, as well as encouraging companies already in the area to remain, by assisting them in improving their present facilities or in building new ones. The end result is often a combination of increased job opportunities, existing job retention and large-scale capital investment.

From the company’s standpoint, the principal advantage of revenue bond financing depends on the purpose for which the bonds are being issued. If the bonds are tax-exempt, the cost of funds provided by revenue bonds generally is significantly below that of other alternatives because the interest paid to holders of such bonds is exempt from federal and state income taxation. If the bonds are taxable, the company can receive significant financial incentives in the form of tax abatement on the bond-financed property.

* * * * *



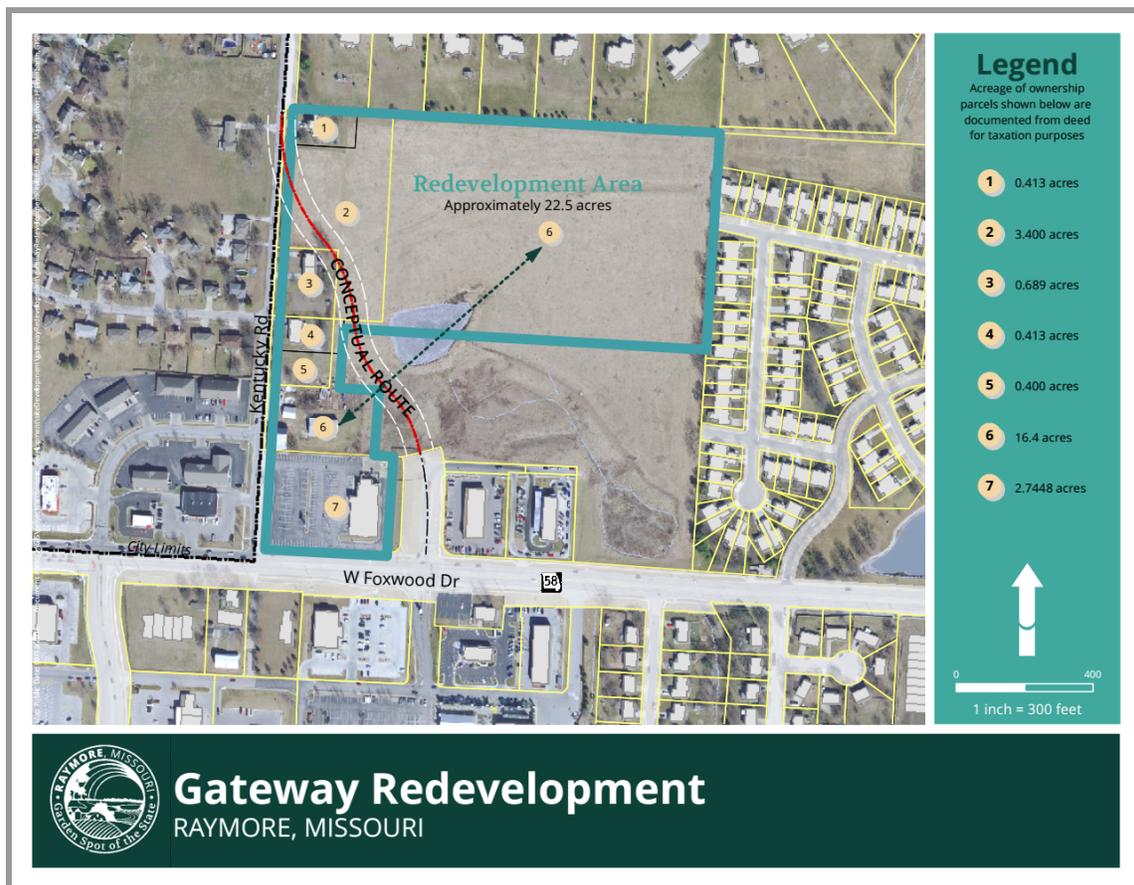
Memorandum

TO: Meredith Hauck, Assistant City Manager
FROM: Matt Tapp, Economic Development Director
DATE: September 19, 2016
RE: Raymore Gateway Redevelopment Project | Data & Information

As a follow-up to the recent City Council Work Session item regarding “Economic Development Overview of Strategic Gateway Property”, below is a summary of the initial data collection and information compiled by staff.

Redevelopment Area (CONCEPTUAL)

7 existing parcels encompass staff’s conceptual Tax Increment Financing (TIF) Redevelopment Area for the “Raymore Gateway Project”, covering approximately 22.5 acres at the northeast corner of 58 Highway/W Foxwood Drive and Kentucky Road.





Development Scope (CONCEPTUAL)

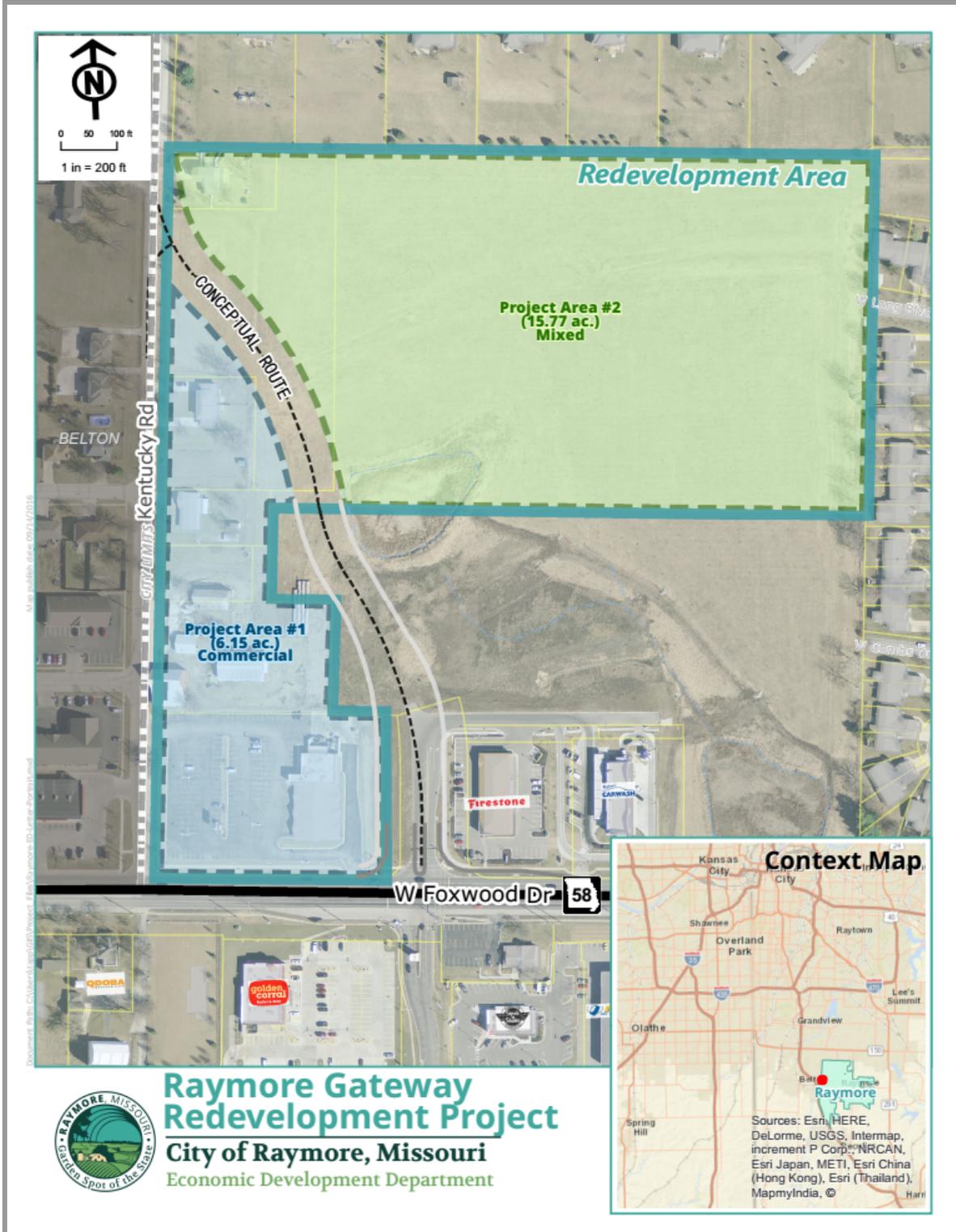
A strategic mixture of uses based on logical harmonization would be the recommended method of redevelopment for the subject area by staff. Highest and best land use practices would indicate that commercial uses occur throughout the property to the west of newly realigned Kentucky Road, while to the east more of a mixed use style to act as a transition between the existing commercial uses to the south and single-family residential to the north.

The proposed TIF Redevelopment Area is further broken down into 2 Project Areas:

- **Project Area #1** - approximately 6.15 acres of commercial development west of realigned Kentucky Road.
- **Project Area #2** - approximately 15.77 acres of mixed use development potential east of realigned Kentucky Road.

Project Area #1 will likely be the first to commence and thus the one to be included with the TIF Plan. Project Area #2 would then likely happen later offering a mixture of uses that combined will generate an opportunity to accurately design and build an interconnected neighborhood unit.

A detailed map of the conceptual TIF Redevelopment Area (overall boundary) and two Project Areas is shown on the following page.





ESTIMATED Project Budget

The following pages provide an overview of the Raymore Gateway Redevelopment estimated project economics and financials. The first table represents the figures for the entire TIF Redevelopment Area, while the subsequent tables involve only Project Area #1.

Redevelopment Project Costs (ESTIMATED) ^[5]			
	Project Area #1 COMMERCIAL 6.15 acres (267,894 SF)	Project Area #2 MIXED USE 15.77 acres (686,941 SF)	TOTALS
Sitework/Infrastructure			
	Rate: \$9/SF	Rate: \$6/SF	
Sitework/Infrastructure	\$2,411,046	\$4,121,646	\$6,532,692
Building Improvements (incl. Tenant Finish)			
	[1]	[2]	
Retail Commercial			
Sit Down Restaurant (\$325/SF)	\$2,437,500	\$1,950,000	\$4,387,500
Fast Food Restaurant (\$300/SF)	\$8,250,000	\$1,800,000	\$10,050,000
In-Line Retail (\$290/SF)	\$2,900,000	\$6,960,000	\$9,860,000
Non-Retail Commercial (\$290/sq ft)	\$1,450,000	\$1,160,000	\$2,610,000
SUBTOTAL	\$15,037,500	\$11,870,000	\$26,907,500
Soft Costs			
Legal	\$100,000.00	\$25,000.00	\$125,000
Blight Study	\$8,000.00	--	\$8,000
Architectural/Engineering/Surveying	\$300,000.00	\$300,000.00	\$600,000
Geotech/Soils Report/Environmental	\$30,000.00	\$50,000.00	\$80,000
Bonds/Permits/Fees	\$75,000.00	\$105,000.00	\$180,000
Commissions (6%)	\$179,570.04	\$24,915.00	\$204,485
SUBTOTAL	\$692,570.04	\$504,915.00	\$1,197,485
Financing Costs			
Bank Charges & Financing Fees	\$30,000.00	\$30,000.00	\$60,000
Construction Interest [3]	\$827,062.50	\$652,850.00	\$1,479,913
SUBTOTAL	\$857,062.50	\$682,850.00	\$1,539,913



Contingency			
Contingency [4]	\$872,427.30	\$799,582.30	\$1,672,010
GRAND TOTALS	\$19,870,606	\$17,978,993	\$37,849,599

Notes:

[1] Project Area #1 Building Improvements were calculated using the following method:

50% Maximum Allowable Building Coverage under City of Raymore regulations
(130,680 SF)

More Feasible Scenario:

5 Building Sites (4 Pad Sites + 1 In-Line Multi-Tenant)

1 Pad Site = 5,000 SF

1 In-Line Multi-Tenant = 10,000 SF

(50,000 SF)

Future Commercial Landuse breakdown as follows:

15% Sit Down Restaurant

55% Fast Food Restaurant

20% In-Line Retail

10% Non-Retail Commercial

[2] Project Area #2 Building Improvements were calculated using the following method:

50% Maximum Allowable Building Coverage under City of Raymore regulations:
(71,847 SF)

More Feasible Scenario:

Back end of a larger In-Line Multi-Tenant Commercial Center principally located to the South

(40,000 SF)

Future Commercial Landuse breakdown as follows:

15% Sit Down Restaurant

15% Fast Food Restaurant

60% In-Line Retail

10% Non-Retail Commercial

[3] Modeling assumes a 5.5% permanent loan interest rate.

[4] Contingency equals 5% of Building Improvements + Site Work.

[5] Figures do not include land acquisition costs.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
BUDGET FOR REDEVELOPMENT PROJECT #1**

	Total Project Cost	TIF Reimbursable Project Costs	TIF Reimbursement Ratio
1 Site Development Costs	\$2,411,000	\$1,808,300	75.0%
2 Public Improvements	\$0	\$0	0.0%
3 Building Construction Costs	\$15,037,500	\$0	0.0%
4 Professional Services and Soft Costs	\$690,200	\$345,100	50.0%
5 Financing Costs	\$857,100	\$428,500	50.0%
6 Contingency	\$872,400	\$398,300	45.7%
Totals	\$19,868,200	\$2,980,200	15.0%

Notes:

The budget does not include land acquisition costs, which may be added when redevelopment projects are approved.
Public improvements will be funded by the City and are not part of this TIF budget.
All estimates are rounded to the nearest \$100.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
SOURCES AND USES SUMMARY FOR REDEVELOPMENT PROJECT #1**

Sources	
City Funds	\$0
Developer Private Equity	\$1,852,400
Developer Private Debt	\$10,497,000
Third Party Costs	\$7,518,800
Total	\$19,868,200

Uses	
Site Development Costs	\$2,411,000
Public Improvements	\$0
Building Construction Costs	\$15,037,500
Professional Service and Soft Costs	\$690,200
Financing Costs	\$857,100
Contingency	\$872,400
Total	\$19,868,200

Notes:

Third Party Costs are assumed to finance 50% of Building Construction Costs.
 Developer Private sources funds all costs that are not funded by Third Parties.
 Developer Private Equity is assumed to be 15% of all costs financed by Developer.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
BASE PROPERTY DATA WORKSHEETS FOR REDEVELOPMENT PROJECT #1**

Base Property Data

Parcel	Tax Parcel	Owner	Address	Acres	Class
1	04-03-08-300-002-002.000	Bond, Keith B Bobbi J	16911 Kentucky Road	0.413	Residential
2	04-03-08-300-002-002.001	B & M Dean Family Farm LLC	Kentucky Road	3.400	AG Dwelling
3	04-03-08-300-002-003.000	Dean, Leo Wayne & Jimmie Kathleen TR	16917 & 16919 Kentucky Road	0.689	Residential
4	04-03-08-300-002-004.001	Glasco, Charles & Carol	16923 Kentucky Road	0.413	Residential
5	04-03-08-300-002-004.000	Dean, Richard E & Linda TR	Kentucky Road	0.400	AG Dwelling
6	04-03-08-300-002-001.000	B & M Dean Family Farm LLC	Kentucky Road	16.400	AG Dwelling
7	04-03-08-300-002-005.000	Realty Income Corp.	1918 Foxwood Drive	2.745	Commercial
				24.46	

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
BASE PROPERTY DATA WORKSHEETS FOR REDEVELOPMENT PROJECT #1**

Base Property Data

Parcel	Assessed Value			Assessed Value		
	Land	Building	Total	Land	Building	Total
1	\$34,980	\$102,780	\$137,760	\$6,650	\$19,530	\$26,180
2	\$1,180	\$0	\$1,180	\$140	\$0	\$140
3	\$16,000	\$111,470	\$127,470	\$3,040	\$21,180	\$24,220
4	\$10,600	\$70,790	\$81,390	\$2,010	\$13,450	\$15,460
5	\$160	\$0	\$160	\$20	\$0	\$20
6	\$6,200	\$55,820	\$62,020	\$740	\$6,700	\$7,440
7	\$344,340	\$935,190	\$1,279,530	\$110,190	\$299,260	\$409,450
Totals	\$413,460	\$1,276,050	\$1,689,510	\$122,790	\$360,120	\$482,910

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
PROJECT 1 TIF REVENUE PROJECTIONS
PAGE 1 OF 6**

Revised 9/13/2016

TAX ASSUMPTIONS FOR PROJECT 1

<u>Real Property Assumptions</u>	
Assessment Ratios	
Commercial	32%
Residential	19%
Agricultural	12%
Bi-annual Growth/Inflation Rate	1.00%

<u>Personal Property Assumptions</u>	
Assessment Ratio	33%
Base Market Value	\$0
Annual Growth & Inflation Rate: 10%	
110% replacement value, 7 year replacement life	

<u>Real Property Levy Rates Subject to TIF</u>			
Taxing District	Rate	Captured Rate	% of Total
City	1.3057%	0.6529%	17.5%
Hospital Maintenance	0.1356%	0.0678%	1.8%
Sheltered Workshop	0.0498%	0.0249%	0.7%
Library	0.1495%	0.0748%	2.0%
Cass County Road & Bridge	0.2287%	0.1144%	3.1%
Fire (2-South Metro)	0.7258%	0.1815%	4.9%
Ambulance (2-South Metro)	0.3632%	0.0908%	2.4%
Ray-Pec School District	5.0397%	2.5199%	67.6%
Totals	7.9980%	3.7268%	100%
<u>Real Property Levy Rates Not Subject to TIF</u>			
Mo Blind Pension	0.0300%	0.0300%	
Replacement Tax	1.5900%	1.5900%	
Total of All Tax Levies		5.3468%	

<u>Sales Projection Assumptions</u>			
Percent			
Period	Year	Open	Growth
Year 1	2018	50%	0.0%
Year 2	2019	100%	0.0%
Year 3	2020	100%	1.0%

<u>Assumed Reimbursement Interest Rate</u>	
6.00%	

<u>Personal Property Levy Rates</u>		
Taxing District	Rate	% of Total
City	1.3057%	16.3%
Hospital Maintenance	0.1356%	1.7%
Sheltered Workshop	0.0498%	0.6%
Library	0.1495%	1.9%
Cass County Road & Bridge	0.2287%	2.9%
Fire (2-South Metro)	0.7258%	9.1%
Ambulance (2-South Metro)	0.3632%	4.5%
Ray-Pec School District	5.0397%	63.0%
Total	7.9980%	100.0%

<u>Sales Taxes Subject to TIF</u>		
Taxing District	Rate	Captured Rate
City - General	1.000%	0.500%
City - Transportation	0.500%	0.250%
City - Capital Improvements	0.500%	0.250%
City - Park/Stormwater	0.500%	0.250%
County - General	0.500%	0.250%
County - Road & Bridge	0.250%	0.125%
County - Law Enforcement	0.250%	0.125%
County - Justice Center	0.250%	0.125%
ESB 911 Tax	0.500%	0.125%
Fire District	0.500%	0.125%
Rate Subject to TIF	4.750%	2.375%

Notes:

- TIF does not capture Blind Pension Tax or Merchants and Manufacturers Replacement Tax
- Real Property Capture Rate assumes that 50% of all property taxes are annually declared as surplus and distributed to the taxing districts in proportion to the real property tax levy rates.
- Emergency District (ESB and Fire District) Capture Rate is assumed to be 25%.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
DEVELOPMENT ASSUMPTIONS WORKSHEET
REDEVELOPMENT PROJECT 1
PAGE 2 OF 6**

Base Assessed Valuations (2016 County Data)

<u>Parcel</u>	<u>Market Value</u>	<u>Assessed Value</u>
04-03-08-300-002-005.000	\$1,279,530	\$409,450
04-03-08-300-002-001.000	\$62,020	\$7,440
04-03-08-300-002-004.000	\$160	\$20
04-03-08-300-002-004.001	\$81,390	\$15,460
04-03-08-300-002-003.000	\$127,470	\$24,220
	<u>\$1,550,570</u>	<u>\$456,590</u>

Estimated Post Construction Assessed Valuations

Land Use	Building Area (SqFft)	Market Value per		Market Value	Assessed Value
		SqFt			
Retail Restaurant					
Sit Down Restaurant	7,500	\$150		\$1,125,000	\$360,000
Fast Food Restaurant	27,500	\$200		\$5,500,000	\$1,760,000
In-Line Retail	10,000	\$85		\$850,000	\$272,000
Service Commercial	5,000	\$85		\$425,000	\$136,000
	<u>50,000</u>			<u>\$7,900,000</u>	<u>\$2,528,000</u>

Sales Projections

Land Use	Building Area (SqFft)	Sales Per SqFt Per		Total Annual Sales
		Year		
Retail				
Sit Down Restaurant	7,500	\$300		\$2,250,000
Fast Food Restaurant	27,500	\$350		\$9,625,000
In-Line Retail	10,000	\$135		\$1,350,000
Service Commercial	5,000	\$0		\$0
	<u>50,000</u>			<u>\$13,225,000</u>

Personal Property Assumption

Land Use	Building Area (SqFft)	Personal Prop	
		Value Per SqFt	Value
Retail			
Sit Down Restaurant	7,500	\$20	\$150,000
Fast Food Restaurant	27,500	\$25	\$687,500
In-Line Retail	10,000	\$10	\$100,000
Service Commercial	5,000	\$20	\$100,000
	<u>50,000</u>		<u>\$1,037,500</u>

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
PROJECT 1 TIF REVENUE PROJECTIONS
PAGE 3 OF 6**

REAL PROPERTY VALUES FOR PROJECT 1

	Year	Base		After Redevelopment			Incremental Increase in Assessed Value
		Market Value	Assessed Value	Market Value	Assessed Value	Assessed Value	
1	2018	\$1,550,570	\$456,590	\$7,900,000	\$2,528,000	\$2,071,410	
2	2019	\$1,550,570	\$456,590	\$7,979,000	\$2,553,280	\$2,096,690	
3	2020	\$1,550,570	\$456,590	\$7,979,000	\$2,553,280	\$2,096,690	
4	2021	\$1,550,570	\$456,590	\$8,058,790	\$2,578,813	\$2,122,223	
5	2022	\$1,550,570	\$456,590	\$8,058,790	\$2,578,813	\$2,122,223	
6	2023	\$1,550,570	\$456,590	\$8,139,378	\$2,604,601	\$2,148,011	
7	2024	\$1,550,570	\$456,590	\$8,139,378	\$2,604,601	\$2,148,011	
8	2025	\$1,550,570	\$456,590	\$8,220,772	\$2,630,647	\$2,174,057	
9	2026	\$1,550,570	\$456,590	\$8,220,772	\$2,630,647	\$2,174,057	
10	2027	\$1,550,570	\$456,590	\$8,302,979	\$2,656,953	\$2,200,363	
11	2028	\$1,550,570	\$456,590	\$8,302,979	\$2,656,953	\$2,200,363	
12	2029	\$1,550,570	\$456,590	\$8,386,009	\$2,683,523	\$2,226,933	
13	2030	\$1,550,570	\$456,590	\$8,386,009	\$2,683,523	\$2,226,933	
14	2031	\$1,550,570	\$456,590	\$8,469,869	\$2,710,358	\$2,253,768	
15	2032	\$1,550,570	\$456,590	\$8,469,869	\$2,710,358	\$2,253,768	
16	2033	\$1,550,570	\$456,590	\$8,554,568	\$2,737,462	\$2,280,872	
17	2034	\$1,550,570	\$456,590	\$8,554,568	\$2,737,462	\$2,280,872	
18	2035	\$1,550,570	\$456,590	\$8,640,114	\$2,764,836	\$2,308,246	
19	2036	\$1,550,570	\$456,590	\$8,640,114	\$2,764,836	\$2,308,246	
20	2037	\$1,550,570	\$456,590	\$8,726,515	\$2,792,485	\$2,335,895	
21	2038	\$1,550,570	\$456,590	\$8,726,515	\$2,792,485	\$2,335,895	
22	2039	\$1,550,570	\$456,590	\$8,813,780	\$2,820,410	\$2,363,820	
23	2040	\$1,550,570	\$456,590	\$8,813,780	\$2,820,410	\$2,363,820	

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
PROJECT 1 TIF REVENUE PROJECTIONS
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PILOTS PROJECTION FOR PROJECT 1

Year	Base Real Property Taxes	Real Property Taxes After Redevelopment	PILOTS
1	\$17,016	\$202,189	\$77,196
2	\$17,016	\$204,211	\$78,138
3	\$17,016	\$204,211	\$78,138
4	\$17,016	\$206,253	\$79,090
5	\$17,016	\$206,253	\$79,090
6	\$17,016	\$208,316	\$80,051
7	\$17,016	\$208,316	\$80,051
8	\$17,016	\$210,399	\$81,022
9	\$17,016	\$210,399	\$81,022
10	\$17,016	\$212,503	\$82,002
11	\$17,016	\$212,503	\$82,002
12	\$17,016	\$214,628	\$82,992
13	\$17,016	\$214,628	\$82,992
14	\$17,016	\$216,774	\$83,992
15	\$17,016	\$216,774	\$83,992
16	\$17,016	\$218,942	\$85,002
17	\$17,016	\$218,942	\$85,002
18	\$17,016	\$221,132	\$86,023
19	\$17,016	\$221,132	\$86,023
20	\$17,016	\$223,343	\$87,053
21	\$17,016	\$223,343	\$87,053
22	\$17,016	\$225,576	\$88,094
23	\$17,016	\$225,576	\$88,094
Total	\$391,367	\$4,926,347	\$1,904,115

Notes:

Does not include Blind Pension or Replacement Tax.

Assumes that 50% of the PILOTS are annually declared as surplus and distributed to the taxing districts.

Assumes that Emergency Service Districts capture rate is 25%.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
PROJECT 1 TIF REVENUE PROJECTIONS
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EATS PROJECTIONS FOR PROJECT 1

Year	<u>Sales</u>	<u>Projected Incremental Sales Taxes</u>						<u>EATs</u>			
	Projected Redevelopment Taxable Sales	City Incremental Sales Tax	County Incremental Sales Tax	ESB Incremental Sales Tax	Fire Incremental Sales Tax	Total Incremental Sales Tax	EATs from City	EATs from County	EATs from Emergency Districts	Total EATs	
1	2018	\$6,612,500	\$160,353	\$80,177	\$32,071	\$32,071	\$304,671	\$80,177	\$40,088	\$16,035	\$136,300
2	2019	\$13,225,000	\$320,706	\$160,353	\$64,141	\$64,141	\$609,342	\$160,353	\$80,177	\$32,071	\$272,600
3	2020	\$13,357,250	\$323,913	\$161,957	\$64,783	\$64,783	\$615,435	\$161,957	\$80,978	\$32,391	\$275,326
4	2021	\$13,490,823	\$327,152	\$163,576	\$65,430	\$65,430	\$621,590	\$163,576	\$81,788	\$32,715	\$278,080
5	2022	\$13,625,731	\$330,424	\$165,212	\$66,085	\$66,085	\$627,806	\$165,212	\$82,606	\$33,042	\$280,860
6	2023	\$13,761,988	\$333,728	\$166,864	\$66,746	\$66,746	\$634,084	\$166,864	\$83,432	\$33,373	\$283,669
7	2024	\$13,899,608	\$337,065	\$168,533	\$67,413	\$67,413	\$640,424	\$168,533	\$84,266	\$33,707	\$286,506
8	2025	\$14,038,604	\$340,436	\$170,218	\$68,087	\$68,087	\$646,829	\$170,218	\$85,109	\$34,044	\$289,371
9	2026	\$14,178,990	\$343,841	\$171,920	\$68,768	\$68,768	\$653,297	\$171,920	\$85,960	\$34,384	\$292,264
10	2027	\$14,320,780	\$347,279	\$173,639	\$69,456	\$69,456	\$659,830	\$173,639	\$86,820	\$34,728	\$295,187
11	2028	\$14,463,988	\$350,752	\$175,376	\$70,150	\$70,150	\$666,428	\$175,376	\$87,688	\$35,075	\$298,139
12	2029	\$14,608,628	\$354,259	\$177,130	\$70,852	\$70,852	\$673,093	\$177,130	\$88,565	\$35,426	\$301,120
13	2030	\$14,754,714	\$357,802	\$178,901	\$71,560	\$71,560	\$679,823	\$178,901	\$89,450	\$35,780	\$304,132
14	2031	\$14,902,261	\$361,380	\$180,690	\$72,276	\$72,276	\$686,622	\$180,690	\$90,345	\$36,138	\$307,173
15	2032	\$15,051,284	\$364,994	\$182,497	\$72,999	\$72,999	\$693,488	\$182,497	\$91,248	\$36,499	\$310,245
16	2033	\$15,201,796	\$368,644	\$184,322	\$73,729	\$73,729	\$700,423	\$184,322	\$92,161	\$36,864	\$313,347
17	2034	\$15,353,814	\$372,330	\$186,165	\$74,466	\$74,466	\$707,427	\$186,165	\$93,083	\$37,233	\$316,481
18	2035	\$15,507,353	\$376,053	\$188,027	\$75,211	\$75,211	\$714,501	\$188,027	\$94,013	\$37,605	\$319,645
19	2036	\$15,662,426	\$379,814	\$189,907	\$75,963	\$75,963	\$721,646	\$189,907	\$94,953	\$37,981	\$322,842
20	2037	\$15,819,050	\$383,612	\$191,806	\$76,722	\$76,722	\$728,863	\$191,806	\$95,903	\$38,361	\$326,070
21	2038	\$15,977,241	\$387,448	\$193,724	\$77,490	\$77,490	\$736,151	\$193,724	\$96,862	\$38,745	\$329,331
22	2039	\$16,137,013	\$391,323	\$195,661	\$78,265	\$78,265	\$743,513	\$195,661	\$97,831	\$39,132	\$332,624
23	2040	\$16,298,383	\$395,236	\$197,618	\$79,047	\$79,047	\$750,948	\$197,618	\$98,809	\$39,524	\$335,950
	Total		\$7,848,191	\$3,924,095	\$1,601,709	\$1,569,638	\$14,911,562	\$3,924,095	\$1,962,048	\$784,819	\$6,670,962

Notes:

Assumes base sales are \$0. Actual base sales will be factored into TIF capture based on calendar year of Project 1 approval.
Assumes 3% discount for 2% early payment discount and 1% collection fee.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
PROJECT 1 TIF REVENUE PROJECTIONS
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PROJECTION OF TOTAL TIF REVENUE FOR PROJECT 1

<u>Year</u>	<u>PILOTS</u>	<u>EATS</u>	<u>TIF Revenue</u>
1	\$77,196	\$136,300	\$213,496
2	\$78,138	\$272,600	\$350,739
3	\$78,138	\$275,326	\$353,465
4	\$79,090	\$278,080	\$357,170
5	\$79,090	\$280,860	\$359,950
6	\$80,051	\$283,669	\$363,720
7	\$80,051	\$286,506	\$366,557
8	\$81,022	\$289,371	\$370,392
9	\$81,022	\$292,264	\$373,286
10	\$82,002	\$295,187	\$377,189
11	\$82,002	\$298,139	\$380,141
12	\$82,992	\$301,120	\$384,113
13	\$82,992	\$304,132	\$387,124
14	\$83,992	\$307,173	\$391,165
15	\$83,992	\$310,245	\$394,237
16	\$85,002	\$313,347	\$398,349
17	\$85,002	\$316,481	\$401,483
18	\$86,023	\$319,645	\$405,668
19	\$86,023	\$322,842	\$408,864
20	\$87,053	\$326,070	\$413,123
21	\$87,053	\$329,331	\$416,384
22	\$88,094	\$332,624	\$420,718
23	\$88,094	\$335,950	\$424,044
Total	\$1,904,115	\$6,807,262	\$8,711,377

RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
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PROJECTION OF INCREMENTAL NON-TIF REVENUE FOR PROJECT 1

Year	Projected Real Property Taxes				Projected Incremental Sales Taxes					Projected Personal Property Taxes			Total Non-TIF Revenue*
	Base	Replacement	Pension	All Taxing Districts	City	County	Emergency Service Districts	Total	Redevelopment Assessed Value	Redevelopment Taxes	Total		
1	\$17,016	\$40,195	\$758	\$124,993	\$80,177	\$40,088	\$48,106	\$168,371	\$345,799	\$27,657	\$378,991	\$546,085	
2	\$17,016	\$40,597	\$766	\$126,073	\$160,353	\$80,177	\$96,212	\$336,742	\$311,219	\$24,891	\$336,110	\$546,687	
3	\$17,016	\$40,597	\$766	\$126,073	\$161,957	\$80,978	\$97,174	\$340,109	\$276,639	\$22,126	\$298,765	\$548,826	
4	\$17,016	\$41,003	\$774	\$127,164	\$163,576	\$81,788	\$98,146	\$343,510	\$242,059	\$19,360	\$261,419	\$549,496	
5	\$17,016	\$41,003	\$774	\$127,164	\$165,212	\$82,606	\$99,127	\$346,945	\$207,479	\$16,594	\$223,873	\$551,719	
6	\$17,016	\$41,413	\$781	\$128,265	\$166,864	\$83,432	\$100,118	\$350,415	\$172,899	\$13,828	\$186,727	\$552,457	
7	\$17,016	\$41,413	\$781	\$128,265	\$168,533	\$84,266	\$101,120	\$353,919	\$138,320	\$11,063	\$149,383	\$554,765	
8	\$17,016	\$41,827	\$789	\$129,377	\$170,218	\$85,109	\$102,131	\$357,458	\$103,740	\$8,297	\$112,037	\$580,465	
9	\$17,016	\$41,827	\$789	\$129,377	\$171,920	\$85,960	\$103,152	\$361,033	\$380,379	\$30,423	\$410,802	\$582,583	
10	\$17,016	\$42,246	\$797	\$130,501	\$173,639	\$86,820	\$104,184	\$364,643	\$342,341	\$27,380	\$369,721	\$583,187	
11	\$17,016	\$42,246	\$797	\$130,501	\$175,376	\$87,688	\$105,226	\$368,289	\$304,303	\$24,338	\$328,641	\$585,393	
12	\$17,016	\$42,668	\$805	\$131,636	\$177,130	\$88,565	\$106,278	\$371,972	\$266,265	\$21,296	\$287,561	\$586,070	
13	\$17,016	\$43,095	\$813	\$132,782	\$178,901	\$89,450	\$107,341	\$375,692	\$228,227	\$18,254	\$246,481	\$588,366	
14	\$17,016	\$43,095	\$813	\$132,782	\$180,690	\$90,345	\$108,414	\$379,449	\$190,189	\$15,211	\$205,400	\$589,118	
15	\$17,016	\$43,095	\$813	\$132,782	\$182,497	\$91,248	\$109,498	\$383,243	\$152,151	\$12,169	\$164,312	\$591,505	
16	\$17,016	\$43,526	\$821	\$133,940	\$184,322	\$92,161	\$110,593	\$387,076	\$114,114	\$9,127	\$123,241	\$619,714	
17	\$17,016	\$43,526	\$821	\$133,940	\$186,165	\$93,083	\$111,699	\$390,947	\$418,416	\$33,465	\$451,881	\$621,890	
18	\$17,016	\$43,961	\$829	\$135,109	\$188,027	\$94,013	\$112,816	\$394,856	\$376,575	\$30,118	\$406,693	\$622,492	
19	\$17,016	\$43,961	\$829	\$135,109	\$189,907	\$94,953	\$113,944	\$398,805	\$334,733	\$26,772	\$361,505	\$624,762	
20	\$17,016	\$44,401	\$838	\$136,290	\$191,806	\$95,903	\$115,084	\$402,793	\$292,892	\$23,425	\$316,317	\$625,444	
21	\$17,016	\$44,401	\$838	\$136,290	\$193,724	\$96,862	\$116,234	\$406,820	\$251,050	\$20,079	\$271,129	\$627,810	
22	\$17,016	\$44,845	\$846	\$137,483	\$195,661	\$97,831	\$117,397	\$410,889	\$209,208	\$16,732	\$225,940	\$628,573	
23	\$17,016	\$44,845	\$846	\$137,483	\$197,618	\$98,809	\$118,571	\$414,998	\$167,367	\$13,386	\$180,753	\$628,573	
Totals	\$391,367	\$979,356	\$18,478	\$3,022,232	\$4,004,272	\$2,002,136	\$2,402,563	\$8,408,971	\$5,826,363	\$465,993	\$6,292,356	\$13,286,398	

*Shows the increase in the non-captured portion of real property, sales and personal property tax revenue during the life of the TIF plan. Does not include base sales tax revenues.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
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ALL TAXING DISTRICTS

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>			
	Sales Tax	Real Property Tax*	Personal Property Tax	Total	Sales Tax	Real Property Tax	Personal Property Tax	Total
2018	\$168,371	\$165,947	\$27,657	\$361,975	\$0	\$17,016	\$3,000	\$20,016
2019	\$336,742	\$167,436	\$24,891	\$529,069	\$0	\$17,186	\$3,000	\$20,186
2020	\$340,109	\$167,436	\$22,126	\$529,671	\$0	\$17,186	\$3,000	\$20,186
2021	\$343,510	\$168,940	\$19,360	\$531,810	\$0	\$17,358	\$3,000	\$20,358
2022	\$346,945	\$168,940	\$16,594	\$532,480	\$0	\$17,358	\$3,000	\$20,358
2023	\$350,415	\$170,460	\$13,828	\$534,703	\$0	\$17,532	\$3,000	\$20,532
2024	\$353,919	\$170,460	\$11,063	\$535,441	\$0	\$17,532	\$3,000	\$20,532
2025	\$357,458	\$171,994	\$8,297	\$537,749	\$0	\$17,707	\$3,000	\$20,707
2026	\$361,033	\$171,994	\$30,423	\$563,449	\$0	\$17,707	\$3,000	\$20,707
2027	\$364,643	\$173,544	\$27,380	\$565,567	\$0	\$17,884	\$3,000	\$20,884
2028	\$368,289	\$173,544	\$24,338	\$566,171	\$0	\$17,884	\$3,000	\$20,884
2029	\$371,972	\$175,109	\$21,296	\$568,377	\$0	\$18,063	\$3,000	\$21,063
2030	\$375,692	\$175,109	\$18,254	\$569,055	\$0	\$18,063	\$3,000	\$21,063
2031	\$379,449	\$176,690	\$15,211	\$571,350	\$0	\$18,243	\$3,000	\$21,243
2032	\$383,243	\$176,690	\$12,169	\$572,102	\$0	\$18,243	\$3,000	\$21,243
2033	\$387,076	\$178,287	\$9,127	\$574,489	\$0	\$18,426	\$3,000	\$21,426
2034	\$390,947	\$178,287	\$33,465	\$602,698	\$0	\$18,426	\$3,000	\$21,426
2035	\$394,856	\$179,899	\$30,118	\$604,874	\$0	\$18,610	\$3,000	\$21,610
2036	\$398,805	\$179,899	\$26,772	\$605,476	\$0	\$18,610	\$3,000	\$21,610
2037	\$402,793	\$181,528	\$23,425	\$607,746	\$0	\$18,796	\$3,000	\$21,796
2038	\$406,820	\$181,528	\$20,079	\$608,428	\$0	\$18,796	\$3,000	\$21,796
2039	\$410,889	\$183,173	\$16,732	\$610,795	\$0	\$18,984	\$3,000	\$21,984
2040	\$414,998	\$183,173	\$13,386	\$611,557	\$0	\$18,984	\$3,000	\$21,984
Total	\$8,408,971	\$4,020,067	\$465,993	\$12,895,031	\$0	\$414,594	\$69,000	\$483,594

	<u>Sales Tax</u>	<u>Real Property Tax*</u>	<u>Personal Property Tax</u>	<u>Total</u>
Total Tax Benefit	\$8,408,971	\$3,605,473	\$396,993	\$12,411,436

*Includes base real property taxes and incremental increases in Replacement Tax and Blind Pension Fund portion of real estate taxes, both of which are exempt from TIF. The following sheets for each separate taxing district in the Cost Benefit Analysis set forth the portion of base real property taxes and Replacement Tax estimated to be distributed to each taxing district if Project 1 occurs. None of the Blind Pension Fund revenue is distributed to the taxing districts.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
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CITY OF RAYMORE

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>			
	Sales Tax	Real Property Tax	Personal Property Tax	Total	Sales Tax	Real Property Tax*	Personal Property Tax	Total
1	\$80,177	\$38,960	\$4,515	\$123,651	\$0	\$2,981	\$490	\$3,471
2	\$160,353	\$39,290	\$4,064	\$203,707	\$0	\$3,011	\$490	\$3,500
3	\$161,957	\$39,290	\$3,612	\$204,859	\$0	\$3,011	\$490	\$3,500
4	\$163,576	\$39,623	\$3,161	\$206,360	\$0	\$3,041	\$490	\$3,531
5	\$165,212	\$39,623	\$2,709	\$207,544	\$0	\$3,041	\$490	\$3,531
6	\$166,864	\$39,960	\$2,258	\$209,081	\$0	\$3,071	\$490	\$3,561
7	\$168,533	\$39,960	\$1,806	\$210,298	\$0	\$3,071	\$490	\$3,561
8	\$170,218	\$40,300	\$1,355	\$211,872	\$0	\$3,102	\$490	\$3,592
9	\$171,920	\$40,300	\$4,967	\$217,187	\$0	\$3,102	\$490	\$3,592
10	\$173,639	\$40,643	\$4,470	\$218,752	\$0	\$3,133	\$490	\$3,623
11	\$175,376	\$40,643	\$3,973	\$219,992	\$0	\$3,133	\$490	\$3,623
12	\$177,130	\$40,990	\$3,477	\$221,596	\$0	\$3,164	\$490	\$3,654
13	\$178,901	\$40,990	\$2,980	\$222,871	\$0	\$3,164	\$490	\$3,654
14	\$180,690	\$41,340	\$2,483	\$224,513	\$0	\$3,196	\$490	\$3,686
15	\$182,497	\$41,340	\$1,987	\$225,824	\$0	\$3,196	\$490	\$3,686
16	\$184,322	\$41,694	\$1,490	\$227,506	\$0	\$3,228	\$490	\$3,718
17	\$186,165	\$41,694	\$5,463	\$233,322	\$0	\$3,228	\$490	\$3,718
18	\$188,027	\$42,051	\$4,917	\$234,995	\$0	\$3,260	\$490	\$3,750
19	\$189,907	\$42,051	\$4,371	\$236,329	\$0	\$3,260	\$490	\$3,750
20	\$193,724	\$42,412	\$3,278	\$239,414	\$0	\$3,293	\$490	\$3,782
21	\$195,661	\$42,777	\$2,732	\$241,170	\$0	\$3,326	\$490	\$3,815
22	\$197,618	\$42,777	\$2,185	\$242,580	\$0	\$3,326	\$490	\$3,815
23	\$4,004,272	\$941,119	\$76,075	\$5,021,465	\$0	\$72,628	\$11,264	\$83,893

	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>
Total Tax Benefit	\$4,004,272	\$868,490	\$64,810	\$4,937,572

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
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HOSPITAL MAINTENANCE

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>			
	Sales Tax	Real Property Tax	Personal Property Tax	Total	Sales Tax	Real Property Tax*	Personal Property Tax	Total
1	\$0	\$4,046	\$469	\$4,515	\$0	\$310	\$51	\$360
2	\$0	\$4,080	\$422	\$4,502	\$0	\$313	\$51	\$364
3	\$0	\$4,080	\$375	\$4,455	\$0	\$313	\$51	\$364
4	\$0	\$4,115	\$328	\$4,443	\$0	\$316	\$51	\$367
5	\$0	\$4,115	\$281	\$4,396	\$0	\$316	\$51	\$367
6	\$0	\$4,150	\$234	\$4,384	\$0	\$319	\$51	\$370
7	\$0	\$4,150	\$188	\$4,337	\$0	\$319	\$51	\$370
8	\$0	\$4,185	\$141	\$4,326	\$0	\$322	\$51	\$373
9	\$0	\$4,185	\$516	\$4,701	\$0	\$322	\$51	\$373
10	\$0	\$4,221	\$464	\$4,685	\$0	\$325	\$51	\$376
11	\$0	\$4,221	\$413	\$4,634	\$0	\$325	\$51	\$376
12	\$0	\$4,257	\$361	\$4,618	\$0	\$329	\$51	\$379
13	\$0	\$4,257	\$309	\$4,566	\$0	\$329	\$51	\$379
14	\$0	\$4,293	\$258	\$4,551	\$0	\$332	\$51	\$383
15	\$0	\$4,293	\$206	\$4,500	\$0	\$332	\$51	\$383
16	\$0	\$4,330	\$155	\$4,485	\$0	\$335	\$51	\$386
17	\$0	\$4,330	\$567	\$4,897	\$0	\$335	\$51	\$386
18	\$0	\$4,367	\$511	\$4,878	\$0	\$339	\$51	\$389
19	\$0	\$4,367	\$454	\$4,821	\$0	\$339	\$51	\$389
20	\$0	\$4,405	\$340	\$4,745	\$0	\$342	\$51	\$393
21	\$0	\$4,405	\$340	\$4,745	\$0	\$342	\$51	\$393
22	\$0	\$4,442	\$284	\$4,726	\$0	\$345	\$51	\$396
23	\$0	\$4,442	\$227	\$4,669	\$0	\$345	\$51	\$396
Total	\$0	\$97,737	\$7,901	\$105,638	\$0	\$7,543	\$1,170	\$8,712

Total Tax Benefit	\$0	\$90,195	\$6,731	\$96,925
	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
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SHELTERED WORKSHOP

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>			
	Sales Tax	Real Property Tax	Personal Property Tax	Total	Sales Tax	Real Property Tax*	Personal Property Tax	Total
1 2018	\$0	\$1,486	\$172	\$1,658	\$0	\$114	\$19	\$132
2 2019	\$0	\$1,499	\$155	\$1,654	\$0	\$115	\$19	\$134
3 2020	\$0	\$1,499	\$138	\$1,636	\$0	\$115	\$19	\$134
4 2021	\$0	\$1,511	\$121	\$1,632	\$0	\$116	\$19	\$135
5 2022	\$0	\$1,511	\$103	\$1,615	\$0	\$116	\$19	\$135
6 2023	\$0	\$1,524	\$86	\$1,610	\$0	\$117	\$19	\$136
7 2024	\$0	\$1,524	\$69	\$1,593	\$0	\$117	\$19	\$136
8 2025	\$0	\$1,537	\$52	\$1,589	\$0	\$118	\$19	\$137
9 2026	\$0	\$1,537	\$189	\$1,726	\$0	\$118	\$19	\$137
10 2027	\$0	\$1,550	\$170	\$1,721	\$0	\$119	\$19	\$138
11 2028	\$0	\$1,550	\$152	\$1,702	\$0	\$119	\$19	\$138
12 2029	\$0	\$1,563	\$133	\$1,696	\$0	\$121	\$19	\$139
13 2030	\$0	\$1,563	\$114	\$1,677	\$0	\$121	\$19	\$139
14 2031	\$0	\$1,577	\$95	\$1,671	\$0	\$122	\$19	\$141
15 2032	\$0	\$1,577	\$76	\$1,653	\$0	\$122	\$19	\$141
16 2033	\$0	\$1,590	\$57	\$1,647	\$0	\$123	\$19	\$142
17 2034	\$0	\$1,590	\$208	\$1,799	\$0	\$123	\$19	\$142
18 2035	\$0	\$1,604	\$188	\$1,791	\$0	\$124	\$19	\$143
19 2036	\$0	\$1,604	\$167	\$1,771	\$0	\$124	\$19	\$143
21 2038	\$0	\$1,618	\$125	\$1,743	\$0	\$126	\$19	\$144
22 2039	\$0	\$1,632	\$104	\$1,736	\$0	\$127	\$19	\$146
23 2040	\$0	\$1,632	\$83	\$1,715	\$0	\$127	\$19	\$146
Total	\$0	\$35,895	\$2,902	\$38,796	\$0	\$2,770	\$430	\$3,200

Total Tax Benefit	\$0	\$33,125	\$2,472	\$35,597
	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
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LIBRARY

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>			
	Sales Tax	Real Property Tax	Personal Property Tax	Total	Sales Tax	Real Property Tax*	Personal Property Tax	Total
1	\$0	\$4,461	\$517	\$4,978	\$0	\$341	\$56	\$397
2	\$0	\$4,499	\$465	\$4,964	\$0	\$345	\$56	\$401
3	\$0	\$4,499	\$414	\$4,912	\$0	\$345	\$56	\$401
4	\$0	\$4,537	\$362	\$4,899	\$0	\$348	\$56	\$404
5	\$0	\$4,537	\$310	\$4,847	\$0	\$348	\$56	\$404
6	\$0	\$4,575	\$258	\$4,834	\$0	\$352	\$56	\$408
7	\$0	\$4,575	\$207	\$4,782	\$0	\$352	\$56	\$408
8	\$0	\$4,614	\$155	\$4,769	\$0	\$355	\$56	\$411
9	\$0	\$4,614	\$569	\$5,183	\$0	\$355	\$56	\$411
10	\$0	\$4,654	\$512	\$5,165	\$0	\$359	\$56	\$415
11	\$0	\$4,654	\$455	\$5,108	\$0	\$359	\$56	\$415
12	\$0	\$4,693	\$398	\$5,091	\$0	\$362	\$56	\$418
13	\$0	\$4,693	\$341	\$5,034	\$0	\$362	\$56	\$418
14	\$0	\$4,733	\$284	\$5,018	\$0	\$366	\$56	\$422
15	\$0	\$4,733	\$227	\$4,961	\$0	\$366	\$56	\$422
16	\$0	\$4,774	\$171	\$4,944	\$0	\$370	\$56	\$426
17	\$0	\$4,774	\$626	\$5,399	\$0	\$370	\$56	\$426
18	\$0	\$4,815	\$563	\$5,378	\$0	\$373	\$56	\$429
19	\$0	\$4,815	\$500	\$5,315	\$0	\$373	\$56	\$429
21	\$0	\$4,856	\$375	\$5,231	\$0	\$377	\$56	\$433
22	\$0	\$4,898	\$313	\$5,211	\$0	\$381	\$56	\$437
23	\$0	\$4,898	\$250	\$5,148	\$0	\$381	\$56	\$437
Total	\$0	\$107,756	\$8,710	\$116,467	\$0	\$8,316	\$1,290	\$9,606

Total Tax Benefit	\$0	\$99,440	\$7,421	\$106,861
	Sales Tax	Real Property Tax	Personal Property Tax	Total

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
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CASS COUNTY

Year	<u>With Development</u>				<u>Without Development</u>			
	Sales Tax	Real Property Tax	Personal Property Tax	Total	Sales Tax	Real Property Tax*	Personal Property Tax	Total
1 2018	\$0	\$6,824	\$791	\$7,615	\$0	\$522	\$86	\$608
2 2019	\$0	\$6,882	\$712	\$7,594	\$0	\$527	\$86	\$613
3 2020	\$0	\$6,882	\$633	\$7,514	\$0	\$527	\$86	\$613
4 2021	\$0	\$6,940	\$554	\$7,494	\$0	\$533	\$86	\$618
5 2022	\$0	\$6,940	\$475	\$7,415	\$0	\$533	\$86	\$618
6 2023	\$0	\$6,999	\$395	\$7,395	\$0	\$538	\$86	\$624
7 2024	\$0	\$6,999	\$316	\$7,315	\$0	\$538	\$86	\$624
8 2025	\$0	\$7,059	\$237	\$7,296	\$0	\$543	\$86	\$629
9 2026	\$0	\$7,059	\$870	\$7,929	\$0	\$543	\$86	\$629
10 2027	\$0	\$7,119	\$783	\$7,902	\$0	\$549	\$86	\$635
11 2028	\$0	\$7,119	\$696	\$7,815	\$0	\$549	\$86	\$635
12 2029	\$0	\$7,180	\$609	\$7,789	\$0	\$554	\$86	\$640
13 2030	\$0	\$7,180	\$522	\$7,702	\$0	\$554	\$86	\$640
14 2031	\$0	\$7,241	\$435	\$7,676	\$0	\$560	\$86	\$646
15 2032	\$0	\$7,241	\$348	\$7,589	\$0	\$560	\$86	\$646
16 2033	\$0	\$7,303	\$261	\$7,564	\$0	\$565	\$86	\$651
17 2034	\$0	\$7,303	\$957	\$8,260	\$0	\$565	\$86	\$651
18 2035	\$0	\$7,365	\$861	\$8,227	\$0	\$571	\$86	\$657
19 2036	\$0	\$7,365	\$766	\$8,131	\$0	\$571	\$86	\$657
21 2038	\$0	\$7,429	\$574	\$8,003	\$0	\$577	\$86	\$663
22 2039	\$0	\$7,493	\$478	\$7,971	\$0	\$583	\$86	\$668
23 2040	\$0	\$7,493	\$383	\$7,875	\$0	\$583	\$86	\$668
Total	\$0	\$164,842	\$13,325	\$178,167	\$0	\$12,721	\$1,973	\$14,694

	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>
Total Tax Benefit	\$0	\$152,120	\$11,352	\$163,472

Notes:
Shows the benefit of the Cass County Road & Bridge Tax which is collected by the County.

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
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SOUTH METROPOLITAN FIRE

Year	<u>With Development</u>				<u>Without Development</u>			
	Sales Tax	Real Property Tax	Personal Property Tax	Total	Sales Tax	Real Property Tax*	Personal Property Tax	Total
1	\$24,053	\$10,828	\$2,510	\$37,391	\$0	\$828	\$408	\$1,237
2	\$48,106	\$10,920	\$2,259	\$61,285	\$0	\$837	\$408	\$1,245
3	\$48,587	\$10,920	\$2,008	\$61,515	\$0	\$837	\$408	\$1,245
4	\$49,073	\$11,013	\$1,757	\$61,842	\$0	\$845	\$408	\$1,254
5	\$49,564	\$11,013	\$1,506	\$62,082	\$0	\$845	\$408	\$1,254
6	\$50,059	\$11,106	\$1,255	\$62,420	\$0	\$854	\$408	\$1,262
7	\$50,560	\$11,106	\$1,004	\$62,670	\$0	\$854	\$408	\$1,262
8	\$51,065	\$11,201	\$753	\$63,019	\$0	\$862	\$408	\$1,271
9	\$51,576	\$11,201	\$2,761	\$65,538	\$0	\$862	\$408	\$1,271
10	\$52,092	\$11,296	\$2,485	\$65,873	\$0	\$871	\$408	\$1,279
11	\$52,613	\$11,296	\$2,209	\$66,118	\$0	\$871	\$408	\$1,279
12	\$53,139	\$11,393	\$1,933	\$66,464	\$0	\$879	\$408	\$1,288
13	\$53,670	\$11,393	\$1,656	\$66,719	\$0	\$879	\$408	\$1,288
14	\$54,207	\$11,490	\$1,380	\$67,077	\$0	\$888	\$408	\$1,297
15	\$54,749	\$11,490	\$1,104	\$67,343	\$0	\$888	\$408	\$1,297
16	\$55,297	\$11,588	\$828	\$67,713	\$0	\$897	\$408	\$1,306
17	\$55,850	\$11,588	\$3,037	\$70,475	\$0	\$897	\$408	\$1,306
18	\$56,408	\$11,688	\$2,733	\$70,829	\$0	\$906	\$408	\$1,315
19	\$56,972	\$11,688	\$2,429	\$71,089	\$0	\$906	\$408	\$1,315
20	\$57,539	\$11,788	\$2,125	\$71,452	\$0	\$915	\$408	\$1,324
21	\$58,117	\$11,788	\$1,822	\$71,727	\$0	\$915	\$408	\$1,324
22	\$58,698	\$11,889	\$1,518	\$72,106	\$0	\$924	\$408	\$1,333
23	\$59,285	\$11,889	\$1,215	\$72,389	\$0	\$924	\$408	\$1,333
Total	\$1,201,282	\$261,570	\$42,288	\$1,505,139	\$0	\$20,186	\$9,395	\$29,581

	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>
Total Tax Benefit	\$1,201,282	\$241,384	\$32,893	\$1,475,558

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
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RAYMORE-PECULIAR SCHOOL DISTRICT

Year	<u>With Development</u>				<u>Without Development</u>			
	Sales Tax	Real Property Tax	Personal Property Tax	Total	Sales Tax	Real Property Tax*	Personal Property Tax	Total
1 2018	\$0	\$150,376	\$17,427	\$167,803	\$0	\$11,505	\$1,890	\$13,396
2 2019	\$0	\$151,650	\$15,684	\$167,334	\$0	\$11,620	\$1,890	\$13,511
3 2020	\$0	\$151,650	\$13,942	\$165,591	\$0	\$11,620	\$1,890	\$13,511
4 2021	\$0	\$152,936	\$12,199	\$165,135	\$0	\$11,737	\$1,890	\$13,627
5 2022	\$0	\$152,936	\$10,456	\$163,392	\$0	\$11,737	\$1,890	\$13,627
6 2023	\$0	\$154,235	\$8,714	\$162,949	\$0	\$11,854	\$1,890	\$13,744
7 2024	\$0	\$154,235	\$6,971	\$161,206	\$0	\$11,854	\$1,890	\$13,744
8 2025	\$0	\$155,547	\$5,228	\$160,776	\$0	\$11,973	\$1,890	\$13,863
9 2026	\$0	\$155,547	\$19,170	\$174,717	\$0	\$11,973	\$1,890	\$13,863
10 2027	\$0	\$156,873	\$17,253	\$174,126	\$0	\$12,092	\$1,890	\$13,983
11 2028	\$0	\$156,873	\$15,336	\$172,209	\$0	\$12,092	\$1,890	\$13,983
12 2029	\$0	\$158,211	\$13,419	\$171,630	\$0	\$12,213	\$1,890	\$14,104
13 2030	\$0	\$158,211	\$11,502	\$169,713	\$0	\$12,213	\$1,890	\$14,104
14 2031	\$0	\$159,563	\$9,585	\$169,148	\$0	\$12,335	\$1,890	\$14,226
15 2032	\$0	\$159,563	\$7,668	\$167,231	\$0	\$12,335	\$1,890	\$14,226
16 2033	\$0	\$160,929	\$5,751	\$166,680	\$0	\$12,459	\$1,890	\$14,349
17 2034	\$0	\$160,929	\$21,087	\$182,016	\$0	\$12,459	\$1,890	\$14,349
18 2035	\$0	\$162,308	\$18,978	\$181,286	\$0	\$12,583	\$1,890	\$14,474
19 2036	\$0	\$162,308	\$16,870	\$179,178	\$0	\$12,583	\$1,890	\$14,474
21 2038	\$0	\$163,701	\$12,652	\$176,353	\$0	\$12,709	\$1,890	\$14,599
22 2039	\$0	\$165,108	\$10,543	\$175,652	\$0	\$12,836	\$1,890	\$14,727
23 2040	\$0	\$165,108	\$8,435	\$173,543	\$0	\$12,836	\$1,890	\$14,727
Total	\$0	\$3,632,500	\$293,631	\$3,926,132	\$0	\$280,329	\$43,478	\$323,807

	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>
Total Tax Benefit	\$0	\$3,352,172	\$250,153	\$3,602,325

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
COST-BENEFIT ANALYSIS FOR REDEVELOPMENT PROJECT 1
PAGE 9 OF 9**

EMERGENCY SERVICE BOARD 911

Year	<u>With Redevelopment</u>				<u>Without Redevelopment</u>			
	Sales Tax	Real Property Tax	Personal Property Tax	Total	Sales Tax	Real Property Tax*	Personal Property Tax	Total
1 2018	\$24,053	\$0	\$0	\$24,053	\$0	\$0	\$0	\$0
2 2019	\$48,106	\$0	\$0	\$48,106	\$0	\$0	\$0	\$0
3 2020	\$48,587	\$0	\$0	\$48,587	\$0	\$0	\$0	\$0
4 2021	\$49,073	\$0	\$0	\$49,073	\$0	\$0	\$0	\$0
5 2022	\$49,564	\$0	\$0	\$49,564	\$0	\$0	\$0	\$0
6 2023	\$50,059	\$0	\$0	\$50,059	\$0	\$0	\$0	\$0
7 2024	\$50,560	\$0	\$0	\$50,560	\$0	\$0	\$0	\$0
8 2025	\$51,065	\$0	\$0	\$51,065	\$0	\$0	\$0	\$0
9 2026	\$51,576	\$0	\$0	\$51,576	\$0	\$0	\$0	\$0
10 2027	\$52,092	\$0	\$0	\$52,092	\$0	\$0	\$0	\$0
11 2028	\$52,613	\$0	\$0	\$52,613	\$0	\$0	\$0	\$0
12 2029	\$53,139	\$0	\$0	\$53,139	\$0	\$0	\$0	\$0
13 2030	\$53,670	\$0	\$0	\$53,670	\$0	\$0	\$0	\$0
14 2031	\$54,207	\$0	\$0	\$54,207	\$0	\$0	\$0	\$0
15 2032	\$54,749	\$0	\$0	\$54,749	\$0	\$0	\$0	\$0
16 2033	\$55,297	\$0	\$0	\$55,297	\$0	\$0	\$0	\$0
17 2034	\$55,850	\$0	\$0	\$55,850	\$0	\$0	\$0	\$0
18 2035	\$56,408	\$0	\$0	\$56,408	\$0	\$0	\$0	\$0
19 2036	\$56,972	\$0	\$0	\$56,972	\$0	\$0	\$0	\$0
21 2038	\$58,117	\$0	\$0	\$58,117	\$0	\$0	\$0	\$0
22 2039	\$58,698	\$0	\$0	\$58,698	\$0	\$0	\$0	\$0
23 2040	\$59,285	\$0	\$0	\$59,285	\$0	\$0	\$0	\$0
Total	\$1,201,282	\$0	\$0	\$1,201,282	\$0	\$0	\$0	\$0

	<u>Sales Tax</u>	<u>Real Property Tax</u>	<u>Personal Property Tax</u>	<u>Total</u>
Total Tax Benefit	\$1,201,282	\$0	\$0	\$1,201,282

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
PROJECT 1
TIF REIMBURSEMENT AMORTIZATION**

		100% Scenario:			
		<u>Assuming Projected Revenue at 100%</u>			
		TIF Reimbursable Cost Balance Before Payment from TIF Revenue	Interest on Balance During the Year	Payment from TIF Revenue	Year End Reimbursable Cost Balance
Year	Year				
1	2018	\$2,980,200	\$178,812	\$213,496	\$2,945,516
2	2019	\$2,945,516	\$176,731	\$350,739	\$2,771,508
3	2020	\$2,771,508	\$166,290	\$353,465	\$2,584,334
4	2021	\$2,584,334	\$155,060	\$357,170	\$2,382,224
5	2022	\$2,382,224	\$142,933	\$359,950	\$2,165,207
6	2023	\$2,165,207	\$129,912	\$363,720	\$1,931,400
7	2024	\$1,931,400	\$115,884	\$366,557	\$1,680,727
8	2025	\$1,680,727	\$100,844	\$370,392	\$1,411,178
9	2026	\$1,411,178	\$84,671	\$373,286	\$1,122,563
10	2027	\$1,122,563	\$67,354	\$377,189	\$812,727
11	2028	\$812,727	\$48,764	\$380,141	\$481,350
12	2029	\$481,350	\$28,881	\$384,113	\$126,119
13	2030	\$126,119	\$7,567	\$387,124	-\$253,438
14	2031				
15	2032				
16	2033				
17	2034				
18	2035				
19	2036				
20	2037				
21	2038				
22	2039				
23	2040				

**RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN
PROJECT 1
TIF REIMBURSEMENT AMORTIZATION**

		75% Scenario:			
		<u>Assuming Projected Revenue at 75%</u>			
		TIF Reimbursable Cost Balance Before Payment from TIF Revenue	Interest on Balance During the Year	Payment from TIF Revenue	Year End Reimbursable Cost Balance
	Year				
1	2018	\$2,980,200	\$178,812	\$160,122	\$2,998,890
2	2019	\$2,998,890	\$179,933	\$263,054	\$2,915,769
3	2020	\$2,915,769	\$174,946	\$265,099	\$2,825,617
4	2021	\$2,825,617	\$169,537	\$267,877	\$2,727,276
5	2022	\$2,727,276	\$163,637	\$269,963	\$2,620,950
6	2023	\$2,620,950	\$157,257	\$272,790	\$2,505,417
7	2024	\$2,505,417	\$150,325	\$274,917	\$2,380,825
8	2025	\$2,380,825	\$142,849	\$277,794	\$2,245,880
9	2026	\$2,245,880	\$134,753	\$279,965	\$2,100,668
10	2027	\$2,100,668	\$126,040	\$282,892	\$1,943,817
11	2028	\$1,943,817	\$116,629	\$285,106	\$1,775,340
12	2029	\$1,775,340	\$106,520	\$288,084	\$1,593,776
13	2030	\$1,593,776	\$95,627	\$290,343	\$1,399,060
14	2031	\$1,399,060	\$83,944	\$293,374	\$1,189,629
15	2032	\$1,189,629	\$71,378	\$295,678	\$965,329
16	2033	\$965,329	\$57,920	\$298,762	\$724,487
17	2034	\$724,487	\$43,469	\$301,112	\$466,844
18	2035	\$466,844	\$28,011	\$304,251	\$190,604
19	2036	\$190,604	\$11,436	\$306,648	-\$104,608
20	2037				
21	2038				
22	2039				
23	2040				

Schedule for Consideration of Raymore Gateway TIF Plan
DRAFT Prepared September 12, 2016

<u>Date</u>	<u>Event</u>
September 19, 2016	City Council meeting: Discussion of TIF Plan
September 26, 2016	City Council meeting: Consider Resolution to proceed with TIF Plan
October 3, 2016	Send RFP notice to newspaper for publication on October 6
October 6, 2016	Publish RFP notice
October 18, 2016	Informational meeting with developers
October 28, 2016	Mail initial 45-day notice of TIF Commission Public Hearing to taxing districts
November 9, 2016	File complete TIF Plan with City Clerk
November 14, 2016	Send publication notice to newspaper for TIF Commission public hearing to be published on November 17 th
November 17, 2016	Publish notice of TIF Commission public hearing
November 25, 2016	Mail notice of TIF Commission public hearing to property owners
December 1, 2016	RFP responses due
December 5, 2016	Send publication notice to newspaper for TIF Commission public hearing to be published on December 8 th
December 8, 2016	Publish notice of TIF Commission public hearing
December 14, 2016	TIF Commission public hearing for TIF Plan
January 2, 2017	Submit final documents to City Clerk for January 9 th Council meeting
January 9, 2017	City Council meeting: <ul style="list-style-type: none">• Consideration of TIF Plan, receive public comments• 1st reading of ordinance to approve TIF Plan
January 23, 2017	City Council meeting: <ul style="list-style-type: none">• 2nd reading of ordinance to approve TIF Plan

**NOTICE OF REQUEST FOR PROPOSALS
RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN**

The Tax Increment Financing Commission of the City of Raymore, Missouri (the “Commission”) will be considering a redevelopment plan and redevelopment project to finance certain costs associated with the redevelopment of property generally located in the City of Raymore, Missouri (the “City), at the northeast corner of Highway 58 and Kentucky Road in accordance with the Real Property Tax Increment Allocation Redevelopment Act (the “TIF Act”). Pursuant to the City’s “Procedures Relating to Bids and Proposals for Implementation of Redevelopment Projects Under the Real Property Tax Increment Allocation Redevelopment Act” (the “RFP Policy”), the public is hereby notified that:

1. The City has prepared a plan for redevelopment (the “Redevelopment Plan”) of approximately 24 acres of property that is generally located at the northeast corner of Foxwood Drive and Kentucky Road, in the City (the “Redevelopment Area”). A copy of the proposed Redevelopment Plan will be on file with the City Clerk on and after October 5, 2016. The Redevelopment Plan calls for multiple redevelopment projects within the Redevelopment Area which eliminates the blighting conditions, enhance the tax base, encourage commerce and industry, encourage retention and expansion of retail sales, increase employment, provide for improved public infrastructure and enhance the aesthetics of the Redevelopment Area. The redevelopment projects may involve demolition, renovation, clearing and grading and the construction of private land uses and parking areas. Redevelopment is anticipated to be redeveloped through two or more Redevelopment Projects. The City seeks (A) proposals for an alternative to the Redevelopment Plan prepared by the City for the entire Redevelopment Area or (B) proposals for separate redevelopment projects to implement the Redevelopment Plan as prepared by the City.

2. All proposed redevelopment plans and projects must include details regarding the redevelopment project costs including, as appropriate: land acquisition; demolition, clearing and grading; the construction of private improvements; the design, engineering and construction of improvements that serve the redevelopment project area or separate redevelopment areas, as applicable; and any legal, engineering, accounting, land use planners, architects, feasibility experts costs and fees and other soft costs associated with approval and implementation of the proposed plan or project.

3. All submissions should establish the scope and schedule of development, revenue projections, project costs, method of financing and other relevant details of a valid and complete redevelopment plan or project, as applicable, under the TIF Act. All submissions must include information about the proposed developer, including detail regarding prior development projects and other relevant business experience. If the person or entity submitting the proposal does not own or otherwise control the property in the propose redevelopment project area, the submission must include the proposed method of acquiring such ownership or control.

4. Interested parties are invited to submit proposals that contains all required elements under the TIF Act and the TIF Policy to the City Clerk at City Hall, 100 Municipal Circle, Raymore, Missouri, 64083, and must be received by 5:00 p.m. no later than twenty-one (21) calendar days following the date of publication of this Notice. Eighteen copies of each proposal must be submitted. All proposals will be prepared at the sole cost and expense of the responding party and the City shall have no liability for any such costs or expenses. Each applicant must demonstrate the financial ability to implement the proposal, and must be prepared to submit those fees and enter into those agreements, including a funding agreement, as set forth in the RFP Policy. This notice does not commit the City to select a redeveloper or to approve a redevelopment project.

5. All proposals shall be judged on: (i) the merit and viability of the proposal for redevelopment described in the submission; (ii) the quality and detail of the submission; (iii) the ability of the submission to aid in enhancing the tax base of the City and other taxing districts levying taxes in the Redevelopment Area, increasing employment in the City, and eliminating blight from the Redevelopment Area; (iv) the ability of the applicant to implement and further the goals of the Redevelopment Plan; and (v) the ability of the proposal to accomplish any other goals that it may identify.

6. The City reserves the right to reject all proposals and publish any additional requests for proposals as may be necessary, to extend the time period to submit responses to this Notice, to waive informalities, to combine elements of proposals submitted, and to select the proposal(s) or portions thereof and the redeveloper(s) which are, in the City's sole discretion, determined to be in the best interests of the City. All proposals will be considered in accordance with the RFP Policy and the TIF Act.

Published by the City of Raymore, Missouri

DRAFT – September 6, 2016

Raymore Tax Increment Financing Commission

**Notice of Public Hearing for the
Raymore Gateway Tax Increment Financing Plan**

To: Taxing Districts (Distribution List attached)

Date: [September 23], 2016

Pursuant to Section 99.830 of the Revised Statutes of Missouri, you are hereby notified that the Tax Increment Financing Commission of Raymore, Missouri (the “Commission”), will hold a public hearing at 4:00 p.m. on November 9, 2016 at City Hall, 100 Municipal Circle, Raymore, Missouri, to consider the Raymore Gateway Tax Increment Financing Plan (the “Redevelopment Plan”), the designation of the proposed redevelopment area (the “Redevelopment Area”), and the adoption of a proposed redevelopment project (the “Redevelopment Project”) as described in the Redevelopment Plan.

The proposed Redevelopment Area, which contains approximately 24 acres, is generally located in Raymore, Missouri, at the northeast corner of Foxwood Drive and Kentucky Road. The Redevelopment Plan includes, as Redevelopment Project #1, the completion of demolition, site preparation and the construction of approximately 50,000 square feet of restaurant, retail and other commercial facilities in multiple buildings, together with landscaping, parking and other amenities. No residential development is proposed for Redevelopment Project 1. The Redevelopment Plan contemplates additional redevelopment projects that may be added to the Plan by future amendments.

A copy of the Redevelopment Plan, including a description and map of the proposed Redevelopment Project, will be on file with the Office of the City Clerk of Raymore, Missouri on and after October 5, 2016 and may be reviewed by any interested party during business hours at City Hall, 100 Municipal Circle, Raymore, Missouri, 64083. The taxing districts are invited to submit comments to the Commission prior to the date of the hearing.

ALL INTERESTED PARTIES SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD AT THE PUBLIC HEARING.

**Tax Increment Financing Commission
of Raymore, Missouri**

Raymore Tax Increment Financing Commission

**Notice of Right to Appoint Members to the
Tax Increment Financing Commission**

Pursuant to Section 99.820.2 of the Revised Statutes of Missouri, prior to the approval of any redevelopment plan, redevelopment project, or designation of a redevelopment area (the “Redevelopment Area”), the affected taxing districts shall appoint members to the Tax Increment Financing Commission of Raymore, Missouri (the “Commission”) to represent the districts in the consideration of the proposed plan as follows:

SCHOOL DISTRICT: School boards whose districts are included within the proposed Redevelopment Area (the “School Districts”) shall appoint two (2) members. Such members shall be appointed in any manner agreed upon by the School Districts.

COUNTY: The affected county (the “County”) shall appoint two (2) members. The members shall be appointed by the Presiding Commissioner with the consent of the majority of the County Commissioners.

ALL OTHER TAXING DISTRICTS: All other taxing districts, not including the City, which levy ad valorem taxes within the Redevelopment Area (the “Affected Districts”) shall collectively appoint one (1) member. Such member shall be appointed in any manner agreed upon by the Affected Districts.

If the School Districts, County, or other Affected Districts wish to make the above appointments, they must provide to the City in writing the name of appointed person(s) within thirty (30) days of receipt of this written notice. If any of the districts fail to appoint a member to the Commission, the remaining members are authorized to proceed to exercise the powers of the Commission in accordance with Section 99.820.2 of the Revised Statutes of Missouri.

TAX INCREMENT FINANCING COMMISSION OF RAYMORE, MISSOURI

Taxing Jurisdictions -- Distribution List

City of Raymore
City Hall
100 Municipal Circle
Raymore, MO 64083

Raymore Peculiar R-II School District
Attn: Dr. Kari Monsees
P.O. Box 789
Peculiar, MO 64078-0789

South Metropolitan Fire Protection District
Attn: Chief Randy Adams
P.O. Box 467
Raymore, MO 64083-0467

CASCO Area Workshop
Attn: Robert Greenwood, Director
1800 W. Vine Street
Harrisonville, MO 64701

South Metropolitan Ambulance District
P.O. Box 467
Raymore, MO 64083-0467

Cass County Clerk
102 E. Wall St.
Harrisonville, MO 64701

Cass County Library District
Attn: Christie Kessler, Director
400 E. Mechanic St.
Harrisonville, MO 64701

Cass County Road & Bridge Department
Attn: Commissioner Luke Scavuzzo
102 E. Wall St.
Harrisonville, MO 64701

Cass Regional Medical Center
Attn: J. Christopher Lang
2800 E. Rock Haven Road
Harrisonville, MO 64701

Missouri Department of Revenue
Tax Administration Bureau
P.O. Box 475
Jefferson City, MO 65105-0475

Missouri Department of Economic Development
Attn: Mike Downing, Director
P.O. Box 1157
Jefferson City, MO 65102-1157

Missouri Director of Revenue
County Tax Section
Merchants/Manufacturers Replacement Tax Fund
P.O. Box 453
Jefferson City, MO 65102-0453

Missouri Director of Revenue
County Tax Section
State Blind Pension Fund
P.O. Box 453
Jefferson City, MO 65102-0453

Cass County Emergency Services Board
Attn: Robin Tieman, Executive Director
801 South Commercial Street
Harrisonville, MO 64701

State Tax Commission of Missouri
P.O. Box 146
Jefferson City, MO 65102-0146

In the Queue



September 19, 2016

Major Purchases

- Police Department Taser replacement
- Police Department In-Car Video Camera Replacement
- Police Department VERP Fleet conversion
- Firing range improvements - fence, gate, baffle system

Bids in Progress

- Municipal Center Annex
- Design Services Hawk Ridge Park Improvements

Vacancies

- Communications Officer - Police Department

Upcoming Meetings

- 09-20-2016 - Jan Zimmerman - Awards for Valor Selection Committee - Merriam PD
- 09-22-23-2016 - Jan Zimmerman - Greater Kansas City Public Safety Credit Union Board Planning session - Branson
- 09-26-2016 - Jan Zimmerman - First Responder Network Authority Engagement meeting (FirstNet) - MARC
- 09-27-2016 - Ryan Murdock & Jan Zimmerman - National Mass Care Exercise After Action meeting - Kansas City Emergency Operations Center
- 09-30-2016 - Jim Cadoret - Communities for All Ages Quarterly Meeting - MARC
- 10-05-2016 - Jan Zimmerman - Metro Chief and Sheriffs - Argosy in Riverside
- 10-07-2016 - Meredith Hauck - Managers Roundtable - MARC
- 10-11-2016 - Meredith Hauck - MARC STP Meeting - MARC
- 10-25-2016 - Meredith Hauck - CREW Program Committee Meeting - Kansas City

- 11-09-2016 - Jan Zimmerman - Emergency Management Presentation to the Emerald Club - Community Bank of Raymore

Training Updates

- 9-15-16-2016 - Michelle Shaffer - MACA Fall Professional Seminar - Springfield, MO
- 09-19-2016 - Ryan Murdock & Jan Zimmerman - MOSWIN Radio Training - Johnson County 911 Communications Center - Warrensburg
- 09-21-23-2016 - Cheryl Ulses - Missouri Animal Control Officers Annual Training Conference - Springfield
- 09-24-28-2016 - Meredith Hauck - International City/County Managers Association Conference - Kansas City
- 09-29-2016 - John McLain - Rec Trac Webinar
- 10-03-06-2016 - Roger Mayberry, Jim Mayberry & Starlith McAdams - Criminal Justice Information Systems (CJIS) training - Lake of the Ozarks
- 10-3-2016 - Meredith Hauck & Harriet Lawrence (Arts Commissioner) - MACAA Public Art Workshop - Columbia
- 10-05-08-2016 - Nathan Musteen & Steve Rulo - National Recreation & Park Association National Congress - St. Louis, MO
- 10-05-07-2016 - Jim Cadoret - Missouri Chapter American Planning Association Conference - Springfield
- 10-05-07-2016 - Cindi Watson & Kim Quade - KCRPE Purchasing Expo - Kansas City, MO
- 10-13-2016 - Nathan Musteen & Steve Rulo - KCNPI Prairie Restoration Workshop - Shawnee Mission Park
- 10-17-18 -2016 - City Clerk Jeanie Woerner and Deputy City Clerk Erica Hill MoCCFOA Fall Regionals - Independence
- 10-18-19-2016 - Ryan Murdock - Public/Private Partnerships - Jefferson City
- 10-20-2016 - Dispatchers Juli Driskill, Rodney Ulsh & James Hayes - MSHP presentation on the new AMBER alert process - KCPD Regional Academy
- 10-20-21-2016 - Lisa Williams & Meredith Hauck - Annual LAGERS Conference - Springfield, MO
- 10-21-16 - Bert Talken & Michelle Shaffer WACA Training at MPR
- 10-21-16 - Aly Abdelgawad, Jim Wilson & Jan Zimmerman - WACA Training - MPR
- 11-07-09-2016 - Dispatchers Juli Driskill, Rodney Ulsh & James Hayes - Crisis Intervention Training for Dispatchers - KCPD Regional Academy
- 11-08-10-2016 - Jan Zimmerman - Debris Management - Olathe Fire Department

Public Hearings and Good Neighbor Meetings

- 9-15-2016 - Good Neighbor Meeting - Destruction of Elm Street Water Tower and Placement of new Telecommunication Tower
- 9-20-2016 - Planning and Zoning Commission - Recreation Park Activity Center conditional use permit
- 9-26-2016 - Council Meeting - 2016 Sidewalk on Undeveloped Lots hearings
- 10-10-2016 - Council Meeting - Fiscal Year 2016-2017 Budget and Capital Improvement Plan

Upcoming Community Events

- September 22-24 - Raymore Fall Festival/Community Against Crime Event - Memorial Park
- September 30 - Trucktoberfest - T.B. Hanna Station
- October 8 - City-wide Shred Event - City Hall
- October 22 - National Drug Take Back - Raymore Police Department and Price Chopper
- October 28 - Harvest Night - Recreation Park

Major Public Works Projects

- Gore Road Water Main Improvements
- FY 2016 Sidewalk Project
- Municipal Center
- Activity Center at Recreation Park
- Recreation Park - Parking Lot & Trail Rehabilitation
- FY 2016 Curb Replacement
- FY 2016 Street Preservation
- 58 Highway Mill and Overlay
- Foxridge Drive extension
- Johnston Drive extension
- Sunset Lane extension
- Sidewalk Repairs in Fox Haven neighborhood
- Roof Repairs at Public Works Operations and Maintenance Building
- Google Fiber Installation

Major Parks & Recreation Projects

- Recreation Park Shade Structures

Other

- Work continues on Community for All Ages assessment phase