

CITY COUNCIL STUDY SESSION

TO: Mayor and City Council
FROM: Mari E. Macomber, City Manager

SESSION DATE: October 9, 2007
TIME: 5:30 p.m.
PLACE: City Council Chambers

AGENDA:

- **South 63 Corridor Improvement Project**
- **Newsletter Review – October 5, 2007**

SOUTH 63 CORRIDOR IMPROVEMENT PROJECT

In February of this year, city staff, along with Chamber Director Alisa Kigar and KREDI Director of Job Creation Phil Tate, met via conference call with Art King, representative of Raul Walters Properties. This company owns the shopping center that includes everything from Tractor Supply to Stage. The property owner is interested in pursuing support from the City to establish a tax increment finance district (TIF) to pay for the redevelopment of this area of our community.

After meeting with Mr. King, it was made clear to Mr. King that the City regardless of the merits of the project would not support any suggested effort if the School Board was not in favor or interested in the project. This was the response in spite of the obvious need for improvements in this part of town. The City had made a commitment to the School Board that it would not approve any future TIFs without receiving support from the School Board first.

In April, City staff again met with Art King, Raul Walters Properties and Jim Grice attorney for Spencer Fane, Britt and Browne, along with Pat Williams, School Superintendent. During this meeting, we focused more on an overall development plan for the south end of town.

As a result of this meeting, the City agreed to host a meeting inviting several key property owners in this area of our community – Hollister, Preferred Family, Northeast Regional Medical Center, the owner of old shoe factory, and a few others to discuss a possible development partnership for this area of town, the gateway from the south.. There was an acknowledgement that this area of town could use some support and would benefit from reinvestment. Though there was agreement that the area could benefit from some reinvestment, there were not any individual property owners interested in pursuing the implementation of a TIF for their individual properties with the exception of the

representatives from Raul Walters Properties. A majority of those present felt that some type of redevelopment would be necessary.

A final meeting was held in September at the Kirksville RIII School campus to allow Mr. King the opportunity to explain his project in more detail to the City of Kirksville and the Kirksville School District. At the conclusion of the meeting, Pat Williams agreed to visit with the School Board about the development plan and would prepare a letter outlining the position of the Kirksville RIII School District. A copy of this letter is included in the packet.

The School District has basically stated that they would support the formation of a TIF for the Raul Walter Property specifically and that the School District would be in support of the TIF, so long as Raul Walter's development would capture only 50% of the incremental increase in property tax, as opposed to the 100% increase in property tax receipts.

The Developer is still interested in pursuing this matter further and has requested a meeting with the City Council to explain the development plan. Included with this report is an explanation from the Missouri Department of Economic Development regarding the use and purpose of tax increment financing. TIF is clearly intended to help renovate and redevelop blighted areas. The concept is to be used on those areas that otherwise would not see redevelopment due to the lack of funds available.

Since the inception of tax increment financing, the City of Kirksville has implemented two TIF Districts.

In 1987, the Southeast Quadrant Tax Increment Financing District was created to spur economic development in this area of the community through the capture/share of the area's growth in property tax receipts. A plan for development was prepared and followed, until 1997 when the City Council amended the TIF Redevelopment plan to include a new sewer interceptor and other revisions. The most significant projects were improvements to water and sewer service followed by improvements to Jamison Street. The last project to be completed for this development plan is the recently approved hike/bike trail that will connect LaHarpe Street to the hike/bike trail and Hamilton Street. The collection of revenues from taxes was concluded in 2006. This TIF was concluded several years before it was required by law.

The second TIF created was in 1999 for downtown Kirksville. There are two significant differences between the 1987 TIF and the 1999 TIF. In the later TIF, the City was required to establish a TIF Commission and representatives from some of the taxing districts were to be part of the Commission. A second difference was the capture of economic activity taxes (EATS). The idea being that not only should property values go up because of the reinvestment, but it should spark additional sales tax dollars. This TIF is expected to last the 23 years, the total number of years a TIF may be in place.

Should the City Council wish to pursue a TIF for this particular area, there is a process that must be followed. This process will include the hosting of a public hearing to allow citizen input.

Jim Grice, with Spenser, Fane, Britt and Browne will be in attendance at the City Council meeting to explain the development plan to the City Council and to discuss the preliminary budget numbers that have been developed by his firm.

Recommended Action:

It is recommended that the City Council listen to the presentation to be made by Mr. Grice and to ask questions that you may have about the purpose of TIF, the use of the funds, how the collection of the taxes work, the selection of the developer, and the accountability of the use of the funds.

NEWSLETTER REVIEW – October 5, 2007

Attachments

TIF Information – pg. 5

Summary Report from Developer – pgs. 6 - 7

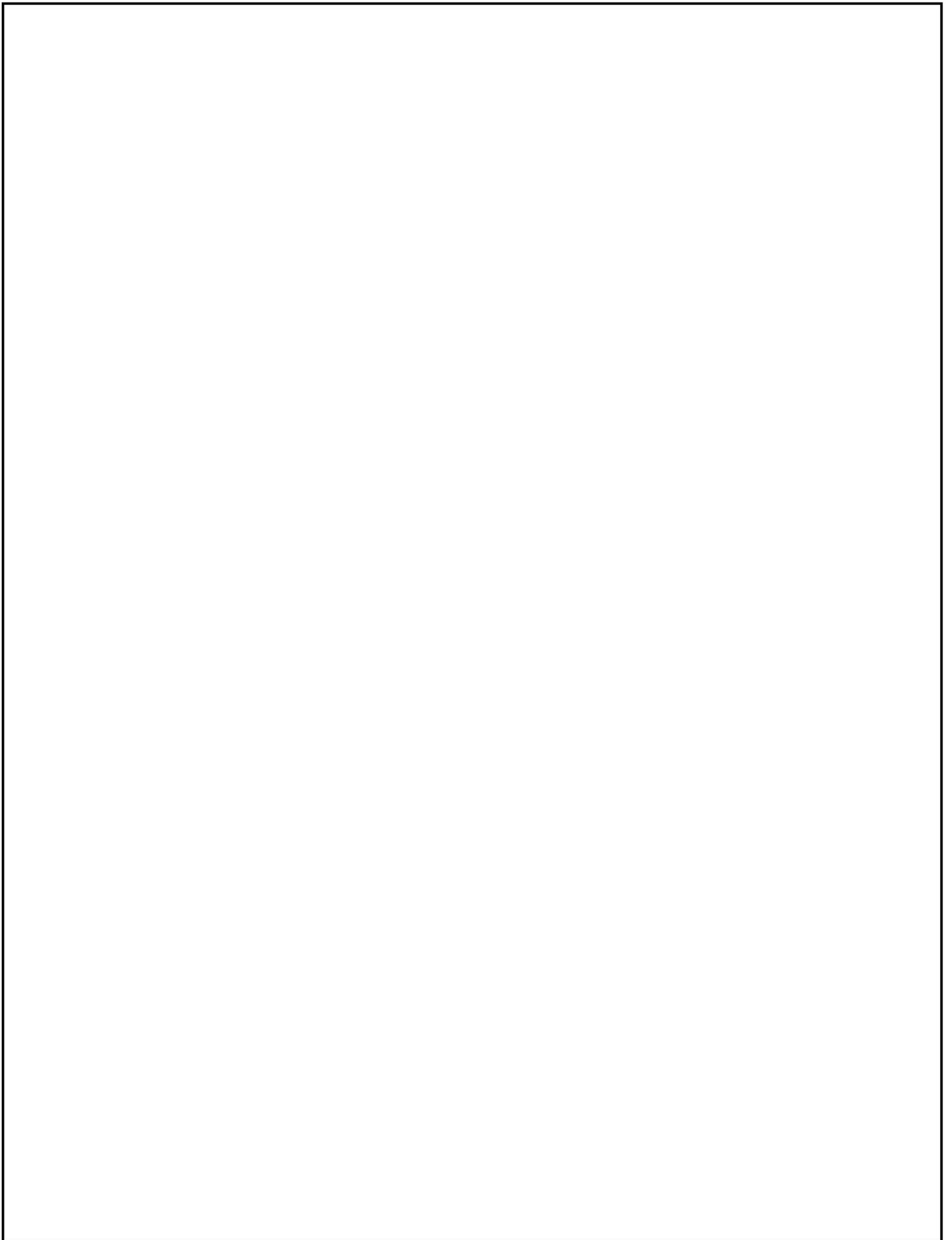
Development Concept for Raul Walters Property – pg. 8

Tax Generation from South 63 Corridor TIF - pgs. 9 – 13

Letter from Kirksville RIII School Superintendent – pg. 14

Enclosure

Newsletter



Tax Increment Financing

Local Tax Increment Financing (Local TIF) permits the use of a portion of local property and sales taxes to assist funding the redevelopment of certain designated areas within your community. Areas eligible for Local TIF must contain property classified as a "Blighted", "Conservation" or an "Economic Development" area, or any combination thereof, as defined by Missouri Statutes.

Typical Budget Items

TIF may be used to pay certain costs incurred with a redevelopment project. Such costs may include, but are not limited to:

- Professional services such as studies, surveys, plans, financial management, legal counsel
- Land acquisition and demolition of structures
- Rehabilitating, repairing existing buildings on site
- Building necessary new infrastructure in the project area such as streets, sewers, parking, lighting
- Relocation of resident and business occupants located in the project area

Supported by Local Tax Incremental Revenues

The idea behind Local TIF is the assumption that property and/or local sales taxes (depending upon the type of redevelopment project) will increase in the designated area after redevelopment, and a portion of the increase of these taxes collected in the future (up to 23 years) may be allocated by your municipality to help pay the certain project costs, partially listed above.

Responsibilities of the Governing Body of the Municipality and the Local TIF Commission

Missouri's TIF Act defines a "Municipality" as an incorporated city, town, village or county. The governing body of your municipality is required to establish a TIF Commission, composed of certain members including representatives of other local taxing authorities within the redevelopment project area as defined by state statute. The municipality is also responsible for the approval of ordinances (or resolutions if a county) that establish a comprehensive Redevelopment Plan, and for approval of the specific TIF Redevelopment Project. Responsibilities of the TIF Commission are many, and may include working with the local government in creating the Redevelopment Plan and TIF Redevelopment Project parameters, holding required public hearings, preparing economic impact reports and revenue projections, blight studies and other documents to justify the need for TIF and as required by state statutes governing Local TIF projects.

The use of TIF is helping dozens of Missouri communities thrive by creating new and better jobs while increasing tax revenue streams from formerly non-productive, unattractive and substandard areas. TIF benefits redevelopment in the urban core areas of our largest metropolitan cities, as well as in smaller Missouri communities, wherever the need exists.

SOUTH 63 HIGHWAY CORRIDOR IMPROVEMENT PLAN

In conjunction with the area property owners, Raul Walters Properties, LLC is proposing a public / private partnership to improve the southern gateway to Kirksville, Missouri. 63 Highway is the primary point of access for the City from the South and over the past few years the retail areas adjacent to this important corridor have seen decline. Raul Walters Properties, LLC has proposed the public / private funding approach which would seek to enhance the 63 Highway corridor by adding a new street lighting plan, improved streetscaping, and a reconfiguration of the road itself creating a positive impression for the visitors to Kirksville who enter the City from this direction.

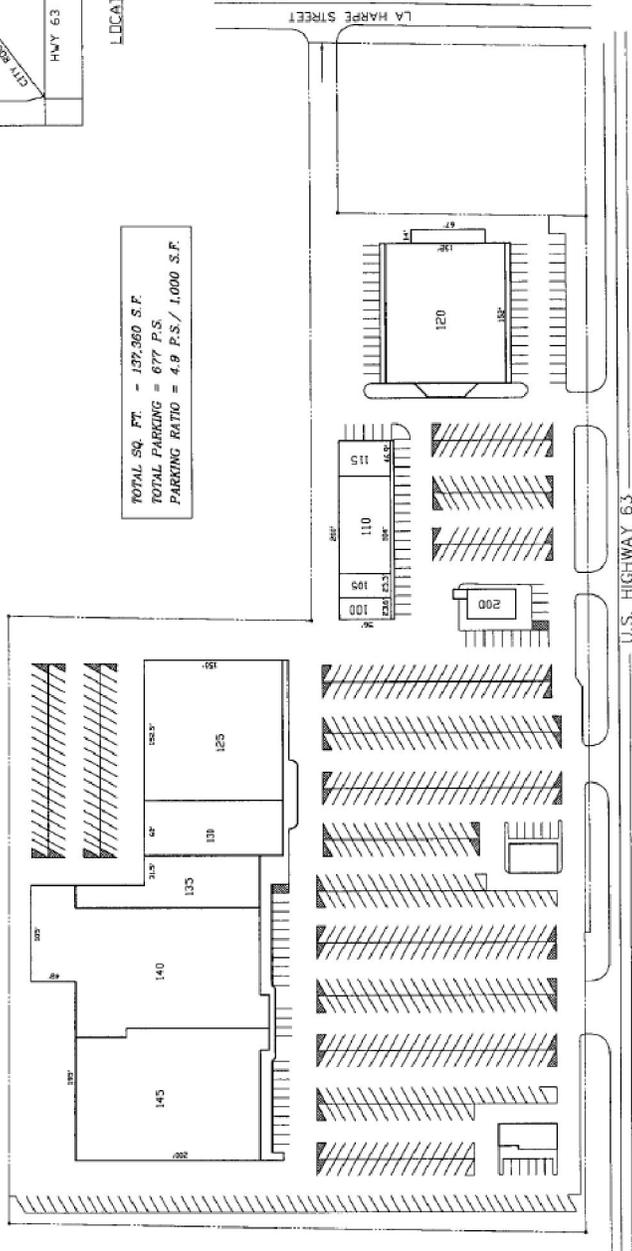
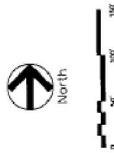
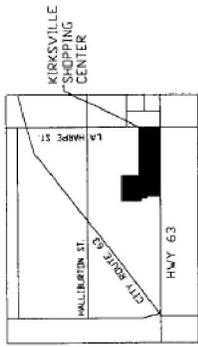
The preferred method of financing for the corridor upgrades would entail use of a Tax Increment Financing Plan (“Plan”) as well as a creation of a Community Improvement District.(the “Special Taxing District”). The Plan would call for development and/or redevelopment of approximately 137,360 square feet of retail space, including 3,700 square feet of new construction and 133,660 square feet of redeveloped space as well as construction of the transportation improvements described above. At full build out the proposed activities are expected to create approximately 16 new permanent jobs in the aggregate and it is anticipated that the resulting development will generate approximately \$16,320,162 in the aggregate in real property taxes, sales taxes, utility taxes, and personal property taxes to the property taxing jurisdictions. Of this amount, the attached exhibit shows a break out

for how much will flow directly to the City and the School.

During the life of the of Plan and the Special Tax District, it is anticipated that approximately \$7,404,658 will be generated in the aggregate in Payments in Lieu of Taxes, Economic Activity Taxes and Special District Sales Taxes assuming that only 50% of the new property taxes generated from the development would be captured and used to pay for any redevelopment project costs. The Payments in Lieu of Taxes and the Economic Activity Taxes generated by the Redevelopment Projects along with the Special District Sales Tax will be used to retire the obligations and to reimburse the City, the TIF Commission, and the Developer(s) as appropriate for those Redevelopment Project costs that are reimbursable costs. Reimbursable Project Costs would include those transportation improvements described above as well as improvement to the shopping center site, such as parking lot resurfacing, landscaping islands, and new lighting, and upgrades to the building façade.

KIRKSVILLE SHOPPING CENTER KIRKSVILLE, MISSOURI

TOTAL SQ. FT. = 137,360 S.F.
 TOTAL PARKING = 677 P.S.
 PARKING RATIO = 4.9 P.S./1,000 S.F.



RAUL WALTERS PROPERTIES
 2101 WEST BROADWAY
 COLUMBIA, MISSOURI 65203
 (673) 445-8606
 Rev 2/23/05

**REDEVELOPMENT PROJECT
KIRKSVILLE TIF PLAN
PROJECTION OF NON-TIF REVENUE***

*Based on the attached assumptions relying on the best available information at the time of drafting.

YEAR	REAL PROPERTY TAXES	PERSONAL PROPERTY TAXES	SALES TAXES	TOTAL	CUMULATIVE TOTAL
2008	32,753.92	-	377,777.78	410,531.69	410,531.69
2009	32,753.92	-	483,908.83	516,662.75	927,194.44
2010	106,559.99	70,743.71	490,142.57	667,446.27	1,594,640.71
2011	106,559.99	56,594.97	496,473.11	659,628.06	2,254,268.77
2012	109,541.75	49,520.60	502,958.12	662,020.47	2,916,289.24
2013	109,541.75	42,446.23	509,572.84	661,560.82	3,577,850.07
2014	112,643.98	35,371.85	516,319.85	664,335.69	4,242,185.76
2015	112,643.98	28,297.48	523,201.81	664,143.27	4,906,329.03
2016	115,871.54	21,223.11	530,221.40	667,316.05	5,573,645.08
2017	115,871.54	77,818.08	537,381.38	731,071.00	6,304,716.08
2018	119,229.49	62,254.46	544,684.56	726,168.52	7,030,884.61
2019	119,229.49	54,472.66	552,133.81	725,835.96	7,756,720.57
2020	122,723.11	46,690.85	559,732.04	729,146.00	8,485,866.56
2021	122,723.11	38,909.04	567,482.24	729,114.39	9,214,980.95
2022	126,357.86	31,127.23	575,387.44	732,872.53	9,947,853.48
2023	126,357.86	23,345.42	583,450.74	733,154.03	10,681,007.51
2024	130,139.46	85,599.89	591,675.31	807,414.66	11,488,422.18
2025	130,139.46	68,479.91	600,064.38	798,683.75	12,287,105.93
2026	134,073.84	59,919.92	608,621.22	802,614.98	13,089,720.91
2027	134,073.84	51,359.93	617,349.20	802,782.97	13,892,503.88
2028	138,167.16	42,799.94	626,251.74	807,218.85	14,699,722.72
2029	138,167.16	34,239.96	635,332.33	807,739.45	15,507,462.17
2030	142,425.86	25,679.97	644,594.53	812,700.36	16,320,162.52
TOTAL	\$ 2,638,550.07	\$ 1,006,895.22	\$ 12,674,717.24	\$ 16,320,162.52	

KIRKSVILLE TIF PLAN
DIRECT TAX IMPACT ANALYSIS
ALL TAXING DISTRICTS

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES				TOTAL	CUMULATIVE TOTAL
	PILOTS	EATS	TOTAL	REAL	PERSONAL	SALES	TOTAL		
2008	-	-	-	32,753.92	-	377,777.78	410,531.69	410,531.69	410,531.69
2009	-	-	-	32,753.92	-	483,908.83	516,662.75	516,662.75	927,194.44
2010	73,806.07	-	73,806.07	32,753.92	70,743.71	490,142.57	593,640.19	667,446.27	1,594,640.71
2011	73,806.07	-	73,806.07	32,753.92	56,594.97	496,473.11	585,821.99	659,628.06	2,254,268.77
2012	76,787.84	-	76,787.84	32,753.92	49,520.60	502,958.12	585,232.64	662,020.47	2,916,289.24
2013	76,787.84	-	76,787.84	32,753.92	42,446.23	509,572.84	584,772.98	661,560.82	3,577,850.07
2014	79,890.07	-	79,890.07	32,753.92	35,371.85	516,319.85	584,445.62	664,335.69	4,242,185.76
2015	79,890.07	-	79,890.07	32,753.92	28,297.48	523,201.81	584,253.21	664,143.27	4,906,329.03
2016	83,117.63	-	83,117.63	32,753.92	21,223.11	530,221.40	584,198.43	667,316.05	5,573,645.08
2017	83,117.63	-	83,117.63	32,753.92	77,818.08	537,381.38	647,953.38	731,071.00	6,304,716.08
2018	86,475.58	-	86,475.58	32,753.92	62,254.46	544,684.56	639,692.94	726,168.52	7,030,884.61
2019	86,475.58	-	86,475.58	32,753.92	54,472.66	552,133.81	639,360.38	725,835.96	7,756,720.57
2020	89,969.19	-	89,969.19	32,753.92	46,690.85	559,732.04	639,176.81	729,146.00	8,485,866.56
2021	89,969.19	-	89,969.19	32,753.92	38,909.04	567,482.24	639,145.20	729,114.39	9,214,980.95
2022	93,603.95	-	93,603.95	32,753.92	31,127.23	575,387.44	639,268.59	732,872.53	9,947,853.48
2023	93,603.95	-	93,603.95	32,753.92	23,345.42	583,450.74	639,550.08	733,154.03	10,681,007.51
2024	97,385.55	-	97,385.55	32,753.92	85,599.89	591,675.31	710,029.12	807,414.66	11,488,422.18
2025	97,385.55	-	97,385.55	32,753.92	68,479.91	600,064.38	701,298.20	798,683.75	12,287,105.93
2026	101,319.92	-	101,319.92	32,753.92	59,619.92	608,621.22	701,295.06	802,614.98	13,089,720.91
2027	101,319.92	-	101,319.92	32,753.92	51,359.93	617,349.20	701,463.05	802,782.97	13,892,503.88
2028	105,413.25	-	105,413.25	32,753.92	42,799.94	626,251.74	701,805.60	807,218.85	14,699,722.72
2029	105,413.25	-	105,413.25	32,753.92	34,239.96	635,332.33	702,326.20	807,739.45	15,507,462.17
2030	109,671.94	-	109,671.94	32,753.92	25,679.97	644,594.53	703,028.41	812,700.36	16,320,162.52

TOTAL \$ 1,885,210.00 \$. \$ 1,885,210.00 \$ 753,340.07 \$ 1,006,895.22 \$ 12,674,717.24 \$ 14,434,962.53 \$ 16,320,162.52

KIRKSVILLE TIF PLAN
DIRECT TAX IMPACT ANALYSIS
CITY

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			CUMULATIVE TOTAL
	PILOTS	EATS	TOTAL	REAL	PERSONAL	SALES	
2008	-	-	-	3,206.34	-	200,000.00	203,206.34
2009	-	-	-	3,206.34	-	251,631.33	254,837.66
2010	7,225.01	-	7,225.01	3,206.34	7,465.21	254,663.95	272,560.51
2011	7,225.01	-	7,225.01	3,206.34	5,972.17	257,743.67	274,147.19
2012	7,516.90	-	7,516.90	3,206.34	5,225.65	260,898.55	276,847.43
2013	7,516.90	-	7,516.90	3,206.34	4,479.13	264,116.52	279,318.88
2014	7,820.58	-	7,820.58	3,206.34	3,732.61	267,398.85	282,158.37
2015	7,820.58	-	7,820.58	3,206.34	2,986.09	270,746.82	284,759.83
2016	8,136.53	-	8,136.53	3,206.34	2,239.56	274,161.76	287,744.20
2017	8,136.53	-	8,136.53	3,206.34	8,211.74	277,645.00	297,199.60
2018	8,465.25	-	8,465.25	3,206.34	6,569.39	281,197.90	299,438.87
2019	8,465.25	-	8,465.25	3,206.34	5,748.22	284,821.85	302,241.66
2020	8,807.24	-	8,807.24	3,206.34	4,927.04	288,518.29	305,458.91
2021	8,807.24	-	8,807.24	3,206.34	4,105.87	292,288.66	308,408.11
2022	9,163.06	-	9,163.06	3,206.34	3,284.69	296,134.43	311,788.52
2023	9,163.06	-	9,163.06	3,206.34	2,463.52	300,057.12	314,890.03
2024	9,533.24	-	9,533.24	3,206.34	9,032.91	304,058.26	325,830.75
2025	9,533.24	-	9,533.24	3,206.34	7,226.33	308,139.43	328,105.34
2026	9,918.39	-	9,918.39	3,206.34	6,323.04	312,302.21	331,749.98
2027	9,918.39	-	9,918.39	3,206.34	5,419.75	316,548.26	335,092.73
2028	10,319.09	-	10,319.09	3,206.34	4,516.45	320,879.22	338,921.11
2029	10,319.09	-	10,319.09	3,206.34	3,613.16	325,296.81	342,435.40
2030	10,735.98	-	10,735.98	3,206.34	2,709.87	329,802.75	346,454.94

TOTAL \$ 184,546.54 \$ - \$ 184,546.54 \$ 73,745.79 \$ 106,252.40 \$ 6,539,051.63 \$ 6,719,049.82 \$ 6,903,596.36

KIRKSVILLE TIF PLAN
DIRECT TAX IMPACT ANALYSIS
SCHOOL

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATs	TOTAL	REAL	PERSONAL	SALES		
2008	-	-	-	20,317.51	-	-	20,317.51	20,317.51
2009	-	-	-	20,317.51	-	-	20,317.51	40,635.01
2010	45,782.48	-	45,782.48	20,317.51	47,304.59	-	67,622.10	113,404.57
2011	45,782.48	-	45,782.48	20,317.51	37,843.67	-	58,161.18	154,039.59
2012	47,632.09	-	47,632.09	20,317.51	33,113.21	-	53,430.72	257,983.25
2013	47,632.09	-	47,632.09	20,317.51	28,382.75	-	48,700.26	359,046.05
2014	49,556.42	-	49,556.42	20,317.51	23,652.30	-	43,969.80	455,378.40
2015	49,556.42	-	49,556.42	20,317.51	18,921.84	-	39,239.34	548,904.63
2016	51,558.50	-	51,558.50	20,317.51	14,191.38	-	34,508.88	637,700.40
2017	51,558.50	-	51,558.50	20,317.51	52,035.05	-	72,352.56	723,767.79
2018	53,641.47	-	53,641.47	20,317.51	41,628.04	-	61,945.55	847,678.85
2019	53,641.47	-	53,641.47	20,317.51	36,424.54	-	56,742.04	963,265.87
2020	55,808.58	-	55,808.58	20,317.51	31,221.03	-	51,538.54	1,073,649.38
2021	55,808.58	-	55,808.58	20,317.51	26,017.53	-	46,335.03	1,180,996.50
2022	58,063.25	-	58,063.25	20,317.51	20,814.02	-	41,131.53	1,283,140.11
2023	58,063.25	-	58,063.25	20,317.51	15,610.52	-	35,928.02	1,382,334.89
2024	60,409.01	-	60,409.01	20,317.51	57,238.56	-	77,556.06	1,476,326.16
2025	60,409.01	-	60,409.01	20,317.51	45,790.84	-	66,108.35	1,614,291.23
2026	62,849.53	-	62,849.53	20,317.51	40,066.99	-	60,384.50	1,740,808.59
2027	62,849.53	-	62,849.53	20,317.51	34,343.13	-	54,660.64	1,864,042.61
2028	65,388.65	-	65,388.65	20,317.51	28,619.28	-	48,936.78	1,981,552.78
2029	65,388.65	-	65,388.65	20,317.51	22,895.42	-	43,212.93	2,095,878.22
2030	68,030.35	-	68,030.35	20,317.51	17,171.57	-	37,489.07	2,204,479.79
TOTAL	\$ 1,169,410.31	\$ -	\$ 1,169,410.31	\$ 467,302.66	\$ 673,286.24	\$ -	\$ 1,140,588.91	\$ 2,309,999.22

**REDEVELOPMENT PROJECT
KIRKSVILLE TIF PLAN
PROJECTION OF TIF REVENUE***

YEAR	PILOTS	EATs	SPECIAL DISTRICT	TOTAL	AVAILABLE REVENUES	PROJECT FUND
2008	-	-	-	-	-	-
2009	-	97,526	111,836	209,362	167,490	131,177
2010	30,375	103,254	113,184	246,813	197,450	277,066
2011	30,375	109,071	114,553	253,999	203,199	418,705
2012	32,925	115,031	115,956	263,911	211,129	557,540
2013	32,925	121,109	117,385	271,419	217,135	692,244
2014	35,579	127,309	118,844	281,732	225,385	824,150
2015	35,579	133,633	120,332	289,543	231,635	952,041
2016	38,339	140,083	121,850	300,272	240,218	1,077,164
2017	38,339	146,663	123,398	308,400	246,720	1,198,399
2018	41,211	153,374	124,977	319,562	255,650	1,316,911
2019	41,211	160,219	126,587	328,018	262,414	1,431,673
2020	44,200	167,201	128,230	339,631	271,705	1,543,773
2021	44,200	174,323	129,906	348,429	278,743	1,652,267
2022	47,309	181,587	131,615	360,511	288,409	1,758,169
2023	47,309	188,997	133,359	369,664	295,731	1,860,612
2024	50,543	196,554	135,137	382,235	305,788	1,960,544
2025	50,543	204,263	136,951	391,757	313,406	2,057,168
2026	53,908	212,126	138,801	404,836	323,869	2,151,365
2027	53,908	220,147	140,688	414,743	331,794	2,242,406
2028	57,409	228,327	142,613	428,350	342,680	2,331,111
2029	57,409	236,672	144,576	438,658	350,926	2,416,809
2030	61,052	245,183	146,579	452,814	362,251	2,500,265
TOTAL	924,649	3,662,653	2,817,356	7,404,658	5,923,727	(2008 issue)**

*Based on the attached assumptions relying on the best available information at the time of drafting.
 **The project fund is provided as an estimate only and is subject to verification with a qualified underwriter. It is based on the assumptions attached to this report and sized assuming the following:

- Debt Cov Ratio 1.25
- Interest 6.00%
- Debt Serv Reserve 10.00%
- Cost of issue 2.00%

Kirksville R-III School District

Administrative Offices
1901 East Hamilton
Kirksville, Missouri 63501

Phone (660) 665-7774
Fax (660) 665-3281

August 28, 2007

SEP 04 RECD

Ms. Mari Macomber
City Manager
201 S. Franklin Street
Kirksville, MO 63501

Re: Raul Walters Properties, Inc. Proposed TIF District/Project

Dear Mari:

This letter is to advise the City of Kirksville as to the position of the Kirksville R-III School District with respect to the above named TIF District/Project. It is our understanding that the proposed TIF district will be limited to improvements located at the site of the old Wal-Mart store on South Baltimore. It is further our understanding that the TIF Project will be structured so as to only capture fifty percent (50%) of the increased property taxes generated as a result of the development.

If our understanding in these respects is correct, then I can advise you that the Kirksville R-III School District does not oppose the developer's proposal. If the proposal changes in either respect, then the Kirksville R-III District would have to re-evaluate its position.

Please contact me if you have any questions.

Sincerely,



Patrick Williams
Superintendent

mm

Kirksville Middle School
1515 South Cottage Grove

Kirksville Senior High School
1300 South Cottage Grove

Kirksville Area Technical Center
1103 South Cottage Grove

Ray Miller Elementary
2010 East Normal

Kirksville Primary
1815 East Hamilton