



Tax Increment Financing Annual Report

Deadline for Submission: November 15, 2010

(Note: The reporting period can be any 12 month period prior to September 30.)

This report includes the requirements of Section 99.865, RSMo. Additional information is requested to accurately determine the impact of TIF in the State. The results of this report will be posted on DED's web site, and distributed to the Missouri General Assembly and the media. There are two Sections to this report, Section 1, Description of the Plan and Project and Section 2, Tax Increment Financing Revenues. An Instruction Sheet accompanies this form. If you have any questions, please contact: Ann Perry, 573-522-8004.

Section 1 Description of the Plan and Project

1. Name of City and/or County (entity that approved the TIF Plan or Project): City of Osage Beach

2. Name of Plan or Project: Prewitt's Highway 54 Enterprises LLC

3. Report Period: From January 1, 2009; to December 31, 2009

4. Name of the person who prepared this Annual Report Karri Bell and Diann Warner

5. Contact Information

a) City or County Contact Agency City of Osage Beach

b) Person Karri Bell

c) Phone 573-302-2000

d) Fax 573-302-0528

e) E-mail Address kbell@osagebeach.org

f) Private Sector Developer Prewitt's Hwy 54 Enterprises LLC

g) Person Gary Prewitt

h) Phone 573-365-9440

i) Fax 573-365-7849

j) E-mail Address prewitt@usmo.com

6. Original Date Plan/Project Approved July 6, 2000

7. Ordinance Number (if available) 00.26

8. Most Recent Plan Amendment (if any) August 3, 2006

9. Ordinance Number (if available) 06.38

10. State House District 115

11. State Senate District 9

12. School District School of the Osage

13. General Location of Area or Project Area (please attach copy of Redevelopment Area Boundary Map from Plan)

14. Description of Plan/Project _____

Development of big box retail and small stores, road improvements to the intersection of 54 Highway and 42 Highway including the addition of stop lights and rerouting of Missouri Route D were approved and recommended by MODOT. Infrastructure improvements also include the extension of fire protection, water and sewer to the School of the Osage.

15. Plan/Project Status (Circle one which best describes status):

a) Starting-Up

b) Seeking Developer

c) Under Construction

d) Fully-Operational

e) Inactive

f) District Dissolved

If clarification is needed: _____

16. Area Type (Circle All Applicable):

a) **Blight**

b) Conservation

c) Economic Development

17. How was the "but-for" determination made? (Circle All Applicable):

a) Project had unusual/extraordinary costs that made the project financial unfeasible in the market place.

b) Project required significant public infrastructure investment to remedy existing inadequate conditions.

c) Project required significant public infrastructure investment 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: _____

Removal of large amount s of rock and dirt to make site development possible.

19. Briefly Describe the Project's Public Benefits _____

Road Improvements and increased retail services. Extension of fire protection, water and sewer to School of the Osage.

20. Description of Agreements with the Developer _____

Development contract with the Developer.

21. Description of Any Agreements with the Affected Taxing Districts _____

22. Number of Relocated Residences **26** _____

23. Number of Relocated Businesses **0** _____

24. Number of Parcels Acquired Through Use of Eminent Domain Power **0** _____

25. Identify any businesses that have relocated **to** the Redevelopment Area:

Name	Address	Phone Number	Primary Buisness Line	Relocated from What City/County?
Fox's Tot & Teen	3797 Hwy 54, Osage Beach		573-348-9559	Stonecrest Mall to Prewitt's Point

26. Estimate of New Jobs: **Projected:** _____ **Actual to date:** 850 _____

27. Estimate of Retained Jobs: **Projected:** _____ **Actual to date:** 8 _____

Section 2 Tax Increment Financing Revenues

28. Amount of Revenue in the Special Allocation Fund as of (date): _____ December 31, 2009 _____

a. Payments in Lieu of Taxes: \$445,040

Total received since inception: \$ 3,434,049 _____; Amount on hand*: \$ _____ 0 _____
(* At end of reporting period.)

b. Economic Activity Taxes: \$1,628,653

Total received since inception: \$ 10,083,350 _____; Amount on hand*: \$ _____ 0 _____
(* At end of reporting period.)

29. Expenditures For Total Project Costs Funded by TIF: **Total Since Inception:** **Report Period Only:**
a) Public Infrastructure (streets, utilities, etc) \$ 11,618,134 _____ \$ _____ 0 _____

b) Site Development (grading, dirt moving, etc.)	\$ 3,000,000	\$ 0
c) Rehab of existing buildings	\$ N/A	\$ N/A
d) Acquisition of land or buildings	\$ 2,400,000	\$ 0
e) Other (specify): Plan & Project Admin	\$ 861,076	\$ 0
f) Other (specify): developer financing costs	\$ 7,000,866	\$ 0

Amount Paid on Debt Service:

g) Payments of principal and interest on outstanding bonded debt:

* Since inception: \$ 10,362,914 * This reporting period: \$ 2,421,312

h) Reimbursement to developer for eligible costs:

* Since inception: \$ 24,167,371 * This reporting period: \$ 0

i) Reimbursement to city/county (or other public entity) for eligible costs:

* Since inception: \$ 395,899 * This reporting period: \$ 0

30. Anticipated TIF Reimbursable Costs (Only include hard costs; do not include interest or bond issuance costs.)

a. Public Infrastructure and Site Development Costs	\$ 13,763,947
(Utility Extensions, Road Improvements, Stormwater, Demolition, Grading, etc.)	
b. Property Acquisition and Relocation Costs	\$ 2,400,000
c. Project Implementation Costs (Including Professional Fees)	\$ 700,000
d. Other (specify, as applicable): Misc.	\$ 250,000
e) Other (specify): City & County Expenses	\$ 162,000
f) Total Anticipated TIF Reimbursable Project Costs	\$ 17,275,947

31. Anticipated **Total** Project Costs \$ 101,130,093

(Please attach a copy of the budgets from the Redevelopment Plan for Anticipated Total Project Costs and Anticipated Reimbursable TIF Costs.)

32. TIF Financing Method (circle all that apply):

a) <i>pay-as-you-go</i>	b) <i>general obligation bonds</i>	c) <i>TIF notes</i>	d) <i>loan</i>
e) TIF Bond	f) <i>Industrial Revenue Bond</i>	g) <i>other bond</i>	h) <i>other</i>

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: \$ 1,486,802

36. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 14,255,891

37. Anticipated Assessed Value at Time of District Termination: \$ 30,439,524_____
38. Total Amount of Base Year EATs \$15,762_____
39. Total Amount of Base Year PILOTS \$56,897_____
40. Total Amount of EATs Anticipated at Time of District Termination \$4,686,158_____
41. Total Amount of PILOTS Anticipated at Time of District Termination \$ 1,208,633_____
42. Percentage of EATs Captured **50**_____ %
43. Total Years Anticipated to Capture EATs **23**_____
44. Percentage of PILOTS Captured **75**_____ %
45. Total Years Anticipated to Capture PILOTS **23**_____

*****Please include any before and after color photographs of the Redevelopment Area that are available. If the site has not yet been redeveloped, if possible please include a before picture and a rendering of what the site will look like after redevelopment.**

Send Report to:

Missouri Department of Economic Development
Attn: TIF Annual Report
P.O. Box 118, 301 West High Street
Jefferson City, Missouri 65102
Fax: 573/522-9462

Further Information:

Ann Perry 573/522-8004
Hal Vanslyck 573/726-0748