

1/23/15

TO: Mayor + Council

TRANSMITTAL

TO: Mayor Bill Falkner and City Council Members

THROUGH: J. Bruce Woody, City Manager

FROM: Carolyn Harrison, Director of Administrative Services

DATE: January 20, 2015

SUBJECT: FY2015 Second Quarter Budget Report

Attached is the FY2015 Second Quarter Financial Report.

Along with a narrative summarizing the City's budget position as of December 31, 2014, the following reports are included on activity in the second quarter:

1. Investment Report/Cash Balances
2. Accounts & Loan Receivables Status
3. Contracts Executed - \$5,000 to \$25,000
4. Routine Budget Transfers
5. Vendor Contract Expiration Dates
6. Economic Development Project Status

Attachment

cc: Department Directors
Administrative Services Managers
St. Joseph Web Site

CITY OF ST. JOSEPH



Second Quarter Budget Report – FY2015

For the Quarter Ending December 31,
2014

SECOND QUARTER FY2015 BUDGET REPORT

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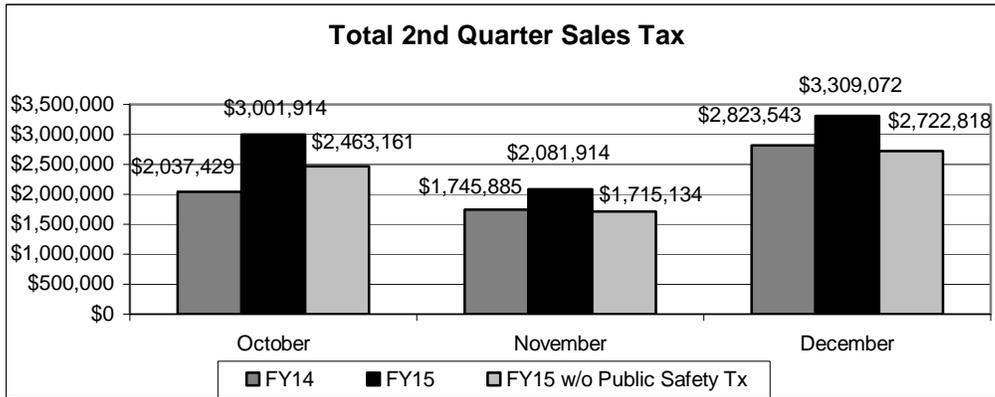
SECOND QUARTER FY2015 BUDGET REPORT

By the end of the second quarter of the fiscal year, thirteen (13) payroll periods had occurred which indicates that total expenditures for salaries and benefits should be at fifty percent (50%). Being six months into the year, revenue and other expenditure items should be at approximately fifty percent (50%) of the FY2015 budget as well.

I. Multi-Fund Revenues

A. Sales Tax Revenues

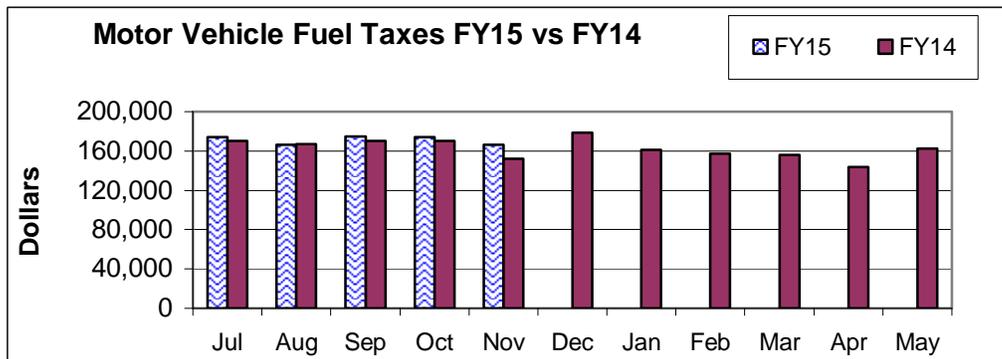
Overall, annual retail sales tax was 3% over projections, and \$770,000 (excluding the Public Safety Tax) more than the first six months in FY14. The graph below provides FY15 comparisons for the three months of the quarter both with and without the Public Safety tax which didn't go into effect until January of 2014. Receipts for the third quarter will include the holiday shopping season which should be strong.



Cigarette tax revenue was right on track at 51%. This was an increase of \$7,600 when compared to this time FY14. A ballot measure in April 2014 gave the citizens an opportunity to vote on a proposed public city-wide ban of smoking with the exception of the local casino. The ban passed. This did not seem to affect cigarette sales so far this year. **Motor vehicle sales tax** revenues were above trend by almost \$50,000 (an increase of 13% from one year ago).

Hotel/Motel taxes were 2% above trend and slightly more than this time last year.

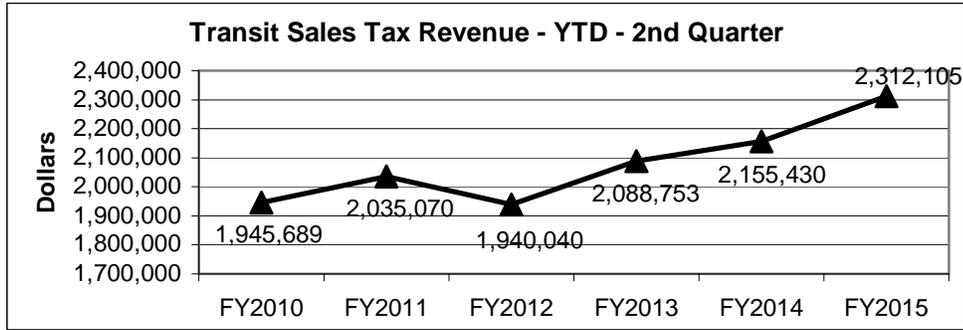
Fuel prices were steady for the first two months of the quarter, averaging \$2.75 to \$2.90 per gallon. Late in December prices fell to below \$2.00 per gallon. **Motor vehicle fuel taxes** were slightly above budget at 53% in the **Streets Maintenance Fund**. As indicated by the following graph, October and November both showed increases compared to FY14. Because this report was prepared before the actual end of December, no information was available for that month.



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CIP Sales Tax in the Capital Projects Fund was just ahead of trend by 3%. This was an increase of 5.5% (\$156,000) when compared to the same period of the prior fiscal year.

Mass Transit Sales Tax was also above trend. Except for FY2012 (when the majority of businesses filing quarterly did so in January) revenues have shown a steady increase.

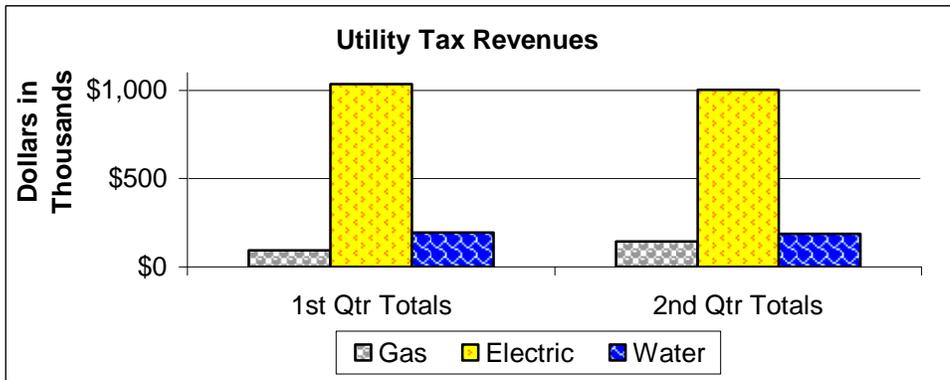


B. Real and Personal Tax Revenues

The bulk of current year property tax revenues will not be received until after January. There was some distribution in December. At that time real estate taxes were trending 7% and personal property taxes were trending 3% above those received at the same time last year. This really doesn't say anything about the total amount of taxes the City will receive since it can mean more citizens were paying early or the County Treasurer was distributing some of the receipts earlier. In any case, the amount of prior taxes, penalties and interest paid across all funds was virtually the same amount as last year at this time, \$350,000.

C. Utility Taxes for the General fund was slightly behind trend at the time of this report. It should be noted revenue from the water utility had not been received yet. Mild weather for most of the second quarter had gas revenues under trend at 29%, although that was an increase of 9.5% when compared to this time the previous year (which also had a mild fall). The third quarter should likely show an increase with the recent extreme cold weather. Electric franchise revenues more than canceled out the shortage on gas at 60% of its budget. Combined, electric and gas revenues are \$153,000 above budget. As shown in the graph below, the relationship between gas and electric is cyclical. In the warmer months, electric is high and gas is low. In colder months, electric decreases and gas increases.

Although December receipts for Water utility were not yet available, revenues were already ahead of pace at 55%. Much of this was due to a reduction in the amount budgeted for this utility. Cable utility taxes were 1% above this time last year (a \$5,700 increase). Telephone revenues met budget. Remittances by the cell phone companies (program 0011) were under projections by 13% and showed a decrease of 24% when compared to this time during the prior year. Perhaps not all cell phone revenues were received as of the date of this report.



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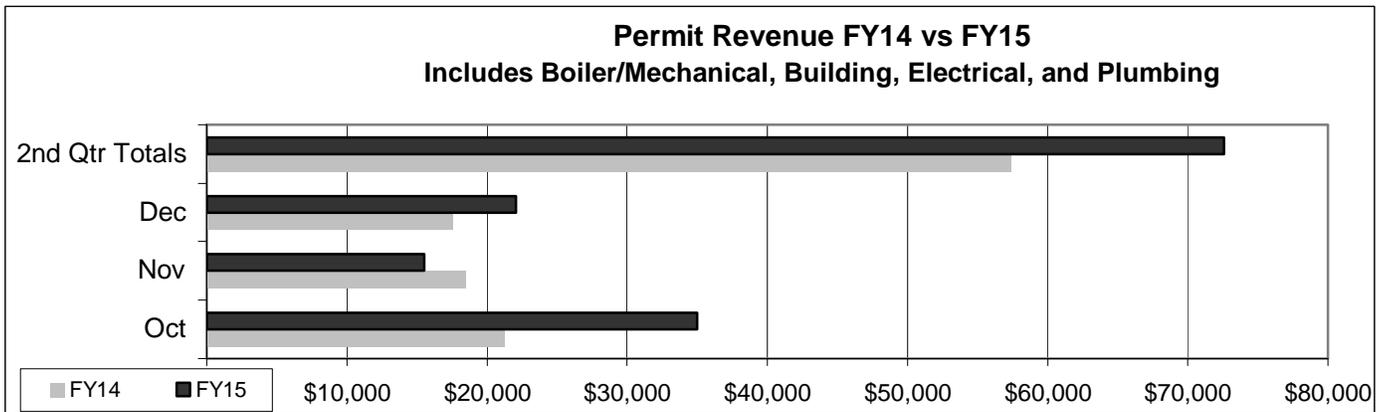
The Mass Transit fund revenues displayed similar trends as the General fund.

II. General Fund Revenues

A. Other Major Revenue Sources

Municipal Court fine revenues were under trend at 41%. Revenues are down from a year ago by 16%. **DWI enforcement** revenues in the Patrol Operations program met budget as a result of continued grant funding for enforcement activities. **Police processing fees** were at 45% and 4% (\$2,300) less than this time last year. **Server licenses**, a fee for training servers of alcohol that was established in FY10, collected 58% of its projected budget. Compared to December year to date of FY14 this was an increase of \$800. The server license is a three-year license which means fluctuations will occur from year to year.

As indicated by the graph below, except for November, **Building Development permit** revenues increased each month from the year before. **Building permits** showed an increase of 52% compared to this time in FY14. **Boiler permits, Electrical permits and Plumbing permits** all generated slightly less revenue than the prior year. In total, permit revenues were short of budget at 42% even though the category had generated \$14,000 than the prior year. All of the increase was due to Building permits.



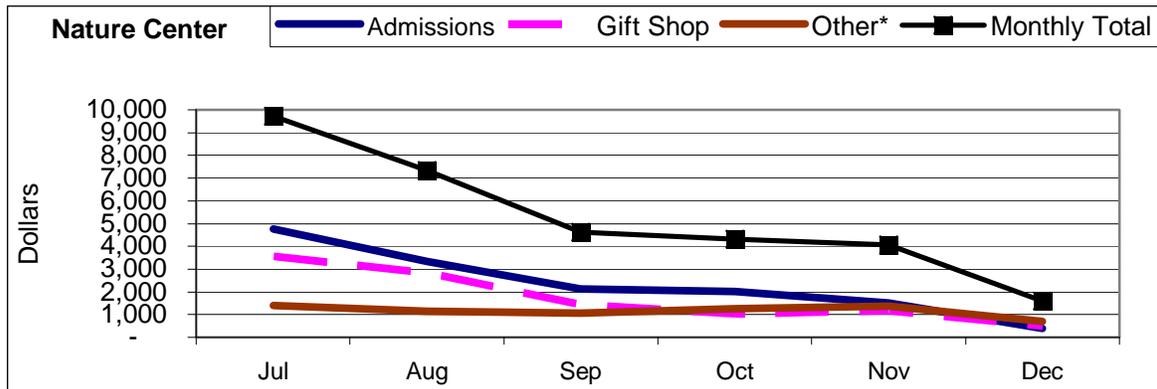
Garage sale permits slowed in the second quarter at 36% of budget, although \$985 above the pace of last year. For the fourth consecutive year, Council approved a four-day free garage sale weekend in August where the permit fee was waived. **Business Licenses** and **Liquor Licenses** are billed in May and due June 30. Revenue from newly established businesses and those paying their FY14 license fees late increased by 24% (\$36,600) when compared to the same timeframe as last year.

As in FY2014, many programs within **Parks, Recreation & Civic Facilities** had trouble hitting their budgeted targets and revenues were significantly less than this time the previous year. Collectively, the department showed a decline of 7% when compared to the first half of the prior fiscal year.

- **Youth sports-basketball** and volleyball completed the year with slightly less revenue than in the prior year.
- With a more realistic budget, The **Nature Center** easily met trend at 55%. Total Nature Center revenues are 22% (\$6,100) more than the prior year. As indicated by the graph below, revenues stayed strong through the summer and then began to dip in September once school was back in

SECOND QUARTER FY2015 BUDGET REPORT

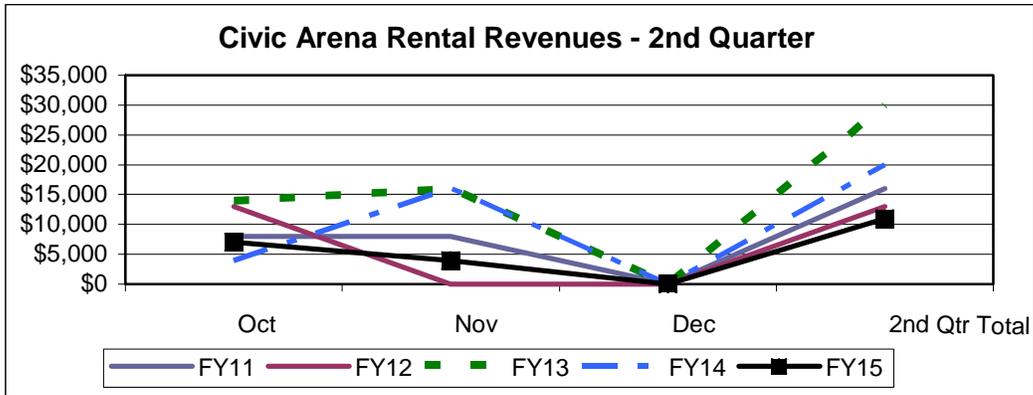
session. Numbers were flat for the first two months of the second quarter and dipped again in December. The winter season is historically slow.



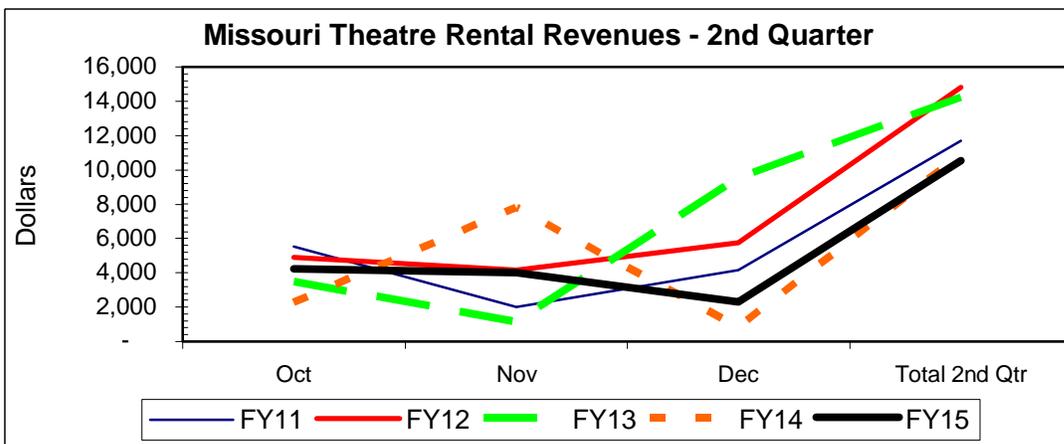
*Other = Meeting Room Rent, Memberships, Center Programs

- The **Senior Center** met projections for the first half of the year. Recreation fees were collected at a clip of 60%. More customers were taking advantage of the cafeteria as it brought in \$2,000 more than this time last year. The majority of both memberships and donations are typically received later in the year.
- We are still trying to find the correct balance of budget to revenue for the **REC Center**. Without history the FY14 budget was set low and was quickly surpassed by actual revenues. The FY15 budget was raised by 30% and YTD revenues are below trend at 42% although volleyball/basketball revenues were up \$1,000 more than this time in FY14. Individual day passes were doing considerably better, \$10,000 more than last year. The other activities - Center rental, memberships, fitness classes and concessions - were running behind last year's levels. All segments of the program could receive a boost during the third quarter as the Pound Plunge brings in new and more frequent business.
- The **Bode Recreation Complex** was behind trend at 44% even though the facility's revenue budget had been lowered. All facets of the program produced a total of \$12,550 (11%) less than this time the previous year. Although most of the programs were meeting their lowered budgets, Ice Hockey Rental and General Ice Rental lagged significantly behind at 29% and 36%. The above average temperatures of the fall and early winter may have led to less attendance for the indoor arena. With the arrival of below average temperatures at the end of December attendance may pick up.
- **Civic Arena rental** revenues lag behind trend at only 20%, a \$9,000 drop from this time last year. As noted by the graph below, the first half of the fiscal year is typically the weakest for the arena and the third quarter the strongest. Other arena revenues were in decline as well. Most significant is Special Civic Arena Promotions which had collected only \$2,900 of its \$45,000 budget. As goes Arena activities, so go Concessions which at the end of December had only collected 12% of its budget.

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- The **Missouri Theatre** was slightly behind compared to time in FY14. Last year revenues equaled \$26,000 compared to \$20,000 this year. Theater rentals were right on trend at 50%. Both this year and last year the office rentals lagged behind. At the end of this December only 30% had been collected. The following graph shows a comparison between the second quarter of the five most recent fiscal years.



Public Health revenues overall were at 40% (excluding anticipated property taxes and transfers from the Public Safety Tax). **Animal Control** revenues were on pace with projections at 43%, reflective of decreased citations issued. Pet licenses were at trend at the mid-point of the year as most licenses renewals are received in April and May. Shelter fees were slightly above from this time last year. Court fines and costs were slightly less. **Birth & Death certificates** were below budget at 40%, a decrease of \$12,000 from a year ago.

B. Special Revenue & Enterprise Funds

In the **Parks Maintenance Fund**, Horace Mann rent rebounded from the first quarter and, year-to-date, is above trend at 62% of budget.

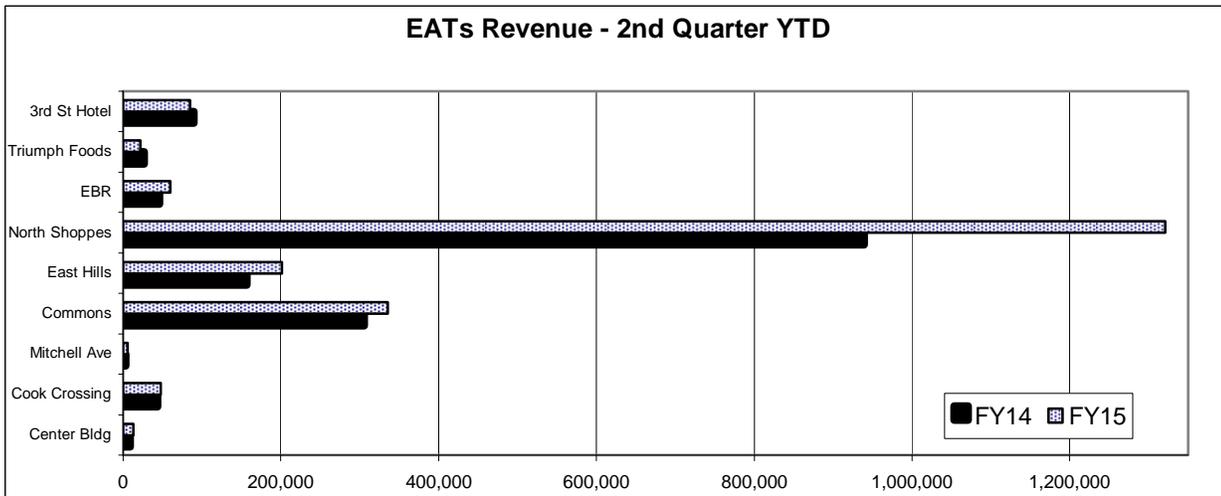
While the **Gaming** fund was running slightly below trend at 47%, its budget had been increased significantly over FY14. Revenues were \$15,200 (3%) over those from the previous December. This is the first time fund has reflected an upward trend since the flood in FY12.

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In the **Special Allocations** fund, PILOT tax revenue won't be received until after the first of the year. EATs (sales tax) revenues varied depending on the TIF/STRA development:

- City EATS for North Shoppes were well above trend. The development collected \$380,000 more than this time the previous fiscal year. Some of the difference between years depends on fluctuating reporting dates resulting in the bulk of revenues falling into one quarter or the next.
- EBR TIF City EATS were on trend and was \$13,000 ahead of the first two quarters of the prior year.
- The Third Street Hotel City EATS improved compared to last year at this time when they were next to nothing at 4% of trend. This year the Hotel development is caught up on sales taxes and were \$5,800 over trend. If the hotel pays its PILOTS, the reimbursement to the development will close out the TIF.
- The Commons revenues were up 9% compared to the same time during the previous fiscal year. A new fitness center recently opened in the development. It doesn't appear that additional Menard's stores to the south are having an immediate impact on the St Joseph location as they are well above budget by \$55,000.
- The East Hills TIF had reached its base during the second quarter and contributed over \$30,000 in revenues. The CID tax contribution was slightly under budget by \$6,000 but had improved by 9% compared to this time the previous fiscal year.
- City EATS for the Center Building were \$4,000 more than this time year-to-date December FY14. With completion of the new parking lot, revenues rebounded although the project is slightly behind budget trend.
- The Cook Crossing development continued to do well. City EATS are comfortably above budget at 63%. The development had generated \$5,000 more compared to this time in FY14.

The graph below compares year-to-date EATS by existing developments.

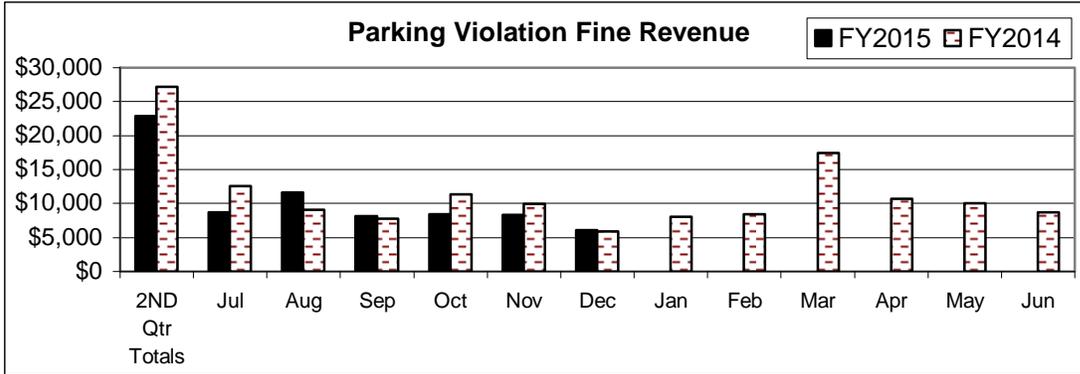


Aviation revenues were just below budget at 48%. Hangar rent was up slightly from this time in FY14 as previous vacant hangars filled. The FBO and MPO leases met trend. The MOANG lease was also at 50% although, with the reduced lease amount, revenues were over \$92,000 less than last year. The sale of gas and oil also hit budget and were virtually equal to one year ago. The airport café lease revenues are on track.

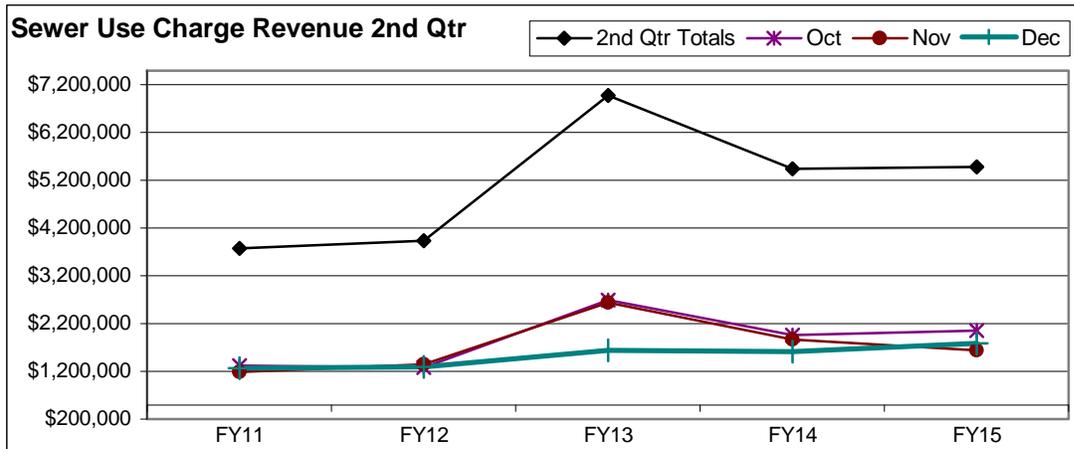
Although the **Public Parking** program continued to have its issues, it had collected a little over \$7,000 more than this time last year. Revenues for Other Parking Permits/Fees only managed to collect 7% of the projected budget due to lack of Ticketmaster events held at the arena.

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Parking violation fine revenues were under budget at 40%, and had decreased by \$1,000 when compared to the same timeframe of the prior fiscal year.

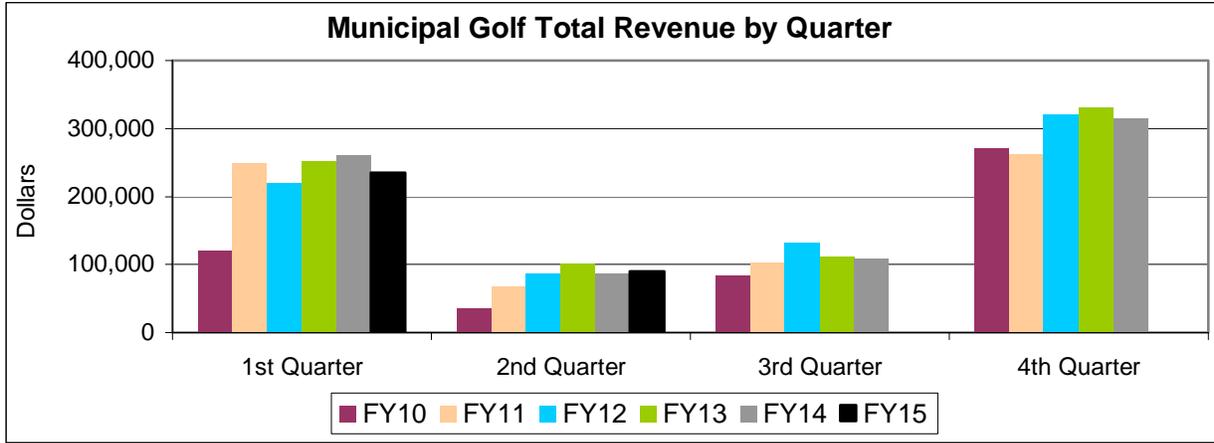


The **Water Protection fund** ran above target at 54%. Sewer service charges were under budget. Year-to-date revenues were running almost \$400,000 ahead of this time last year. There should be a spike in revenues during the third quarter. In January delinquent letters will be sent out to the customer base for balances past 90 days due. Accounts remaining past due will be sent to Berlin Wheeler, the City's contracted collection agency in March, 2015. Active accounts also face the possibility of having services shut off for nonpayment. Sewer service penalties were 12% above quarterly projections (\$46,500 above trend).

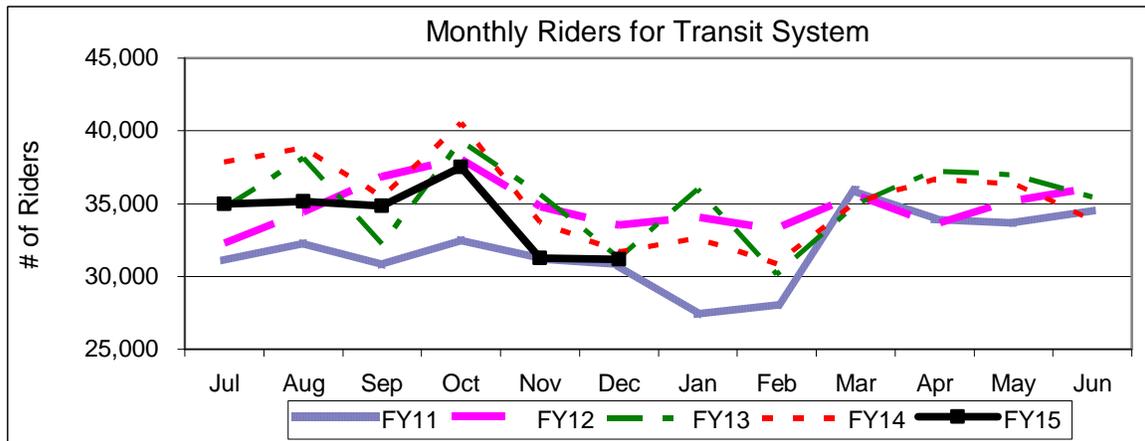


The second quarter **Municipal Golf** fund revenues were slightly above those generated in the second quarter last year as reflected in the following graph. However, because of lackluster performance in the first quarter, overall revenues were running at 43% of budget. Except for Meeting Room Rental and Concessions, all revenue sources were running below the year-to-date levels generated last year December generated little revenue with the snowfall. January and February will be similar as the course will be unplayable for the near future. And, with the extreme cold, there will be little activity on the course until probably March. The fund will have four remaining months to achieve their targets for the year, which could be a difficult task.

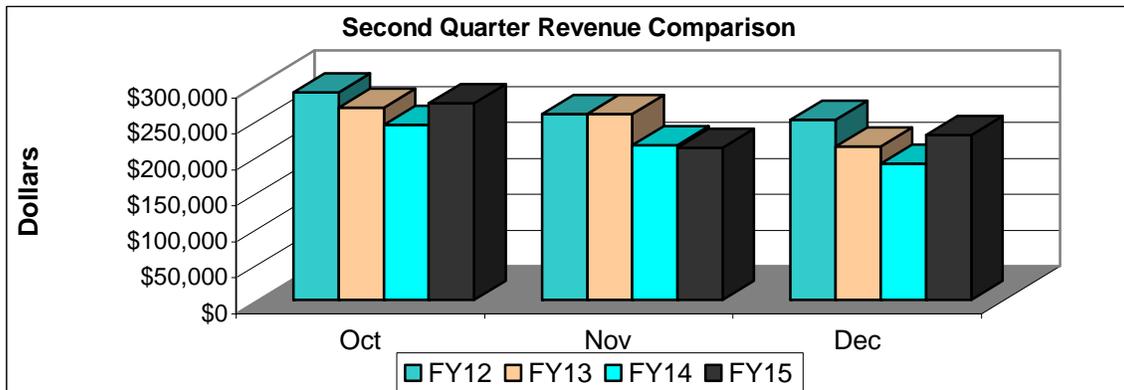
SECOND QUARTER FY2015 BUDGET REPORT



With the high fuel prices in the first quarter of the year encouraging bus ridership, the **Transit** fund remained steady. But the drop in prices over the last two months resulted in a decline. Year-to-date Daily Fare Box revenues sat just under projections at 49%. The adult and senior/handicap ticket sales were both below trend by 5%. Advertising revenue dipped by \$500 compared to one year ago. In total, the fund is down 7% from one year ago. As shown in the graph below, the number of riders continued to grow in October before dipping down some the remainder of the quarter due to weather conditions and holidays. The second quarter has historically shown a decline in riders.

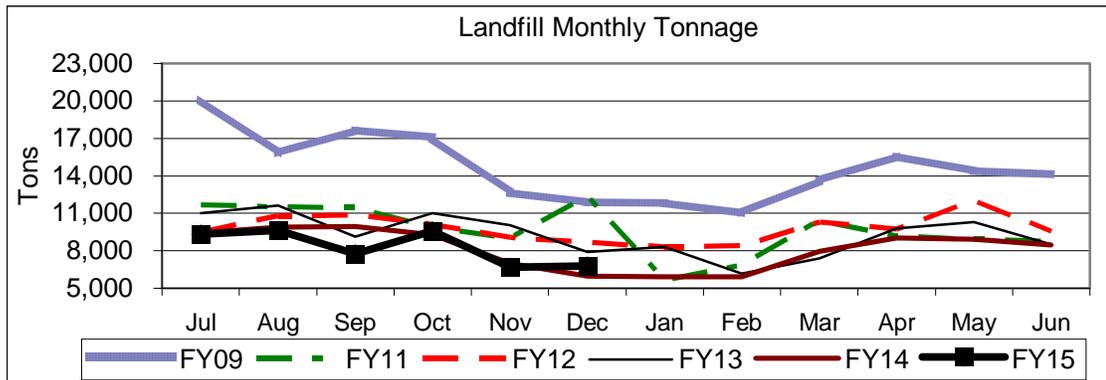


The **Landfill** fund revenues over all were at 53% of budget. Daily fees were over trend by \$103,000 which was an 8% increase when compared to this time in FY14. As shown below, revenues were consistently better than in the second quarter of FY14.



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Indicated by the graph below, monthly tonnage tends to range between 6,000 and 10,000 tons.



Recycling revenue at landfill operations fell \$1,400 short of the level in FY14. The main recycling site only collected 44% of its budget, a \$3,000 increase from the prior year.

Gas to Energy sales reached 47% of budget, up \$2,700 during the same timeframe in the previous fiscal year.

II. General Fund Expenditures

Unless there is anything of significance to note at this point in the fiscal year, the only information provided is the overall status of the operating funds as of the end of the second quarter. This should be roughly 50% expended.

General Fund

Excluding the encumbrance for temporary crews, Property Maintenance was still running at 77% of budget in the Employment Services account. The wet summer lead to weed growth requiring more than normal work for the abatement crews. Three temp helpers were also used to assist property maintenance inspectors in surveying boarded buildings. A good deal of public education has been needed on the new code requirements. In total, \$115,000 has been used for temporary help for the program. The division plans to use up to \$40,000 of Gaming monies set aside for abatement activities to supplement the Employment Services account for the remainder of the year.

On a departmental basis, expenditures for most other departments in the General Fund remained between 48-53% of budget. Fire Department fell into that category only because of vacancy savings in the Emergency Management Division where a position has been unfilled for most of the year.

Seasonal programs were over budget such as Swimming and Softball/Baseball, but were heavily utilized in the summer and the Softball/Baseball division will level out during the second and third quarters. The Swimming program is problematic. Part-time wages were at almost 82% even though two pools were closed for the season. Most of the increase could be due to the approved increase to wages in order to attract lifeguards. This still leaves less than 20% of the PT budget to cover 33% of the season come June. The problem will be intensified by the increase in the minimum wage which will affect the concession workers. Expenditures would not be so problematic if at least 66% of budgeted revenues had been generated. Even with a reduced revenue budget, the first two-thirds of the fiscal swimming season generated only 41% of its budget.

The Nature Center expenditures are also running high at 56% of the budget. That may be tempered with the normal slow-down in the January-March period.

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The fund as a whole is on trend, especially when certain one-time, large expenditures (such as the Social Welfare Board contribution and emergency communications' maintenance contracts) are excluded since they squeeze year-to-date percentages. However, there were enough departments are right at, or slightly over budget, care needs to be taken over the next six months of the fiscal year.

Amount of GF operating budget expended at year-to-date: 51.6%

Street Maintenance Fund

Amount of Streets Maintenance operating budget expended at year-to-date: 43.0%

Parks Maintenance Fund

Amount of Parks Maintenance operating budget expended at year-to-date: 41%

Public Safety Fund

Amount of Public Safety fund operating budget expended at year-to-date: 18%

CDBG Fund

Amount of CDBG operating budget expended at year-to-date: 44%

Aviation Fund

Amount of Aviation operating budget expended at year-to-date: 46%

Parking Fund

Amount of Public-Parking operating budget expended at year-to-date: 45%

Water Protection Fund

Amount of Sewer operating budget expended at year-to-date: 38%

Golf Fund

Part-time wages were at 62% of budget, an increase of \$2,000 from a year ago. Overall, expenditures were at 64%. Besides part-time wages, Janitorial Supplies account was significantly over budget with total expenditures of \$21,000 already \$18,000 more than the budget for the year. The reason for this is being explored and may be an input error (expenditures charged to the wrong account or even the wrong division). Total expenditures to date were \$19,000 less than last year. Now at the peak of the slow season, expenses should lessen and level off somewhat before spring begins.

Amount of Golf operating budget expended at year-to-date: 64%

Transit Fund

Amount of Transit operating budget expended at year-to-date: 42%

Landfill Fund

Amount of Landfill operating budget expended at year-to-date: 43%

SECOND QUARTER FY2015 BUDGET REPORT

INVESTMENT REPORT

COMMENTARY

The Investment Report is for the twelve month period ended December 31, 2014. The purpose of the report is to keep the reader informed of the diversification and status of the City's investment portfolio within a rolling twelve month period. The City's Investment Policy, adopted by the City Council on July 19, 1994 and revised on October 18, 2010, guides investment activities and ensures that City funds are invested in a manner which provides the highest investment return with maximum security while meeting the daily cash flow demands in accordance with all state and local laws.

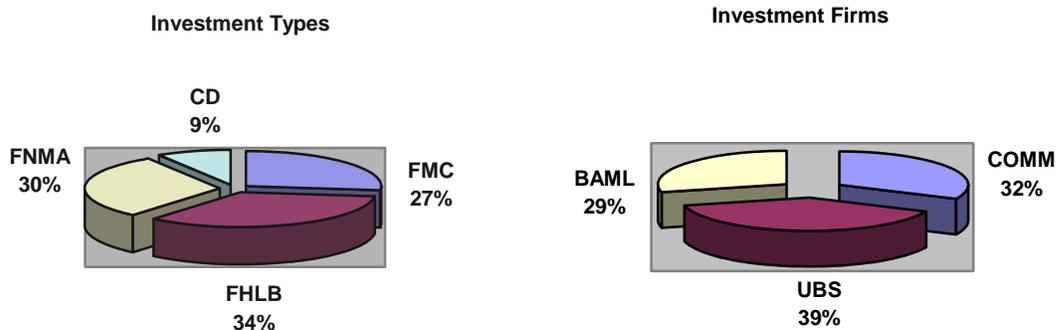
CASH INVESTMENTS

As of December 31, 2014, \$59,565,237.56 of the City's idle cash was invested in U.S. Treasury Bills, Agency Securities, Certificate of Deposits, and cash. The majority of the investments purchased were Agency Discount Notes with maturities of 180 days or less. Individual yields on the securities ranged from 0.02% to 0.45% with a maturity expected weekly. Most City investments are made in instruments of 180 days or less because: 1) the return on longer instruments is not significantly greater to offset the loss in liquidity; and 2) current low fund balances in most funds require that investments be very liquid.

According to City policy, the City may only invest in U.S. Treasury Obligations, U.S. Treasury Agency Obligations, Certificate of Deposits, Repurchase Agreements, Collateralized Public Deposits, Bankers' Acceptances, Commercial Paper, and Local Government Investment Pools. U.S. Treasury Obligations (T-Bills) are short-term obligations considered risk free and very liquid. They are backed by the full faith and credit of the U.S. Government. While considered the safest of all types of securities, Treasury Bills provide the lowest yield. Due to the low yield, the City prefers to invest in other, high-yielding, relatively risk-free U.S. Government Obligations.

Some Agency Discount Notes are guaranteed by the full faith and credit of the U.S. Government, but most carry only a "moral obligation" of Congress to protect investors. These notes usually have higher yields than Treasury Obligations, and include federal agencies such as the Federal National Mortgage Association (Fannie Mae), Federal Home Loan Bank (FHLB) and Federal Farm Credit Bank (FMC).

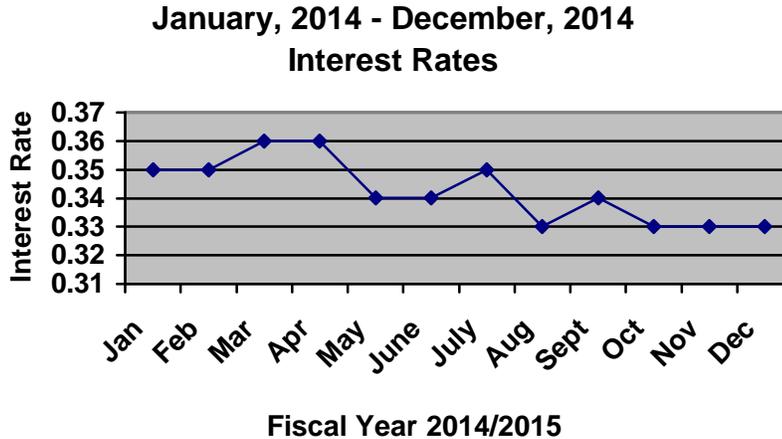
Safety of principal is the foremost objective of the City's investment program. To achieve this objective, diversification is a necessity for securities and vendors. Investments are competitively bid and purchased from Bank of America Merrill Lynch, UBS, and Commerce Bank of Kansas City, maturing weekly for cash flow purposes. The City's guidelines for diversification provide for a goal of no more than 50% of the City's total investment portfolio be invested in a single security type or with a single financial institution.



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INTEREST INCOME

The City also receives interest income on cash balances in its checking account. Interest is distributed to each fund at the end of each month. The interest rate is equal to the average 91 day Treasury Bills plus .31 points on the City's average collected balance. The rate the City received for the month of December, 2014 was 0.33% compared to 0.38% in December, 2013. The fiscal year averaged around 0.34% a month. Because of collateral agreements with the banking institution insuring cash balances, this is as safe as investments in U.S. Treasury Bills.



Unrestricted cash deposits and investments of the City are pooled and include cash held in commercial bank checking accounts and investments held in United States Government Treasury and Agency securities. All funds with a cash balance carry an "Equity in Pooled Cash" balance on the financial statements equal to their respective cash deposit and investment portion of the pool. The individual funds "Equity in Pooled Cash" equals the \$68,331,905 the City records as unrestricted.

Restricted cash deposits and investments are restricted for legal purposes or purposes designated by City Administration. In accordance with bond transcripts, the Trustees of the bonds are legally required to hold reserves at their financial institution. Currently, the City has \$15,290,247 held at various locations as instructed by the bond transcripts.

The charts beginning on the next page show the December 31, 2014 status of city cash by type of investment, type of restriction and unrestricted cash balances.

SECOND QUARTER FY2015 BUDGET REPORT

CASH By Type of Investment December 31, 2014

Checking Account Balance:		\$8,912,260.38
U.S. Government and Agency Securities:		
Federal Natl Mortgage Association	\$17,994,989.10	
Federal Farm Credit Bank	15,995,570.13	
Federal Home Loan Bank	19,994,678.33	53,985,237.56
Certificate of Deposits		5,580,000.00
Cash and Investments		68,477,497.94
Bond Reserves (held at various institutions)		15,290,246.78
		\$83,767,744.72

CASH By Type of Investment December 31, 2014

Unrestricted Cash Balance:		
Cash	\$8,912,260.38	
Investments	59,565,237.56	
		\$68,477,497.94
Restricted Cash Balance:		
Bond Reserves (various institutions)		15,290,246.78
		\$83,767,744.72

The label “unrestricted cash” is deceiving. The cash is unrestricted only in the accounting sense of not being legally restricted to a certain use, like bond reserves. The cash is restricted in the sense of what fund it belongs to and what that fund can use it for.

The chart on the following page breaks down the \$68 million “unrestricted” cash figure above by fund and designated uses (if any).

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CASH UNRESTRICTED CASH BY FUND

December 31, 2014

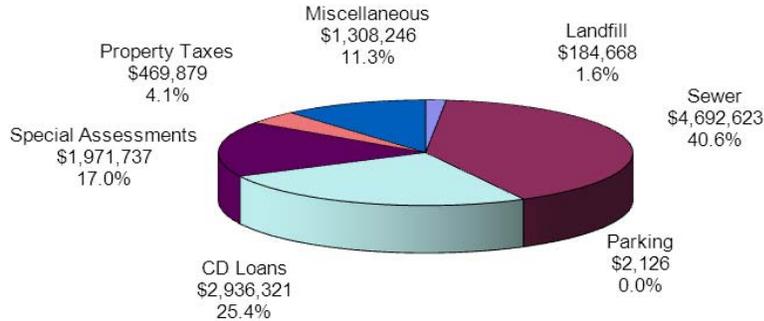
General - Cash	(\$1,215,221.54)	
Emergency	1,125,000.00	
Escrows/Grants	242,277.71	
Public Nursing/Richardson Trust/CHIP/Med Res	101,435.13	
Senior Center Foundation/WVMorgan Trust	7,773.61	
Cell Phone/Downtown Economic Development	1,994,120.50	
Computer Reserve	738,366.00	\$2,993,751.41
<hr/>		
Street Maintenance- Cash		902,488.85
Parks, Recreation & Civic Facilities- Cash		(30,071.64)
Public Safety - Cash		2,142,474.82
CDBG- Cash		(147,212.02)
Special Allocation - Cash		2,249,016.41
Riverboat - Cash		313,489.49
Museum		(9,881.77)
Capital Projects - Cash		15,993,994.55
Aviation- Cash	243,740.95	
Escrows/Grants	8,815.00	252,555.95
<hr/>		
Parking - Cash	65,783.43	
Escrows	5,800.00	71,583.43
<hr/>		
Water Protection - Cash	12,638,395.38	
In House Bond Reserve/ Escrow	5,689,452.74	18,327,848.12
<hr/>		
Golf - Cash		(124,081.32)
Mass Transit - Cash		14,204,271.42
Landfill - Cash	2,872,644.52	
Post Closure	4,566,615.00	7,439,259.52
<hr/>		
Worker Compensation - Cash		1,275,449.97
Payroll - Cash		1,202,703.51
Library - Cash		0.00
St Joseph Gateway TDD - Cash		54,476.35
Cocks Crossing CID - Cash		3,417.39
East Hills CID - Cash		(5,507.83)
Commons CID - Cash		0.00
Beck Road CID - Cash		5,000.00
2317 Belt CID - Cash		3,000.00
CDBG Loan Funds - Cash		1,213,878.85
		<hr/>
		\$68,331,905.46
		<hr/>

SECOND QUARTER FY2015 BUDGET REPORT

ACCOUNTS AND LOANS RECEIVABLE COMMENTARY

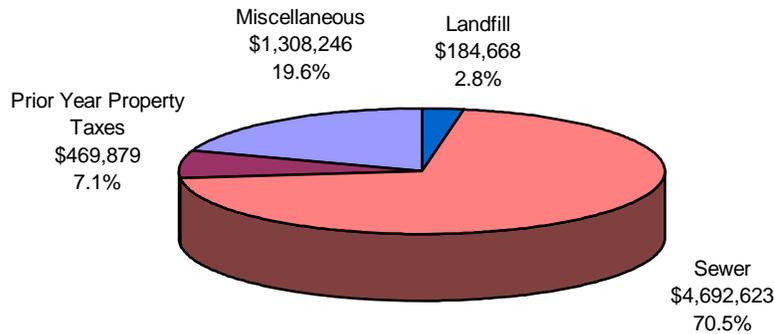
This Accounts and Loan Receivable Report covers the second quarter ended December 31, 2014. The purpose of this report is to identify the various types and amounts of receivables, discuss the City's various collection efforts and provide an estimate of receivable collectability. Total Accounts and Loans Receivable at December 31, 2014 were \$11,565,600, broken out as follows:

Accounts Receivable and Loan Receivable Report For Quarter Ended December 31, 2014



Accounts Receivables are generated from routine services provided to City residents and from taxes, licenses and fees. Loans and Lien Receivables are special payment arrangements created for specific individuals within the community. Details of each type will now be discussed in detail by type.

Accounts Receivable For Quarter Ended December 31, 2014 (Excludes Loans and Special Assessments)



The Accounts Receivable graph above excludes CDBG loans and Special Assessments receivables due to the varying factors. CDBG loans are spread out over 30-40 years, leaving most of the receivable due into the future and not past due. Special Assessments are liens upon property which are assumed uncollectible at the point of issuance due to the nature of the lien.

Water Protection Fund receivables (70.5%), shown below include only City sewer billings. The total sewer receivable also includes South St. Joseph Industrial District, sewer surcharges, and septic load processing charges. Total sewer amounts due were \$4,692,623 as of December 31, 2014.

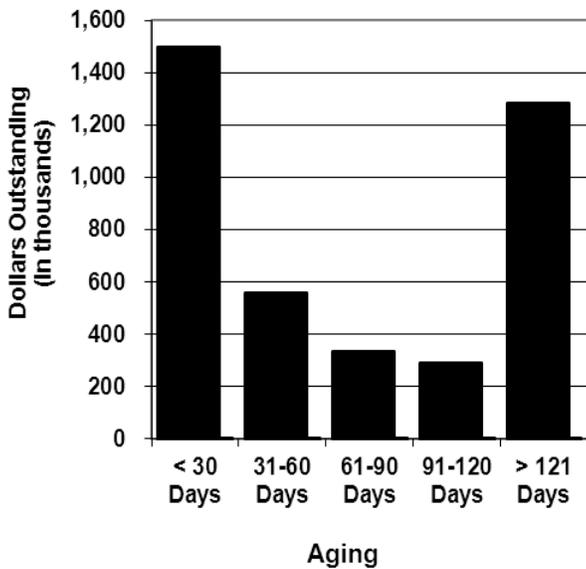
SECOND QUARTER FY2015 BUDGET REPORT

Administrative Services staff finalized shutoff and collection policies in fiscal year 2014 and began termination of water service in July, 2014. A six-month payment plan was instituted in which citizens are granted release from termination as long as they meet the one-half payment plan over a consecutive six-month period. This has proven popular. The City is also competing with Missouri American, also trying to collect for non-payment of bills.

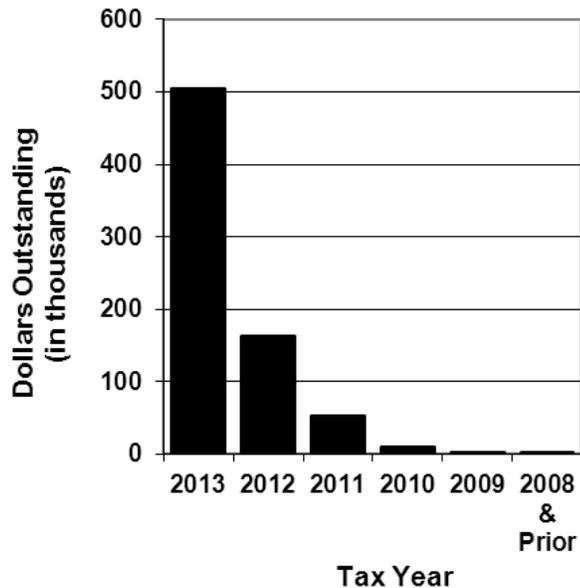
To date, a total of 550 total termination notices have been sent out, with past due amounts totaling \$282,476. Total received to date on these accounts was \$223,769. Collections average \$50K to \$60K per month from accounts where termination notices were sent. *Many of those accounts had never made a payment prior to receiving the shut-off notice.* Staff continue to mail friendly reminders every quarter to past due accounts not receiving the Termination Notices.

The City sewer balances due included primary and secondary sewer surcharge customer user fees (\$456,227), the judgment from the Oak Mill lawsuit (\$93,600), and septic load processing charges (\$8,218). The SSJSD balance was current. The Country Club Village (CCV) contracted with the City to bill and collect current balances due. The CCV receivable balance of \$248,469 was not included in the total above.

**Sewer Account Aging
As of Dec. 31, 2014**



**Prior Years Taxes Receivable
as of Dec. 31, 2014**



Prior Property Tax receivables (7.0%), (shown above) include the receivables for tax years 2013 & prior. County collections from July through December 2014 total \$2,141,621, compared to \$2,028,977 for all funds in fiscal year 2014, a five and five-tenths (5.5%) percent increase.

The City 2014 tax levies (FY15) were set on August 18, 2014 at \$1.1395 per \$100 valuation, the same levy as tax years 2013 and 2012. The Hancock allowance (1.7%) increase would have been allowed, but increased valuations forced the levy to remain the same.

Landfill Fund receivables (2.8%) include hauler accounts set up for monthly billing and land leases approved by contract. These are billed by the Administrative Services Department based upon reports provided by Landfill staff. Total billings to date were \$868,414, a decrease of \$126,837 or twelve and seven-tenths (12.7%) percent below the same period in fiscal year 2014. However, total tipping fee revenues of \$1,453,418 represent an increase of eight and one-tenth (8.1%) percent from fiscal year

SECOND QUARTER FY2015 BUDGET REPORT

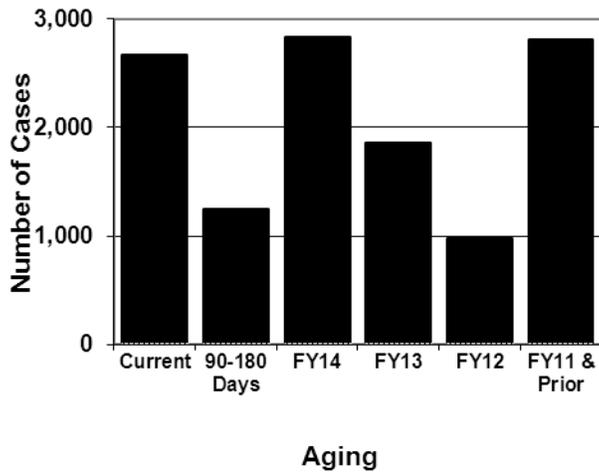
2014. Many haulers are using credit cards for payment instead of charging their monthly dump fees. Outstanding receivables, as of December 31, 2014, totaled \$184,668.

Public Parking receivables (<1%) include parking permits billed for City garages. Other receivables include parking citations outstanding recorded in the Parking Access database. A total of 3,660 parking citations had been written to date – 2,621 by public parking staff and 1,039 by police officers.

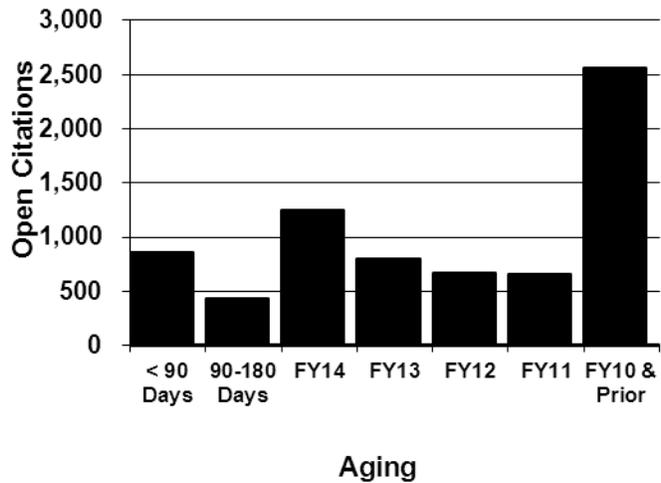
However citation amounts are not included as a receivable since there can be requests for dismissal, protests in Municipal Court, etc. Revenue is recognized when received. To date, total parking fine revenues were \$55,509, of which \$49,674 (89.5%) were fines remitted directly to the City and from collection letters generated by Administrative Services. Municipal Court summons have resulted in the remaining \$5,835 (10.5%). A total of 3,662 collection letters were mailed this quarter and 7,225 citations remain as of December 31, 2014. The aging of citations is shown in the table below.

The Parking Fund continues to receive one half of the motor vehicle fees collected by the Buchanan County Collector and the \$1 fee added to Ticketmaster events at the Civic Arena to assist in parking lot maintenance fees in fiscal year 2009.

**Municipal Court Open Cases
As of Dec. 31, 2014**



**Aging Open Parking Citations
as of Dec. 31, 2014**



Municipal Court receivables are recorded in the INCODE Court software. Open citations as of December 31, 2014 totaled 12,402 an increase of 883 citations (7.7%) from the previous quarter.

The table above shows the aging of open cases. As of December 31, 2014, court fines and fees collected totaled \$554,048, compared to \$633,594 for the same period in fiscal year 2014, a twelve and six-tenths (12.6%) percent decrease. City retained Court revenues were \$470,876 compared to \$543,578 in fiscal year 2014, a thirteen and one-tenth (13.4%) percent decrease. The citations filed for FY2015 totaled 8,529, compared to 9,580 for FY2014, a decrease of 1,051 citations (-12.3%) from all Departments. The largest decrease came from the number of police officer citations filed.

Miscellaneous Receivables (19.6%) are billed by Administrative Services. Miscellaneous billings include (listed by fund):

General - LEC charges, fire district contracts, and Administrative fees for Chapter 100 bonds, Heartland Health and Buchanan County shared expenses for maintenance of the communication system; franchise taxes and PILOT taxes due per Chapter 100 agreements, Hockey Club and Figure Skating

SECOND QUARTER FY2015 BUDGET REPORT

Club ice rentals, Birth/Death certificate monthly billings, monthly pound fees for area cities, and Buchanan County Health Contract; Streets Maintenance – Street/utility cuts, culvert pipe purchased for installation;

Parks Maintenance – Horace Mann monthly leases;

Special Allocation – Invoices sent to Buchanan County for County portion of EATS sales tax;

Aviation – Monthly hangar leases, land leases, monthly Airport Café lease;

Mass Transit – Bus station lease, State of Missouri bus passes purchased; franchise taxes;

Payroll – Retiree and Cobra insurance billings.

Business Licenses/Permits are also miscellaneous receivables, but not included in the total. Permits are based upon gross receipts for the prior year which are unknown at the time renewal notices are sent.

Annual licenses, permits and inspections for business activity are billed and collected by the Customer Assistance Division and recorded in Permits Plus Software when received. A total of 1,671 new and temporary business licenses and permits had been issued since May 1, 2014, the new billing cycle. The distribution of all new business permits and licenses issued are broken down by type as follows:

Business Licenses and Permits By Type Fiscal Year 2015

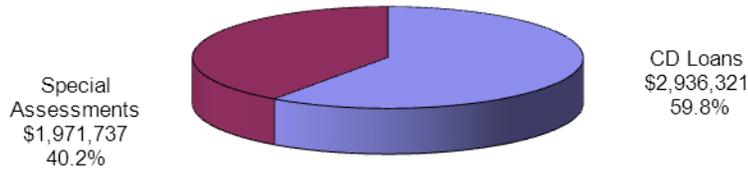
Type	FY2015		YTD Revenue	
	New	Temporary	FY15	FY14
Alarm permits (police/fire)	164	0	\$7,867	\$8,302
Alcohol server licenses	341	388	\$14,945	\$13,830
Business licenses	481	19	\$230,440	\$148,647
Fire inspection permits	50	1	\$5,885	\$4,600
Health permits/inspections	72	40	\$14,378	\$11,430
Liquor licenses	31	35	\$8,665	\$6,309
Trade licenses	49	0	\$59,665	\$57,443
Totals	1,188	483	\$341,845	\$250,561

Collection efforts continue for the expired business licenses due on June 30, 2014. To date, these efforts include the original renewal application and a delinquent letter. Courtesy phone calls and a summons to Municipal Court will be forthcoming for those failing to renew. Staff are diligently testing the Accela software and hope to go live with billing all Licenses and Permits through that system by March, 2015.

Lien & Special Assessment receivables (38.1%) total \$1,971,737 and include demolition liens (\$862,675), general code violations for weed and trash liens (\$1,025,593), and street and sewer improvement/use liens (\$83,470). Demolition and weed and trash liens are billed and collected by the Customer Assistance Division, with payment arrangements available on demolition liens up to a ten (10) year period in which to pay back the City. New sewer improvement liens were assessed on the South 22nd Street Project and due in January, 2015, with a total 20-year payout available for residents who do not pay the bills in full within 30 days. Sewer Improvements and Street Special Assessments are billed and collected by the Administrative Services Department.

SECOND QUARTER FY2015 BUDGET REPORT

Loan & Special Assessment Accounts Receivable As of Dec. 31, 2014

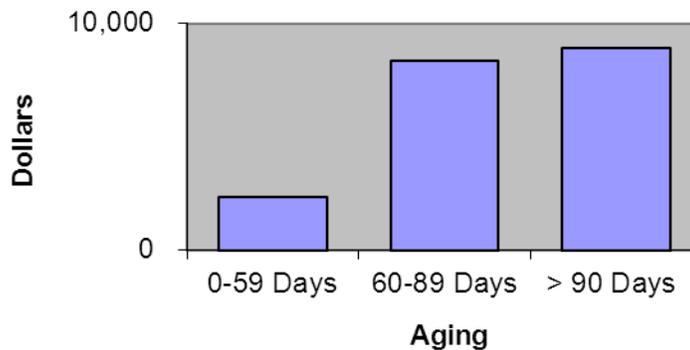


Accounts deemed to be collectable may be pursued through additional collection letters and, if necessary, lawsuits filed in Buchanan County Circuit Court as a personal debt of property owners. Inspectors continue to issue summons to Municipal Court for violations. The City requests restitution for any costs incurred in cleanup of the property. Amounts paid by the defendant include fines for non-compliance and any City restitution for that particular violation.

Fiscal Year 2015 year-to-date collections for all liens total \$80,705, compared to \$73,197 or an increase of \$7,508 (10.3%) for the same period in fiscal year 2014.

Community Development (C.D.) Loan receivables (59.8%) are low-interest loans made to low and moderate income residents under regulations promulgated by the Federal Department of Housing and Urban Development (HUD). These loans vary in length from 15 to 40 years. Although year to date loans outstanding totaled \$2,936,321, less than one percent (0.6%) or \$17,274 represented principal and interest past due.

CDBG Loan Aging As of Dec. 31, 2014



The Accounting Division, in the Administrative Services Department, bills and monitors these accounts. The C.D. Loan Committee, comprised of Finance personnel, Community Development and Legal staff, meet monthly to discuss accounts with balance portions greater than 30 days delinquent and decide upon the collection measures to be used, from general collection letters to foreclosure if necessary.

SECOND QUARTER FY2015 BUDGET REPORT

PURCHASE ORDERS (CONTRACTS) BETWEEN \$5,000 AND \$25,000 COMMENTARY

The City's purchasing policy allows the City Manager to approve contracts between the amounts of \$5,000 and \$25,000. The following lists those contracts** issued in the second quarter of Fiscal Year 2015 between those limits.

Date	Amount	Vendor	Item	Dept/Div
10/1/2014	\$12,842.00	World Wide Technologies	20 HP 600PD 4GB	IT
10/13/2014	\$17,380.00	Roberts Auto Plaza Inc	3/4 Ton 4x4 Crew Cab Pickup	Landfill
10/16/2014	\$7,155.00	World Wide Technologies	Symantec Protection Suite v 4.0	IT
10/17/2014	\$23,000.00	Summit Truck Group	Engine Repair for Flusher Truck	Landfill
10/24/2014	\$5,697.00	Motorola	APX6500 7/800 MHZ Mid Power Mobile	Police
10/24/2014	\$19,580.00	Kustom Signals Inc	G3 Vision 64GB Rear Camera	Police
10/24/2014	\$17,512.00	Alexanders Blind	New Venetian Blinds for Patee Market Health Center	Health
11/13/2014	\$7,666.00	American Equipment Co	Reading Truck Bodies Aluminum 8' Service Body	WPF
11/13/2014	\$10,000.00	Cellebrite Usa Corp	KIT UFED Classic Trade to UFED 4 pc. & Touch Ultimate Software	Fire
11/17/2014	\$5,000.00	Carrier Corporation	Refrigeration System Repairs at Bode Ice Arena	Parks
11/17/2014	\$5,000.00	Carrier Corporation	Refrigeration System Repairs at Bode Ice Arena	Parks
11/26/2014	\$5,000.00	Foss North America Inc	Motherboard for Ammonia Distillation Machine	WPF
11/26/2014	\$12,000.00	Sutphen Corp	Replace Aerial Safety Interlock Controls	Fire
11/26/2014	\$5,000.00	Harshman Machine And Tool Inc	Install Wear Rings at Browns Branch & In Plant Pump Stations	WPF
12/2/2014	\$5,000.00	Callaway Detailing	Archiving Building Plans	Building Dvlpmnt
12/9/2014	\$15,000.00	Kansas Golf And Turf	Used Jacobson 5111 Rough Mower for Fairview	Parks
12/9/2014	\$10,860.00	Perkin Elmer Corp	OPTIMA5300DV Spectrometer	WPF
12/11/2014	\$9,900.00	Arborpro Inc	2014 Street Tree Inventory and Tree Management Plan	Property Mntc
12/11/2014	\$5,160.00	Sig Sauer Inc	8 SIG Model P226R pistols and accessories	Police
12/11/2014	\$12,332.00	Abba Pump Parts And Service	Cast Iron Impellers, Wear Rings, & Shafts	WPF
12/26/2014	\$5,000.00	Cleantek Water Solutions	Gaskets for Lackeby Heat Exchangers	WPF
12/30/2014	\$9,685.00	CDW Computer Center	Websense SEC STE 1Y	IT

SECOND QUARTER FY2015 BUDGET REPORT

**ROUTINE BUDGET TRANSFERS
COMMENTARY**

Routine Budget Transfers are allowed under "Administrative Code Sec. 2-1052. Budget Transfers. (abridged & supplemented)" The following statement appears on the Routine Budget Transfer Form.

You Cannot Use This Form To:

1. Transfer funds to create full or regular part-time positions unless approved by Council.
2. Transfer (or use budgeted funds) to purchase a capital item/project (more than \$5,000) that has not been approved by the Council in the budget. EXCEPT – Once all budget approved capital items have been purchased, savings can be transferred.

FOR EITHER OF THE ABOVE – PREPARE AN ORDINANCE FOR COUNCIL APPROVAL.

The following report reflects routine budget transfers for the second quarter FY2015, sorted by Fund and Department. Most transfer forms contain several transactions. This is why there can be several lines of adjustments for each Transfer Number. The transfer number is an ID entered by staff when transfers are processed.

The major reason for the transfer is labeled with a short description. When there are multiple transfers per form, any amount over \$1,000 has a notation of the item being increased.

Transfer

<u>Number</u>	<u>Object</u>	<u>Object</u>	<u>Increase</u>	<u>Comments</u>
GENERAL FUND				
<u>Legal</u>				
BT021		5070	1,861.00	ROW Reimbursement Revenue
		1410	1,861.00	ROW Service
<u>Police</u>				
BT015		5070	1,196.00	Grants
		1390	1,196.00	Duty Weapons
BT023		5698	4,350.00	Youth Alcohol Check Grants
		1120	2,850.00	Overtime - Alcohol Checks
		1498	1,500.00	Outside Agencies involved in Checks
BT026		5698	500.00	DWI Enforcement Grant
		1120	500.00	Overtime
<u>Parks, Recreation & Civic Facilities</u>				
BT028		3270	599.00	Missouri ASA Refund
		1365	599.00	Minor Equipment

Transfer

			LINE ITEM TRANSFERS		
<u>Number</u>	<u>Object</u>	<u>Decrease</u>	<u>Object</u>	<u>Increase</u>	<u>Comments</u>
GENERAL FUND					
<u>Community Services</u>					
BT022	1110	(5,000.00)	1460	5,000.00	Permit Archiving

SECOND QUARTER FY2015 BUDGET REPORT

VENDOR SERVICE CONTRACTS BY DEPARTMENT COMMENTARY

The report below lists all of the existing vendor contracts with the City. Unless otherwise noted, they are local vendors. List is in order of current year expiration date.

Service	Service Provider	Orig Contract Periods	Orig Ext Periods	# of Ext. Left	CY Contract Ext Expires	Final Ext Expires	Advertise Date Approx.	Date RFP Due Approx.	Dept
Realty Services	Reese & Nichols Ide Capital Realty	2	3	3	Jan-2015	Jan-2018	Dec-2017	Dec-2017	CW
Self-Service Fueling Station at Rosecran	Express Flight, Inc	5	0	0	Jan-2015	Jan-2015	Oct-2014	Oct-2014	AV
Uniforms, Mat, Mop Rental & Laundry Svcs	UniFirst Corp KCMO	2	1	1	Mar-2015	Mar-2016	Sep-2015	Oct-2015	FS
Exclusive, Non-Alcoholic Beverage Sponsorship for Fairview Golf Course	Pepsi Beverages Co	5	0	0	May-2015	May-2015	Feb-2015	Feb-2015	PR
Construction and Design Related Issued	Seigfreid, Bingham, Levy, Selzer & Gee, KCMO	5	0	0	Jun-2015	Jun-2015	Feb-2015	Mar-2015	L
Auditing	Cochran, Head & Co.	5	0	0	Jun-2015	Jun-2015	Dec-2014	Jan-2015	AD SVS
Employee Assistance Program	Heartland Counseling Services	2	1	1	Jun-2015	Jun-2015	Mar-2015	Mar-2015	MT
Bond Counsel	Gilmore and Bell Kansas City, MO	5	0	0	Jul-2015	Jun-2015	Feb-2015	Mar-2015	AD SVS
Exclusive Beverage Sponsorship - Bode Ice Arena/Sports Complex	7UP/Snapple Group	5	0	0	Aug-2015	Aug-2015	Apr-2015	Apr-2015	PR
Transit Drug Screen	OHS - COMPCARE	3	0	0	Dec-2015	Dec-2015	Oct-2015	Nov-2015	MT
Design Services	Cook, Flat & Strobel Engineers, P.A.	1	4	1	Feb-2015	Feb-2016	Oct-2015	Nov-2015	PW
Design Services	Snyder & Associates, Inc.	1	4	1	Feb-2015	Feb-2016	Oct-2015	Nov-2015	PW
Legal Services	B W Law Group	5	0	0	Jun-2016	Jun-2016	Mar-2016	Mar-2016	L
Environmental Issues	Houck Transit Advertising St. Paul, MN	5	0	0	Oct-2016	Oct-2016	Jun-2016	Jul-2016	MT
Transit Advertising Signs									
Patee Market Snow Removal	Jesse Kincaid dba Kincaid Company	3	0	0	Oct-2016	Oct-2016	Jul-2016	Aug-2016	PH
Transit Pension Actuarial Services	CBIZ Benefits & Insurance Cumberland, MD	3	0	0	Dec-2016	Dec-2016	Oct-2016	Nov-2016	MT

SECOND QUARTER FY2015 BUDGET REPORT

Legal Services Labor and Employment Law	The Lowenbaum Partnership, LLC St. Louis, MO	5	0	0	Jun-2017	Jun- 2017	Mar-2017	Apr-2017	L
Lease of Landfill Property for Farming	Bill Bywaters	5	0	0	Jun-2017	Jun- 2017	Mar-2017	Apr-2017	LF
Exclusive, Non- Alcoholic Beverage Products at St. Joseph Rec Center	Pepsi Beverages Company	5	0	0	Jul-2017	Jul-2017	Mar-2017	Apr-2017	PR
OPEB GASB 45 Actuarial Services	Clarity in Numbers LLC	5	0	0	Jul-2017	Jul-2017	Mar-2017	Apr-2017	AS
Aviation Planning and On-Call Design Services	Jviation, Inc. Jeff City, MO	5	0	0	Jan-2018	Jan- 2018	Sep-2017	Oct-2017	AV
Transit Management Services	First Transit Cincinnati, OH	5	0	0	Jun-2018	Jun- 2018	Jan-2018	Mar- 2018	MT
Legal Services Planning and Zoning Issues	Williams & Campo, Lee's Summit, MO	5	0	0	Jun-2018	Jun- 2018	Feb-2018	Mar- 2018	L
Legal Services Planning and Zoning Issues	Cunningham, Vogel I& Rost St. Louis, MO	5	0	0	Jun-2018	Jun- 2018	Feb-2018	Mar- 2018	L
Lease Space at Horace Mann Community Center	Community Action Partnership	6	0	0	Aug-2018	Aug- 2018	May-2018	Jun-2018	CD
Lease Space at Horace Mann Community Center	Community Action Partnership	6	0	0	Aug-2018	Aug- 2018	None	None	PR
Exclusive Non- Alcoholic Beverage Sponsorship for Products sold at the St Joseph Civic Arena	Pepsi Beverages, Inc.	5	0	0	Nov-2018	Nov- 2018	Sep-2018	Sep- 2018	PR
Provide Service on the Infrastructure of the Public Safety Radio System at All Sites	Motorola, Inc.	6	0	0	Dec-2019	Dec- 2019	None	None	Police
Lease for Restaurant Space at Rosecrans Memorial Airport	Cheryl Green dba the Diner at Rosecrans	1	9	9	Oct-2014	Oct- 2023	Jul-2023	Jul-2023	AV
Herzog Contracting Company Land Lease	Flight Department	50	0	0	Jul-2043	Jul-2043	None	None	AV
BMS Land Lease	Dan Bayer 100 N. Airport Rd	99	0	0	Oct-2067	Oct- 2067	None	None	AV
C-1 Aircraft Hangar	Bill Brown	Month to Month Lease	0	0	Month to Month Lease	Month to Month Lease	None	None	AV

TIF PROJECT UPDATES
for Quarter Ended
December 31, 2014

TIF PROJECT NAME	TYPE	PROJECT STATUS	TOTAL APPROVED REIMBURSABLE COSTS				AMOUNT REIMBURSED TO DATE	PROPERTY TAX PILOTS		SALES TAX EATS		MORE THAN/ (LESS THAN) TREND
			ORIGINAL	1ST AMENDED	2ND AMENDED	3RD AMENDED		BUDGET	ACTUAL	BUDGET	ACTUAL	
North Shoppes - Phases 1 & 2 of North County TIF district. Approved August 2003. Developers-Bob Johnson, RED Development, Buchanan County	IDA Issued Bonds - Paid off in 2028	646,000 square foot shopping center. Except for one pad site, center is complete and fully operational. Buchanan County still has several projects to complete - sidewalks, Green Acres cul-de-sac, etc. Reimbursable costs included Northridge Sewer extension, four lane parkway through the development, sidewalks and landscaping throughout the project, façade enhancements, extraordinary grading to prepare the site, stormwater lagoon, Green Acres repaving and cul-de-sac, pedestrian sidewalks on and off-site.	\$24,285,415	\$25,522,391	\$35,884,772	\$38,217,335	\$34,086,629	\$1,148,025	\$139,356	\$2,427,285	\$1,320,786	(\$2,115,167)
				Added a portion of Phase 2 into Phase 1 for Theater		Cover additional County costs in Phases 1 & 2.	RED reimbursed \$28,194,202 County reimbursed \$6,380,207 and has \$65,424 to be disbursed on a Pay as You Go when all bond payments have been made. City reimbursed \$996,008 for our share of Northridge sewer.		Includes Penalty/Interest assessed for late payment of taxes	Includes City and County local sales tax, County Use tax and Franchise Tax incremental EATS	County Use tax added in FY14.	Sales tax to date down 17.4% from FY2013. FY14 new tenants - Ulta and Kirklands. Sleep Number and Sports Clips newest tenants.
Stockyards Redevelopment (Triumph Foods, LLC). Approved October 2003.	MDFB Issued Bonds - Paid off in 2025	550,000 square foot pork processing facility. Total investment approximately \$130 million. Fully operational. Current employment - 2,722.	\$7,000,000				\$6,766,097	\$678,120	\$0	\$120,130	\$22,208	(\$776,042)
							Developer completely reimbursed the approved \$5,600,000 for property acquisition, demolition, and site improvements. City reimbursed \$1,166,097 for improvements to Stockyards Expressway.			Includes City, County and Franchise Tax incremental EATS.	Also includes cafeteria tenant sales taxes, not previously budgeted.	Triumph donated \$100,000 to SJSD for first five years; \$25,000 to SJPD for three years; \$50,000 annually to United Way. Keep their headquarters in SJ or pay City \$1 million.
3rd Street Hotel Development (Holiday Inn) Approved January 2004. Developer: HISJ Holdings LLC	105145 Developer created TDD to help generate revenues.	Renovation of 170-room hotel to regain Holiday Inn franchise; restaurant conversion for nationally franchised restaurant; landscaping improvements; parking & exterior lighting improvements. Completed except for exterior façade improvements.	\$2,700,000 \$2,500,000 certified. \$200,000 withheld for façade.				\$2,304,210	\$114,944	\$0	\$255,425	\$84,530	(\$285,839)
									Includes Penalty/Interest assessed for late payment of taxes		Includes add'l Hotel/Motel taxes, 1% TDD tax, and 1/2 of (.5%) Downtown CID Sales Tax. Also contributing to the increase is increased H/M tax rate.	
Tuscany Towers - Phase 1 TIF Plan only Approved September, 2005. Project yet to be approved. Developer: JSC Development	Pay-as-you-go 23 years after revenue generation begins	Phase 1 - development of 175,000 sq feet of restaurant, hotel, bank/office, and lifestyle retail use. Reimbursement for new lift station and extension of force mains along east side of I-29 to Cook, extended to Corinth subdivision; extending water service and other utilities; stormwater system; and US169 road/intersection improvements. Much of the infrastructure work complete. No buildings constructed or tenants announced as yet.	\$5,549,042				\$0	\$0	\$0	\$0	\$0	N/A
									No PILOTS anticipated			

TIF PROJECT UPDATES
for Quarter Ended
December 31, 2014

TIF PROJECT NAME	TYPE	PROJECT STATUS	TOTAL APPROVED REIMBURSABLE COSTS				AMOUNT REIMBURSED TO DATE	PROPERTY TAX PILOTS		SALES TAX EATS		MORE THAN/ (LESS THAN) TREND
			ORIGINAL	1ST AMENDED	2ND AMENDED	3RD AMENDED		BUDGET	ACTUAL	BUDGET	ACTUAL	
EBR/HHS Development Approved October 2005 Developers: EBR Enterprises & HHS Properties	Pay-as-you-go	13.2 acres at intersection of Blackwell Rd & Belt Highway. A mixture of retail and office space. Reimbursable expenses for retaining walls, storm water detention, street lighting, sidewalks, Cronkite Road improvements, landscaping, etc. Three restaurants and office/medical bldg now open. HHS Properties now leasing.	\$3,297,232	\$5,529,620			\$1,014,382	\$229,796	\$0	\$126,490	\$59,800	(\$296,486)
				Add'l phases plus overages on site work. Approved SO 7045-3/26/07			Costs certified to date - \$4,484,898.42 EBR - \$2,757,896.24 HHS - \$ 1,727,002.18				Total EATS (70%) per Agreement, 30% to City Public Infrastructure	City infrastructure (30%) - \$5,655
Uptown Redevelopment District - Project A Approved March 2005 Developer: St. Joseph Redevelopment Corp.	Pay-as-you-go 23 years	Demolition of old Heartland Hospital west in order to provide a developable area. Discussions with developer - demolition costs as well as costs related to developing the plan would be reimbursed, however no formal written agreement exists as yet to this effect. Amount would be approx. \$3,072,071 minus any federal grants received for this phase.	See cell under project status description				\$0	\$0	\$0	\$0	\$0	\$0
									No PILOTS anticipated			No reimbursement request has been submitted. Approved by TIF Commission for activation, awaiting Council vote in November.
Mitchell Avenue Corridor Approved June 2006 Developer: American Family Insurance Company	Pay-as-you-go 23 years	In order to serve an expanded AFI building and to improve access to the entire TIF district, a new gravity flow sewer was installed and improvements to Mitchell Avenue are being completed. Improvements benefit AFI, Mo Western University, and any future development along Mitchell Avenue Corridor.	\$3,974,270	\$5,272,673			Pay As You Go Completed - \$162,673. Bonds - \$4,495,370.12	\$414,695	\$391,900	\$10,165	\$5,684	(\$27,276)
				Approved by SO 7224 on 12/3/07/bond issuance per SO7361 on 5/19/08.							Franchise Tax and EATS Sales tax from cafeteria within American Family facility.	
Uptown Redevelopment - Ryan Block Project Approved December 2006 Developer: Olin Cox	Pay-as-you-go 23 years	The first project within the Frederick Avenue TIF District established under the Uptown Redevelopment umbrella. The developer intends to rehab two buildings, 1137-1141 Frederick into 3300 sq ft of commercial space below and 6,600 sq ft of apartments on top two floors. The bldg at 1125 Frederick will be demolished to provide a parking lot. Reimbursable costs include lot paving, upgrades to renovations, & facade improv.	\$317,767				\$0	\$791	\$0	\$10	\$0	(\$801)
							In addition to the \$1m grant reimbursed during the demolition of the hospital, a request was submitted and approved in FY14 totalling \$241,500			No activity.	Franchise taxes only on utility usage by upstairs tenants.	No reimbursement requests have been submitted.

TIF PROJECT UPDATES
for Quarter Ended
December 31, 2014

TIF PROJECT NAME	TYPE	PROJECT STATUS	TOTAL APPROVED REIMBURSABLE COSTS				AMOUNT REIMBURSED TO DATE	PROPERTY TAX PILOTS		SALES TAX EATS		MORE THAN/ (LESS THAN) TREND
			ORIGINAL	1ST AMENDED	2ND AMENDED	3RD AMENDED		BUDGET	ACTUAL	BUDGET	ACTUAL	
East Hills Redevelopment Project - TIF Approved Dec, 2007 - Redevelopment Agreement Approved 1/3/08	Currently Pay As You Go Proposed Bond Issuance.	Project to include remodel exterior of JC Penney's, Sears and Dillards. Also includes remodel of three mall entrances, lifestyle center, a new big box store, renovation of existing tenant spaces. Public infrastructure improvements includes traffic signals at Belt & Frederick, Frederick & Sherman. crosswalk signals, upgrade existing right-of-way, public bus stop. The project also will address underground storm water concerns.	Total Reimbursable Costs - \$45,113,678 Per SO7242 passed 1/3/08.	Total Reimbursable Costs - \$46,539,416 TIF - \$30,897,042 CID - \$15,642,374 Per SO7279 passed 2/11/08.			Total CID Revenue - \$3,768,164.42 CID Disbursed to date: \$ 1,856,950.63 TIF Costs Certified to Date: \$22,118,296 CID Costs Certified to Date: \$14,796,999 Additional Requests pending approval: CID - \$845,375, TIF - \$8,778,746	\$570,950	\$0	\$522,680	\$201,623	(\$892,007) New construction - Five Guys, Great Clips, and Pancheros. Notable new tenants - Victoria's Secret and Rally House. FY2012 first fiscal year in which base surpassed.
Cook Road Corridor Redevelopment Project Approved March 24, 2008 Developer: Greystone Partners Land Development, LLC	Sewer Revenue Bonds/ Sewer Connection Fees	Project to include: (1) residential subdivision on approximately 185 acres of land into over 350 single family and townhouse housing units; (2) construction improvements to Cood Road resulting in three-lane section, concrete curb and gutter, stormwater drainage and raised grass medians; (3) construction of sanitary sewer system improvements sewer lines, a new pump station and gravity sewer main and (4) construction of 12 inch water line from Cook Road to Woodbine Road.	\$4,781,786				Sewer Improvements - \$2,378,839.65 Pay As You Go - \$80,500 \$2,463,930.29- Certified to Date	\$149,921	\$34,327	\$0	\$0	(\$115,594) Real property taxes being received/distributed to Developer. Few homes completed and franchise taxes being received. Other revenue source - \$500 sewer connection fee assessed per property.
Center Building Redevelopment Project Approved January 25, 2010 Developer: Mid-City Partnership, Inc.	Pay As You Go	Project includes development listed at 613 Edmond St. and 119-123 S. 6th St. Renovation includes removal of the 1961 sheet metal façade and the restoration of the remaining exterior building elements. Building encompasses 19,060 sq. ft and will be divided into one 15,250 sq. ft unit for restaurant/banquet facilities with three planned retail/office units at 609, 611 and 613 Edmond St. for a total of 3,810 sq. ft, office/retail space. The Brazilian Steakhouse is currently under construction. To date - Aqua Vital Salon and 2 Trendy LLC have	\$1,355,097				\$109,889 \$1,197,597.00- Certified to Date	\$12,158	\$0	\$30,540	\$12,707	(\$29,991) Now includes 50% Downtown CID Sales . Ground Round opened June, 2012. Also includes 50% of Downtown CID Sales taxes received within this TIF. New tenant - Rabbit Hole, July, 2014.

TIF PROJECT UPDATES
for Quarter Ended
December 31, 2014

TIF PROJECT NAME	TYPE	PROJECT STATUS	TOTAL APPROVED REIMBURSABLE COSTS				AMOUNT REIMBURSED TO DATE	PROPERTY TAX PILOTS		SALES TAX EATS		MORE THAN/ (LESS THAN) TREND
			ORIGINAL	1ST AMENDED	2ND AMENDED	3RD AMENDED		BUDGET	ACTUAL	BUDGET	ACTUAL	
Developer Agreement - The Commons Approved July, 2007 Developer: Earthworks Excavation Company	CID Bonds	Project to include development of 612,780 square feet of retail and office space upon 73 acres of land at intersection of Interstate 29 and South 169 Highway. Under construction. Commons Community Improvement District (CID) Cooperation Agreement approved per SO7256 (1/14/08). Yet to establish CID tax rate. Approval of bond issuance approved per SO 7257 (1/14/08). Special Ordinance No. 8124 (12/13/10) amended Developer Agreement to forego calculated base effective (1/14/08).	\$6,503,977				\$2,864,030	\$8,092	\$0	\$555,170	\$335,572	(\$227,690)
			City reimbursable \$5,754,977.36 CID tax to pay \$749,000.00 per SO7255 (1/14/08).				All approved reimbursable costs have been submitted and approved. As of this date, CID Bonds have not been issued. CID remains inactive. Interest reimbursed up to 8 1/2%.		Land assessed as Agricultural on undeveloped land. Foreclosure went through Nov14.		City Sales Tax EATS Only.	FY12 - Base \$250K eliminated per Second Amended Agreement starting July11.
Developer Agreement - Fountain Creek Approved July, 2008 Developer: SDG Developments, LLC & Partners	Pay As You Go	Mixed Use Project including approximately 68 acres of both commercial and residential development with a projected market value of \$45,000,000 upon development at the intersection of Mason Road and South 22nd Street.	\$1,815,454 per Special Ordinance No. 7420, passed 7/28/08.				\$0	\$0	\$0	\$0	\$0	To date residential homes only constructed. No sales tax anticipated yet. No reimbursement requests have been submitted.
Developer Agreement - Cook Crossings Approved April, 2011 Developer: St. Joseph Partners, LLC	Pay As You Go	Approximately 12.15 acres of commercial use development with a capital investment of \$13.65 million at the intersection of Cook Road and North Belt Highway. Phase I completion date tentatively set as September 30, 2012. Phase 2 completion date tentatively set as October 31, 2012. CID sales tax also to be initiated - 1% sales tax and .a special assessment of \$.40 per square foot upon the tenants annually. Distribution 50% of City General Sales taxes only.	City reimbursable \$900,000, plus interest - SO8195, passed 4/18/11. SO8196, passed 4/18/11				Certified to Date: CID - \$6,054,791.57 STRA - \$644,964.22 CID - \$3,600,048 CID Special Assessments - \$1,906,890; STR (.75%) - \$1,290,521	\$77,000 (CID Fund 716)	\$0	\$75,562	\$47,511	Dick's Sporting Goods, Aldi's, Pet Smart, Verizon, Starbucks, and Dental Clinic included. Must meet Aldi's prior base. CID own entity, with none of the proceeds going to development itself.