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Missouri State Auditor

Transportation Development Districts



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CITIZENS SUMMARY

Findings in the review of the Transportation Development Districts as of December 31, 2011

Background	As of December 31, 2011, 176 Transportation Development Districts (TDDs) were in existence, with reported total estimated transportation project costs of almost \$1.7 billion and reported total anticipated revenues of over \$2 billion. The scope of the review included compliance with sales tax remittance and financial statement reporting requirements and related legislative issues.
Financial Reporting	While a fine for late filing of financial statements is provided, state law does not establish the agency responsible for the assessment and collection authority of the fines. Forty-nine of the 176 districts (27.8 percent) filed financial statements/audit reports with the State Auditor's office late or failed to file them at all. As of February 1, 2013, the potential accumulated fines could be as much as \$16,859,000.

Because of the compound nature of this audit report, no overall rating is provided.

American Recovery and Reinvestment Act (Federal Stimulus)	Not applicable.
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Transportation Development Districts

Table of Contents

State Auditor's Report	2
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Introduction	
Background	3
Methodology	5

Results	
Legislative Issue	7
Individual District Audits Performed in 2012	7

Appendixes	
A Financial Reporting Noncompliance	9
B Information Regarding Establishment, Estimated Project Costs, and Anticipated Revenues	10
C Abolished Districts	15
D Results of Individual District Audits Performed in 2012	16



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Missouri State Auditor

Honorable Jeremiah W. (Jay) Nixon, Governor
and
Members of the General Assembly

This report includes selected information on all transportation development districts (TDDs) established in the State of Missouri as of December 31, 2011. We reviewed TDDs for compliance with sales tax remittance and financial statement reporting requirements, reviewed related legislative issues, and summarized individual TDD audit findings.

A legislative issue was noted regarding the assessment, collection, and disposition of fines for non-compliance with financial statement reporting requirements.

Audits of individually selected TDDs per Section 238.272, RSMo, are reported on separately. In addition, audits of TDDs intending to abolish the district are performed as required by Section 238.275, RSMo, and are also reported on separately.

A handwritten signature in black ink that reads "Thomas A. Schweich".

Thomas A. Schweich
State Auditor

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Transportation Development Districts

Introduction

Background

The Missouri Transportation Development District Act, Sections 238.200 to 238.275, RSMo, allows for the formation of transportation development districts (TDDs). These entities are separate political subdivisions established and organized for the construction of roads, bridges, interchanges, or other transportation-related projects. The projects are generally financed through the issuance of revenue notes, revenue bonds, or other debt securities for a period not to exceed 40 years. TDDs are governed by a board of directors of not less than 5 nor more than 15 members. The board has the authority (after qualified voter approval¹) to impose sales taxes or tolls, levy property taxes, and levy special assessments within the boundaries of the TDD to pay the expenditures of the entity, including the liquidation of debt incurred to fund the transportation-related projects. The revenues of a TDD, the majority of which are sales taxes, can only be used for transportation-related projects.

The process of establishing a TDD is initiated by the filing of a petition in the circuit court governing the boundaries of which the proposed district is located. Such a petition can be filed by: (1) not less than 50 registered voters within the proposed TDD; (2) all the owners of real property located within its proposed boundaries, if there are no eligible registered voters residing within the proposed district; (3) a local transportation authority (LTA); or (4) two or more LTAs. A county, city, special road district, or any other local public authority having jurisdiction over transportation projects and services can serve as a LTA.

State law requires a copy of the petition filed to establish a TDD be provided to the Missouri Highways and Transportation Commission (MoDOT) and each affected LTA. Those entities are then allowed to file an answer stating agreement with or opposition to the creation of the district. In addition, any resident, taxpayer, or any other entity within the proposed district may join in or file a petition supporting or answer opposing the creation of the district. The circuit court subsequently hears the case, if necessary, and makes a decision whether to authorize the establishment of the district.

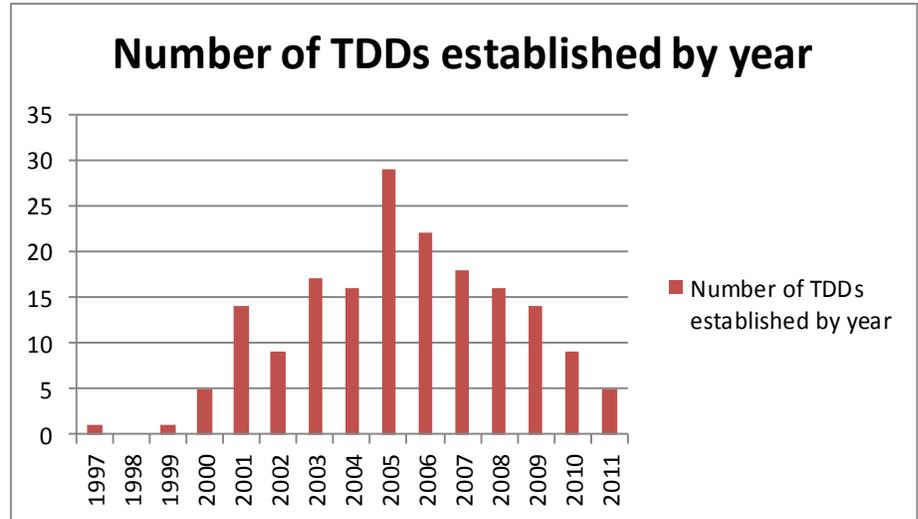
The Missouri Transportation Development District Act was enacted in 1990, and the first TDD was established in 1997. As of December 31, 2011, 176 TDDs were in existence in the state of Missouri (including 5 TDDs which were established in 2011). Almost 70 percent of the districts have been established in the state's two largest metropolitan areas (with 83 and 40

¹ Section 238.202, RSMo, currently defines qualified voters as any persons residing within the proposed or established district who have registered to vote pursuant to Chapter 115, RSMo, or the owners of real property, who shall receive one vote per acre, provided that any registered voter who also owns property must elect whether to vote as an owner or a registered voter.



Transportation Development Districts Introduction

of the TDDs located in St. Louis and Kansas City metropolitan areas², respectively).



Officials/representatives of the TDDs reported total estimated transportation project costs of almost \$1.7 billion. In addition, officials/representatives reported total estimated revenues of over \$2 billion would be collected over the lives of the respective TDDs (estimated project costs and anticipated revenue information were not reported for some of the TDDs because the information was not provided to our office).

² The St. Louis metropolitan area is defined here as the geographic area that includes the city of St. Louis, St. Louis County, St. Charles County, Jefferson County, and Franklin County. The Kansas City metropolitan area is defined here as the geographic area that includes Jackson County, Platte County, Clay County and Cass County.



Transportation Development Districts Introduction

The table below breaks down the total estimated project costs and anticipated revenues of the 176 TDDs into various dollar ranges.

Dollar Range	Number of TDDs	
	Estimated Transportation Project Costs	Expected Revenue
\$0 to \$1 million	21	15
\$1 million to \$5 million	71	50
\$5 million to \$10 million	26	35
\$10 million to \$15 million	18	15
\$15 million to \$35 million	21	24
More than \$35 million	10	13
Not reported	9	24

Section 238.275, RSMo, provides for the abolishment of a TDD once its projects are completed, ownership of the projects has been transferred to the MoDOT or the LTA, and the district has no outstanding liabilities. In addition, a TDD can be abolished if the board of directors determines the projects cannot be completed due to lack of funding or for any other reason. Prior to a TDD submitting the question to abolish the district to the applicable voters, the State Auditor's office (SAO) must audit the TDD to determine its financial status, and whether it may be abolished pursuant to law. See Appendix C for information regarding TDDs abolished through 2011.

Methodology

Our methodology included gathering information regarding the TDDs established in 2011 through discussions with various MoDOT officials and files maintained by that agency, as well as files maintained by the Missouri Department of Revenue (DOR). Information obtained included TDD name, location, applicable county/municipality, date established, identity of the individual(s)/entity who filed the petition, the type of funding (i.e., sales taxes, property taxes, etc.), and the funding rate (e.g., 1 percent). Some of this information is presented in Appendix B.

In addition, survey questionnaires were sent to each TDD established during 2011 requesting information including, but not limited to, the geographic location of the TDD, estimated total project costs, how project costs were financed, estimated total revenues to be collected and over what period of time, when the collection of revenue and incurrence of expenses started, who is responsible for collection of the revenues and administering of the funds, whether financial audits have been conducted by an independent auditor, the name of the development and type of businesses in the district, whether the TDD is located in a tax increment financing redevelopment area, and other information.



Transportation Development Districts Introduction

Some data presented in Appendix B was compiled from survey information submitted to our office by officials/representatives of the various TDDs, and from information reported by the MoDOT and DOR. This information was not verified for accuracy by us. Information in Appendix C was obtained from close out reports issued by the SAO. If any information presented in Appendixes B and C was determined to have changed since the previous report, that information was updated on the current appendixes.

Transportation Development Districts Results

Legislative Issue

Financial Reporting

While a fine for late filing of the financial statement/audit report is provided, Section 105.145.8, RSMo, does not establish the agency responsible for assessment and collection authority of the fines. In addition, the law does not specify the disposition of the fine amount.

Of the 176 districts in existence at December 31, 2011, 49 districts (27.8 percent) filed financial statements/audit reports late or did not file financial statements with the State Auditor's office (SAO), as required by state law, resulting in total potential fines of up to \$16,859,000 as of February 1, 2013. Some TDDs may have filed a late financial statement with our office after February 1, 2013. A list of TDDs not in compliance is at Appendix A.

Section 105.145, RSMo, requires TDDs to file annual financial statements with the SAO. Section 105.145.8, RSMo, states that any district that fails to timely submit a copy of the annual financial statement with the SAO shall be subject to a fine not to exceed \$500 per day. 15 CSR 40-3.030 provides if a political subdivision is audited by an independent auditor, a copy of the audit report can be filed in lieu of a separate financial report. The annual financial report is to be filed within 4 months of the entity's fiscal year end, while an audit report is to be filed within 6 months of the entity's fiscal year end.

Individual District Audits Performed in 2012

The SAO performed two close out audits of TDDs during 2012 (Report No. 2012-21, *Independence Avenue and Colbern Road TDD*, issued in March 2012, and Report No. 2012-115, *Stardust-Munger-Diamond TDD*, issued in September 2012) and determined the financial status of each was such that they were eligible for abolishment. In addition, the SAO audited 14 individual active TDDs, and issued separate reports, (see Appendix D) and noted a variety of concerns summarized as follows:

- Board of Directors - The district does not have an active Board of Directors because the property owners have not elected a board.
- Board Meetings - The board failed to hold meetings as required.
- Board Oversight - The board does not provide sufficient oversight of financial activities of the district, including but not limited to, reviewing revenues, bank statements, invoices, or disbursement approvals.
- Budgets - The district did not adopt budgets, or budgets are not in compliance with state law.
- DOR Collections - Businesses in the district remit district sales tax collections to the city instead of the DOR.
- Engineering Services - The district did not solicit proposals for engineering services.

Transportation Development Districts Results

- Financial Condition - The district has not generated sufficient revenues to fund operations or potentially pay its debt.
- Financial Statements - The district did not submit financial statements to the SAO timely.
- Outstanding Debt - The district has not established procedures to monitor debt, or to ensure district revenues are used only for transportation related projects.
- Professional Services - The district did not solicit requests for proposals for administrative services.

Appendix A

Transportation Development Districts
Financial Reporting Noncompliance

District Name	Fiscal Year End	Fiscal Year 2011		Fiscal Year 2010		Fiscal Year 2009		Maximum fine to be assessed as of February 1, 2013
		Financial Statement Filed (1)	Fine	Financial Statement Filed (1)	Fine	Financial Statement Filed (1)	Fine	
71 Highway & 150 Highway	12/31	No	\$ 138,500	No	\$ 321,500	Yes	\$ N/A	\$ 460,000
620 Market	12/31	Yes	N/A	Yes, late	103,500	Yes, late	65,000	168,500
1717 Market Place	12/31	No	138,500	No	321,500	Yes	N/A	460,000
Adler Lofts	12/31	No	138,500	No	321,500	Yes	N/A	460,000
Ballpark Village	6/30	No	229,500	Yes	N/A	Yes	N/A	229,500
Blue Ridge Town Centre	12/31	No	138,500	No	321,500	No	504,000	964,000
Boscherts Landing	12/31	No	138,500	Yes	N/A	Yes	N/A	138,500
Bottle District	12/31	No	138,500	No	321,500	Yes	N/A	460,000
Broadway Hotel	12/31	Yes	N/A	No	321,500	Yes	N/A	321,500
Broadway-Fairview	12/31	Yes	N/A	Yes, late	66,000	Yes	N/A	66,000
Conley Road	12/31	Yes	N/A	Yes, late	66,000	Yes	N/A	66,000
Coronado Drive	9/30	Yes, late	12,000	Yes	N/A	Yes	N/A	12,000
Country Club Plaza of Kansas City, Missouri	12/31	Yes, late	103,500	Yes, late	20,500	Yes, late	203,000	327,000
Crackerneck Creek	6/30	Yes, late	26,000	Yes	N/A	Yes	N/A	26,000
Cripple Creek	12/31	Yes	N/A	Yes, late	188,000	Yes	N/A	188,000
East Gateway (2)	Unknown	No	138,500	No	321,500	No	504,000	964,000
Ehrhardt Properties	12/31	Yes	0	No	321,500	N/A	N/A	321,500
Eureka Old Town	6/30	No	229,500	Yes	N/A	Yes	N/A	229,500
Farris Family	12/31	Yes, late	86,500	Yes, late	142,500	Yes, late	384,500	613,500
First Capitol Drive	12/31	Yes, late	52,500	Yes, late	235,500	Yes, late	418,000	706,000
Grindstone Plaza	12/31	Yes	N/A	Yes, late	66,000	Yes	N/A	66,000
Grindstone Plaza Drive	12/31	No	138,500	N/A	N/A	N/A	N/A	138,500
Harrisonville Market Place A	12/31	No	138,500	No	321,500	Yes	N/A	460,000
Harrisonville Market Place B	12/31	No	138,500	No	321,500	Yes	N/A	460,000
Highway 71/291 Partners in Progress	12/31	Yes	N/A	Yes, late	11,500	Yes	N/A	11,500
Hospital Interchange	12/31	Yes	N/A	No	321,500	N/A	N/A	321,500
Hubach Hill Road & North Cass Parkway	10/31	Yes, late	28,000	Yes, late	9,500	Yes	N/A	37,500
Hutchings Farm Plaza	12/31	Yes	N/A	Yes, late	173,500	Yes	N/A	173,500
Interstate 44 and Highway 47 Triangle	12/31	Yes	N/A	Yes	N/A	Yes, late	336,000	336,000
Indian Ridge Resort	12/31	No	138,500	No	321,500	No	504,000	964,000
Interstate Plaza/North Town Village	12/31	Yes, late	40,000	Yes, late	59,500	Yes, late	67,500	167,000
Lee's Summit, Missouri New Longview	12/31	Yes	N/A	Yes, late	164,000	Yes	N/A	164,000
North Kansas City, Missouri Light Rail	9/30	Yes, late	29,000	Yes, late	211,500	Yes, late	394,000	634,500
North Main/Malone	12/31	Yes	N/A	Yes	N/A	Yes, late	19,000	19,000
Northwoods	12/31	No	138,500	No	321,500	No	504,000	964,000
Olive/Graeser	12/31	Yes	N/A	Yes	N/A	No	504,000	504,000
Osage National	6/30	No	229,500	Yes	N/A	Yes	N/A	229,500
Osage Station	12/31	Yes, late	25,500	Yes	N/A	Yes	N/A	25,500
Poplar Bluff Conference Center	12/31	No	138,500	No	321,500	No	504,000	964,000
Rock Bridge Center	12/31	Yes	N/A	Yes, late	66,000	Yes	N/A	66,000
Shoal Creek Parkway/N. Oak Trafficway (2)	Unknown	No	138,500	N/A	N/A	N/A	N/A	138,500
Shoppes at Stadium	12/31	Yes	N/A	Yes, late	66,000	Yes	N/A	66,000
Southtown	12/31	No	138,500	Yes	N/A	Yes	N/A	138,500
Spindler (2)	Unknown	Yes	N/A	No	321,500	No	504,000	825,500
St. John Crossings	12/31	Yes, late	24,500	Yes	N/A	Yes	N/A	24,500
Toad Cove Complex	12/31	Yes	N/A	Yes, late	55,000	Yes, late	237,500	292,500
Toad Cove Resort	12/31	Yes	N/A	Yes, late	55,000	Yes, late	237,500	292,500
Truman Road	12/31	No	138,500	No	321,500	No	504,000	964,000
US 36/1-72	6/30	No	229,500	Yes	N/A	Yes	N/A	229,500
Total			\$ 3,561,500		\$ 6,903,500		\$ 6,394,000	\$ 16,859,000

(1) As of February 1, 2013.

(2) This district has not reported its fiscal year end date as of February 1, 2013. Therefore, the year end date of December 31 was used here for calculation purposes.

Source: Financial statement filings by transportation development districts established as of December 31, 2011.

Appendix B

Transportation Development Districts
Information Regarding Establishment, Estimated Project Costs, and Anticipated Revenues

District Name	Date Established	Fiscal Year End	Location	Public Entities Filing Petition to Establish	Number of Property Owners	Estimated Project Costs	Estimated Life	Total Anticipated Revenues	Sales Tax Rate (A)	TDD Within a TIF District?
Benton County										
US Highway 65 and Truman Dam Access	03/12/03	12/31	Warsaw	Property Owner	1	\$ 2,000,000	25 Years	4,250,000	0.500%	No
Boone County										
CenterState	08/05/02	12/31	Columbia	Property Owner	1	7,542,000	21 Years	8,000,000	0.500%	No
Lake of the Woods	03/24/03	12/31	Columbia	Property Owners	2	2,700,000	30 Years	Unknown	0.500%	No
Shoppes at Stadium	09/27/04	12/31	Columbia	Property Owner	1	2,500,000	15 Years	4,000,000	0.500%	No
Stadium Corridor	10/04/04	12/31	Columbia	Property Owners	4	13,819,603	25 Years	16,120,457	0.500%	No
Grindstone Plaza	01/31/05	12/31	Columbia	Property Owners	3	9,400,000	30 Years	24,000,000	0.500%	No
Broadway-Fairview	05/10/05	12/31	Columbia	Property Owner	1	5,000,000	40 Years	17,000,000	0.500%	No
Northwoods	07/22/05	12/31	Columbia	Property Owner	1	1,120,000	30 Years	6,000,000	0.500%	No
Conley Road	12/09/05	12/31	Columbia	Property Owners	3	20,000,000	35 Years	57,000,000	0.500%	No
Blue Ridge Town Centre	02/04/06	12/31	Columbia	Property Owner	1	Unknown	Unknown	Unknown	1.000%	No
Columbia Mall	08/04/06	12/31	Columbia	Property Owners	4	22,000,000	22 Years	10,500,000	0.500%	No
Cross Creek	02/26/07	12/31	Columbia	Property Owner	1	10,200,000	25 Years	5,084,948	0.500%	No
Rock Bridge Center	04/29/08	12/31	Columbia	Property Owner	1	Unknown	Unknown	Unknown	0.500%	No
Grindstone Plaza Drive	01/14/11	12/31	Columbia	Property Owner	(B) 1	Unknown	Unknown	Unknown	Unknown	Unknown
Buchanan County										
St. Joseph Gateway	07/20/04	12/31	St. Joseph	Property Owner	1	4,000,000	23 Years	1,821,212	1.000%	Yes
Tuscany Village	12/21/05	12/31	St. Joseph	Property Owner	1	13,000,000	23 Years	7,200,000	0.250%	Yes
Butler County										
Poplar Bluff Conference Center	05/04/04	12/31	Poplar Bluff	Property Owner	1	2,400,000	40 Years	2,000,000	1.000%	No
Cripple Creek	11/28/05	12/31	Poplar Bluff	Property Owner	1	2,087,628	Unknown	Unknown	1.000%	No
Callaway County										
Fulton South Business 54	06/12/06	12/31	Fulton	Property Owners & Fulton	4	1,400,000	30 Years	2,700,000	0.500%	Yes
Camden County										
Osage Station	07/19/05	12/31	Osage Beach	Property Owner	1	1,700,000	23 Years	1,700,000	0.750%	No
Toad Cove Complex	05/02/08	12/31	Lake Ozark	Property Owners	2	2,000,000	Unknown	Unknown	1.000%	No
Toad Cove Resort	05/02/08	12/31	Lake Ozark	Property Owners	2	3,000,000	40 Years	Unknown	1.000%	No
Horseshoe Bend Pedestrian Corridor	06/10/08	12/31	N/A	Property Owner	1	3,000,000	35 Years	5,940,146	1.000%	No
Lake of the Ozarks Community Bridge	08/25/10	04/30	Lake Ozark	Property Owner	1	41,800,000	Unknown	Unknown	N/A	No
Cass County										
Belton Town Centre	11/17/03	12/31	Belton	Property Owners	10	19,000,000	23 Years	5,480,360	1.000%	Yes
Harrisonville Towne Center	12/12/05	12/31	Harrisonville	Property Owner	1	1,124,000	23 Years	Unknown	1.000%	Yes
Cornerstone Pointe	10/10/06	12/31	Belton	Property Owner	1	2,000,000	25 Years	5,910,656	1.000%	No
Belton/Raymore Interchange	10/30/06	10/31	Belton/Raymore	Property Owners & Belton	3	13,000,000	20 Years	Unknown	0.500%	No
Harrisonville Market Place A	08/27/07	12/31	Harrisonville	Property Owner	(B) 1	Unknown	Unknown	Unknown	Unknown	Unknown
Harrisonville Market Place B	08/27/07	12/31	Harrisonville	Property Owners	(B) 2	Unknown	Unknown	Unknown	Unknown	Unknown
Hubach Hill Road & North Cass Parkway	08/25/08	10/31	Raymore	Property Owner	1	6,831,443	32 Years	6,761,930	0.250%	No
Hwy 71/291 Partners in Progress	01/12/09	12/31	Harrisonville	Harrisonville	50	29,500,000	20 Years	20,000,000	1.000%	No
East Gateway	08/14/09	Unknown	Raymore	Property Owner	(B) 1	Unknown	Unknown	Unknown	Unknown	Unknown
Hospital Interchange	12/09/10	12/31	Harrisonville	Cass County, Missouri	57	16,128,506	20 Years	5,445,669	1.000%	No
Christian County										
Ozark Centre	04/25/03	12/31	Ozark	Property Owner	1	3,408,293	20 Years	6,000,000	0.375%	No
Town and Country Village	10/02/09	12/31	City of Ozark	Property Owner	1	8,930,000	40 Years	11,000,000	1.000%	No
Clay County										
210 Highway	09/23/97	03/31	Kansas City	Property Owner	1	8,587,389	11 Years	5,972,759	1.000%	No
Tower	02/15/06	12/31	Gladstone	Property Owners	2	1,000,000	30 Years	1,700,000	1.000%	No
Briarcliff Parkway and Highway 9	05/17/06	12/31	Kansas City	Property Owner	1	7,036,020	20 Years	3,450,988	0.500%	Yes
North Kansas City, Missouri Light Rail	11/04/08	09/30	North Kansas City	North Kansas City & North Kansas City	(C)	56,000,000	25 Years	56,000,000	0.500%	No
Shoal Creek Parkway/North Oak Trafficway	06/21/11	Unknown	Kansas City	Special Road District Property Owners	(B) 3	Unknown	Unknown	Unknown	Unknown	Unknown

Appendix B

Transportation Development Districts
Information Regarding Establishment, Estimated Project Costs, and Anticipated Revenues

District Name	Date Established	Fiscal Year End	Location	Public Entities Filing Petition to Establish	Number of Property Owners	Estimated Project Costs	Estimated Life	Total Anticipated Revenues	Sales Tax Rate (A)	TDD Within a TIF District?
Cole County										
Commons of Hazel Hills	08/11/05	12/31	Jefferson City	Property Owner	1	12,000,000	15 Years	23,000,000	1.000%	No
U.S. Highway 50/63 and City View	09/25/06	12/31	Jefferson City	Property Owners	2	14,700,000	20 Years	8,000,000	1.000%	No
Stone Ridge	01/24/07	12/31	Jefferson City	Property Owner	1	3,106,782	20 Years	2,350,000	1.000%	No
Cooper County										
Boonville Riverfront	02/09/01	12/31	Boonville	Property Owner & of Boonville	1	3,908,420	40 Years	4,000,000	1.000%	No
Franklin County										
Interstate 44 and Highway Triangle 47	04/21/09	12/31	St. Clair	St. Clair	20	2,688,640	30 Years	2,520,000	1.000%	Yes
Greene County										
College Station	03/16/06	06/30	Springfield	Property Owners & Springfield	2	8,600,000	25 Years	4,400,000	1.000%	No
Heer's Tower	03/16/06	06/30	Springfield	Property Owners & Springfield	3	8,826,627	25 Years	187,500	1.000%	No
Jackson County										
Sirother Interchange	01/21/00	12/31	Lee's Summit	Property Owner	1	25,846,800	35 Years	4,231,781	0.500%	Yes
Douglas Square	09/21/00	12/31	Lee's Summit	Property Owners	4	450,000	20 Years	4,320,746	1.000%	No
I-470 and I-350	03/17/01	12/31	Lee's Summit	Property Owner	1	17,080,627	40 Years	134,326,373	1.000%	Yes
Truman Road	06/25/01	12/31	Independence	Property Owner	1	232,700	21 Years	483,363	1.000%	Yes
Country Club Plaza of Kansas City, Missouri	07/12/01	12/31	Kansas City	Property Owners & TIF Commission of KC	3	11,149,363	20 Years	30,163,825	0.500%	Yes
Thirty-Ninth Street	04/25/02	06/30	Independence	Independence (C)	1	15,075,640	23 Years	23,614,406	0.125%	Yes
Douglas Station	06/27/02	12/31	Lee's Summit	Property Owner	1	1,742,852	20 Years	3,461,671	1.000%	No
Raintree North	08/19/02	12/31	Lee's Summit	Property Owner	1	1,700,000	14 Years	1,700,000	0.500%	No
I-70 and Adams Dairy Parkway	03/25/03	12/31	Blue Springs	Property Owner	1	1,950,000	10 Years	1,883,723	1.000%	No
M 150 and 135th Street	05/15/03	12/31	Kansas City	Property Owner	1	12,000,000	20 Years	18,817,000	1.000%	No
Lee's Summit, Missouri New Longview	07/31/03	12/31	Lee's Summit	Property Owner	1	5,900,000	20 Years	10,500,000	1.000%	Yes
71 Highway & 150 Highway	11/20/03	12/31	Grandview	Property Owners	2	450,000	23 Years	763,850	1.000%	Yes
Raintree Lake Village	10/19/05	12/31	Lee's Summit	Property Owner	1	1,530,000	24 Years	4,767,995	1.000%	No
Crackerneck Creek	07/26/06	06/30	Independence	Property Owners & Independence	3	15,231,975	24 Years	21,980,746	1.000%	Yes
1200 Main/South Loop	12/11/06	12/31	Kansas City	Property Owners & Kansas City	10	40,583,010	25 Years	64,637,467	1.000%	Yes
Independence Avenue & Colbern Road	05/02/07	12/31	Lee's Summit	Property Owners	4	900,000	30 Years	3,042,600	1.000%	No
Raytown Highway 350	05/07/07	10/31	Raytown	Property Owners & Raytown Consolidated School District #2	2	6,141,276	30 Years	3,871,350	0.125%	Yes
Adams Farm	08/25/08	09/30	Blue Springs	Property Owners	10	36,713,147	30 Years	65,548,559	1.000%	Yes
Coronado Drive	07/23/09	09/30	Blue Springs	Property Owner	1	9,924,000	10 Years	6,086,950	0.500%	No
Jasper County										
1717 Market Place	11/25/05	12/31	Joplin	Property Owners	2	1,428,680	23 Years	2,070,000	0.125%	Yes
Centennial Railroad	11/21/11	10/31	Webb City	Webb City	1	2,698,048	40 Years	600,000	0.500%	No
Jefferson County										
Arnold Triangle	08/13/06	08/31	Arnold	Property Owners & Arnold	5	9,000,000	29 Years	14,000,000	1.000%	Yes
Arnold Retail Corridor	03/11/08	08/31	Arnold	Arnold & Arnold Triangle TDD	(C)	26,950,000	Unknown	56,000,000	1.000%	Yes
Hillsboro Lake Terrace	09/22/10	12/31	Hillsboro	Property Owner	1	5,800,000	40 Years	5,800,000	1.000%	No
Johnson County										
Hawthorne Development	11/30/05	12/31	Warrensburg	Property Owners	7	17,524,000	20 Years	8,807,602	0.500%	No
Lincoln County										
Highway 61, Route U	02/04/08	12/31	Moscow Mills	Property Owner	1	14,100,000	Unknown	9,700,000	0.375%	Yes
Marion County										
Stardust-Munger-Diamond	10/16/01	12/31	Hannibal	Property Owner & Hannibal	1	4,704,000	19 Years	11,678,000	0.625%	Yes
US 36/I-72	06/03/05	06/30	Various	(D) Transportation Corporation, 5 Counties & 6 Cities	(C)	136,000,000	15 Years	43,000,000	0.500%	Yes

Appendix B

Transportation Development Districts
Information Regarding Establishment, Estimated Project Costs, and Anticipated Revenues

District Name	Date Established	Fiscal Year End	Location	Public Entities Filing Petition to Establish	Number of Property Owners	Estimated Project Costs	Estimated Life	Total Anticipated Revenues	Sales Tax Rate (A)	TDD Within a TIF District?
Miller County										
Prewitt Point	08/22/03	12/31	Osage Beach	Property Owners	2	4,750,000	25 Years	16,152,000	1.000%	Yes
Horseshoe Bend	04/13/06	12/31	Lake Ozark	Property Owner	1	23,500,000	25 Years	113,079,775	1.000%	Yes
Osage National	06/12/08	06/30	Lake Ozark	Property Owner	1	15,000,000	20 Years	7,341,000	1.000%	Yes
Newton County										
Neosho	02/23/11	12/31	Neosho	Neosho	49	6,917,600	20 Years	10,500,000	0.500%	Yes
Platte County										
Platte County Missouri South I	06/19/01	12/31	Kansas City	Property Owners	3	24,000,000	30 Years	52,000,000	1.000%	No
Platte County Missouri South II	04/12/02	12/31	Kansas City	Property Owner	(E) 1	-	-	-	1.000%	No
Parkville Commons	06/09/03	12/31	Parkville	Property Owner	1	8,000,000	22 Years	12,000,000	1.000%	Yes
Tuileries Plaza	12/09/05	12/31	Kansas City	Property Owner	1	3,600,000	35 Years	8,700,000	1.000%	No
Platte Valley Plaza	03/09/07	12/31	Platte City	Property Owner	1	1,400,000	40 Years	1,400,000	0.875%	No
Park Plaza	07/17/09	12/31	Kansas City	Property Owner	1	2,041,738	26 Years	5,376,233	0.500%	No
Pulaski County										
Interstate Plaza/North Town Village	11/06/01	12/31	St. Robert	Property Owners & St. Robert	27	3,980,000	20 Years	6,500,000	0.500%	Yes
Bowman	02/17/05	12/31	Waynesville	Property Owner	1	125,000	20 Years	500,000	0.500%	No
Farris Family	02/17/05	12/31	St. Robert	Property Owners	4	250,000	10 Years	250,000	0.500%	No
Ehrhardt Properties	12/08/10	12/31	St. Robert	Property Owners	2	390,000	10 Years	627,200	1.000%	Yes
Scott County										
North Main/Malone	11/19/04	12/31	Sikeston	Property Owner	1	8,600,000	23 Years	1,398,084	1.000%	Yes
St. Charles County										
Mark Twain Mall	02/20/01	12/31	St. Charles	Property Owner	1	1,500,000	30 Years	5,000,000	1.000%	Yes
Wentzville	11/16/01	12/31	Wentzville	Property Owners	5	3,150,000	15 Years	5,921,700	0.250%	No
Boscherts Landing	05/16/03	12/31	St. Peters	Property Owners	2	553,342	40 Years	Unknown	1.000%	No
Salt Lick Road	05/16/03	12/31	St. Peters	Property Owner	1	1,406,281	30 Years	Unknown	1.000%	No
WingHaven	09/11/03	12/31	O'Fallon	Property Owners	12	3,948,098	20 Years	8,178,263	0.625%	No
Hutchings Farm Plaza	03/04/04	12/31	O'Fallon	Property Owner	1	600,000	8 Years	816,000	1.000%	No
Mexico Road	04/08/04	12/31	O'Fallon	Property Owner	1	2,600,000	40 Years	3,000,000	1.000%	No
Megan Shoppes	06/07/04	12/31	O'Fallon	Property Owners	2	1,145,834	40 Years	5,520,000	1.000%	No
Hawk Ridge	09/02/04	06/30	Lake St. Louis	Property Owners & Lake St. Louis	3	19,400,000	25 Years	38,700,000	0.750%	No
Mid Rivers/N	02/17/05	12/31	St. Peters	Property Owner	1	2,206,225	20 Years	8,400,000	0.500%	No
Wentzville Parkway I	03/03/05	12/31	Wentzville	Property Owner	1	3,830,625	30 Years	Unknown	0.500%	No
St. Charles Riverfront	03/04/05	12/31	St. Charles	Property Owner	1	10,000,000	20 Years	8,500,000	1.000%	No
Wentzville II	03/07/05	12/31	Wentzville	Property Owner	1	2,800,000	25 Years	7,500,000	0.500%	No
Kingsmill	05/05/05	12/31	O'Fallon	Property Owners	2	1,525,000	40 Years	1,525,000	1.000%	No
Dardenne Town Square	08/18/05	12/31	Dardenne Prairie/Lake Saint Louis	Property Owners	10	15,000,000	40 Years	10,750,000	0.500%	No
Barathaven	01/26/06	12/31	Dardenne Prairie	Property Owners	3	4,215,000	20 Years	9,493,639	1.000%	No
Wentzville Three	12/04/06	12/31	Wentzville	Property Owner	1	2,750,000	40 Years	Unknown	0.250%	No
Meadows	01/04/07	12/31	Lake Saint Louis	Property Owner & Lake St. Louis	1	10,900,000	25 Years	27,883,277	0.750%	No
First Capitol Drive	07/22/09	12/31	St. Charles	Property Owner	1	45,000	N/A	N/A	N/A	No
St. Francois County										
Park Hills	07/28/04	12/31	Park Hills	Property Owners	2	750,000	20 Years	200,000	0.500%	Yes

Appendix B

Transportation Development Districts
Information Regarding Establishment, Estimated Project Costs, and Anticipated Revenues

District Name	Date Established	Fiscal Year End	Location	Public Entities Filing Petition to Establish	Number of Property Owners	Estimated Project Costs	Estimated Life	Total Anticipated Revenues	Sales Tax Rate (A)	TDD Within a TIF district?
St. Louis County										
Gravois Bluffs	12/07/99	12/31	Fenton	Property Owners & Fenton	2	25,300,000	24 Years	30,211,614	1.000%	Yes
Fenton Crossing	02/08/00	12/31	Fenton	Property Owner	1	4,574,762	20 Years	8,000,000	1.000%	Yes
Meramec Station Road and Highway 141	09/07/00	12/31	N/A	Property Owners	2	6,720,000	40 Years	15,700,000	1.000%	Yes
370/Missouri Bottom Road/Taussig Road	11/01/00	12/31	Bridgeton/ Hazelwood	Property Owners	2	34,010,000	17 Years	54,596,724	1.000%	Yes
St. John's Church Road	04/17/01	12/31	N/A	Property Owners	9	12,000,000	40 Years	27,000,000	0.500%	No
Ballwin Town Center	04/26/01	12/31	Ballwin	Property Owner	1	1,300,000	21 Years	5,751,400	0.250%	Yes
Brentwood Pointe	05/16/01	12/31	Brentwood	Property Owners	(F) 2	5,101,697	20 Years	13,503,100	1.000%	Yes
Big Bend Crossing	06/25/01	12/31	Crestwood	Property Owner & Crestwood	1	1,487,415	20 Years	2,500,000	0.250%	No
Shoppes at Old Webster	11/29/01	12/31	Webster Groves	Property Owners	3	520,000	20 Years	865,000	0.625%	No
St. John Crossings	06/25/02	12/31	St. John	Property Owner & St. John	1	901,630	22 Years	2,354,600	0.250%	Yes
Shoppes at Cross Keys	09/18/02	12/31	Florissant	Property Owner	1	4,900,000	23 Years	12,000,000	1.000%	Yes
Station Plaza	12/04/02	12/31	Kirkwood	Property Owner & Kirkwood	1	1,550,000	25 Years	3,461,395	1.000%	No
Hanley/Eager Road	12/16/02	12/31	Brentwood	Property Owners	6	12,000,000	30 Years	22,924,051	1.000%	Yes
Crestwood Point	05/15/03	12/31	Crestwood	Property Owners & Crestwood	2	2,986,000	40 Years	4,827,000	1.000%	Yes
Pershall Road	07/30/03	12/31	Ferguson	Property Owner & Ferguson	1	620,000	25 Years	993,000	1.000%	No
Francis Place	04/13/04	12/31	Richmond Heights	Property Owner	1	4,400,000	23 Years	10,000,000	1.000%	Yes
Eureka Commercial Park	05/10/04	12/31	Eureka	Property Owners	4	1,430,000	40 Years	Unknown	0.875%	No
Olive Boulevard	09/09/04	06/30	Creve Coeur	Property Owners & Creve Coeur	2	6,590,000	20 Years	8,811,735	0.500%	Yes
Chesterfield Commons	10/12/04	12/31	Chesterfield	Property Owner	1	12,000,000	30 Years	Unknown	1.000%	Yes
Eureka Old Town	10/12/04	06/30	Eureka	Property Owners & Eureka	4	1,367,500	30 Years	1,260,000	0.750%	No
Glenwood-Watson	07/26/05	12/31	Crestwood	Property Owners	2	2,350,000	23 Years	1,952,005	1.000%	Yes
Hanley Station	09/29/05	12/31	Brentwood	Property Owner	1	2,000,000	19 Years	6,670,000	1.000%	Yes
Chesterfield Valley	11/28/05	12/31	Chesterfield	Chesterfield	(C) 1	37,300,000	25 Years	25,175,000	0.375%	Yes
Elm Grove	12/20/05	12/31	Hazelwood	Property Owners	2	750,000	40 Years	2,000,000	1.000%	No
Koch Plaza	01/19/06	12/31	Florissant	Property Owner	1	650,000	Unknown	Unknown	0.500%	No
University Place	09/06/06	12/31	N/A	The Curators of the University of Missouri	1	15,415,000	25 Years	26,300,000	1.000%	No
Town and Country Crossing	10/20/06	12/31	Town and Country/Ballwin	Property Owner	1	10,500,000	17 Years	13,000,000	0.500%	No
Shoppes at Hilltop	02/06/07	12/31	Eureka	Property Owner	1	2,500,000	20 Years	4,900,000	1.000%	No
St. Cyr Road	02/20/07	12/31	Moline Acres	Property Owner & Moline Acres	1	1,250,000	22 Years	1,452,155	0.625%	Yes
Highway 367 & Parker Road	03/02/07	12/31	N/A	Property Owner	1	1,000,000	21 Years	3,800,000	0.500%	Yes
South Manchester	03/30/07	12/31	Manchester	Property Owners	5	2,500,000	25 Years	4,902,571	0.750%	No
The Market at McKnight I	05/11/07	12/31	Rock Hill	Property Owners	4	2,200,000	20 Years	3,305,933	1.000%	Yes
Manchester Highlands	01/22/08	12/31	Manchester	Property Owner	1	12,800,000	40 Years	18,750,000	1.000%	Yes
Lucas & Hunt/Chandler	06/25/08	12/31	Country Club Hills	Property Owner	1	500,000	Unknown	800,000	1.000%	Yes
Loop Trolley	07/16/08	12/31	University City	Property Owners	93	32,000,000	40 Years	16,000,000	1.000%	Yes
Des Peres Corners	07/21/08	12/31	Des Peres	Property Owner	1	7,600,000	25 Years	22,029,257	1.000%	No
Centene Plaza	12/17/08	12/31	Clayton	Property Owners	2	22,000,000	40 Years	49,000,000	1.000%	No
Ballpark Village	02/19/09	06/30	St. Louis	Property Owner	1	40,000,000	40 Years	19,950,000	1.000%	No
Hanley Road Corridor	03/24/09	12/31	Maplewood, Brentwood	Brentwood Pointe TDD, and Folk Avenue South TDD	69	54,299,574	31 Years	150,629,569	1.000%	Yes
Laurel	07/27/09	12/31	St. Louis	Property Owners	2	1,400,000	40 Years	2,300,000	1.000%	Yes
Clarkson Kehrs Mill	08/11/09	12/31	Ballwin	Property Owners	2	2,000,000	40 Years	6,534,460	1.000%	No
Washington Ave	08/31/09	12/31	St. Louis	Property Owners	3	1,640,973	20 Years	2,084,955	1.000%	Yes
1225 Washington	10/27/09	06/30	St. Louis	Property Owners	5	1,900,000	40 Years	3,460,000	1.000%	Yes
Olive/Graeser	12/08/09	12/31	Creve Coeur	Property Owners	10	1,300,126	40 Years	3,400,000	1.000%	No
Lindbergh East Concord	02/09/10	12/31	Green Park	Property Owner	1	495,200	25 Years	750,000	1.000%	No
Dierbergs Des Peres	09/16/11	12/31	Des Peres	Property Owner	1	5,800,000	32 Years	13,073,356	1.000%	No

Appendix B

Transportation Development Districts
Information Regarding Establishment, Estimated Project Costs, and Anticipated Revenues

District Name	Date Established	Fiscal Year End	Location	Public Entities Filing Petition to Establish	Number of Property Owners	Estimated Project Costs	Estimated Life	Total Anticipated Revenues	Sales Tax Rate (A)	TDD Within a TIF district?
Stone County										
Indian Ridge Resort	12/07/06	12/31	Branson West/Village of Indian Point	Property Owners	4	28,152,034	30 Years	34,797,760	1.000%	No
Taney County										
Branson Regional Airport	12/17/03	12/31	Branson	Property Owner	1	150,000,000	30 Years	Unknown	N/A	No
Branson Landing	03/17/05	12/31	Branson	Branson	1	53,759,228	23 Years	47,106,055	1.000%	Yes
Forsythe Road	06/05/08	12/31	Branson	Property Owner	1	5,250,000	25 Years	7,000,000	1.000%	No
Webster County										
Spindler	02/07/07	Unknown	Seymour	Property Owner	(G) 1	Unknown	Unknown	Unknown	Unknown	Unknown
St. Louis City										
Merchant's Laclede	10/08/03	12/31	St. Louis	Property Owners	2	6,510,000	30 Years	10,080,000	1.000%	No
Southtown	04/12/04	12/31	St. Louis	Property Owner	1	1,231,292	23 Years	4,204,762	1.000%	Yes
Residence Inn Downtown St. Louis	02/14/05	06/30	St. Louis	Property Owner	1	500,000	20 Years	1,500,000	1.000%	No
Highlands	04/20/05	12/31	St. Louis	Property Owners	2	700,000	23 Years	733,119	1.000%	Yes
Broadway Hotel	09/06/06	12/31	St. Louis	Property Owner	1	6,500,000	25 Years	11,500,000	1.000%	No
620 Market	09/06/06	12/31	St. Louis	Property Owner	1	991,600	30 Years	2,670,000	1.000%	No
CB 5421/5975	03/05/07	12/31	St. Louis	Property Owners	6	2,900,000	40 Years	4,000,000	1.000%	Yes
Adler Lofts	03/12/07	12/31	St. Louis	Property Owner	1	1,000,000	19 Years	1,448,400	1.000%	Yes
Bottle District	05/17/07	12/31	St. Louis	Property Owner	1	6,000,000	40 Years	6,000,000	1.000%	Yes
Euclid Buckingham	06/14/07	12/31	St. Louis	St. Louis	1	4,500,000	Unknown	1,200,000	1.000%	Yes
St. Louis Convention Center	03/15/10	06/30	St. Louis	Property Owners	2	Unknown	Unknown	Unknown	1.000%	Yes
City Hospital Laundry	03/25/10	06/30	St. Louis	Property Owners	2	1,107,630	21 Years	1,107,630	1.000%	Yes
Crown Plaza	09/03/10	12/31	St. Louis	Property Owner	1	2,500,000	30 Years	3,716,329	1.000%	No
Railway Exchange Building	11/01/10	06/30	St. Louis	Property Owners	4	4,460,000	40 Years	4,460,000	1.000%	Yes
						<u>\$ 1,687,802,873</u>		<u>\$ 2,047,069,738</u>		

LEGEND:

- (A) In addition to sales tax, several districts authorized the following additional revenue sources: property taxes; special assessments; private hanger rental, fueling, airline agreement, rental car agreement, and other collateral service fees; and parking fees.
- (B) The transportation development district (TDD) did not respond to our questionnaire soliciting applicable information.
- (C) The district has registered voters who approved establishment of the district.
- (D) Counties are Macon, Marion, Monroe, Ralls, and Shelby. Cities are the City of Clarence, City of Hannibal, City of Hunnewell, City of Macon, City of Monroe City, and City of Shelbina.
- (E) Project cost/life of the district/anticipated revenues included in information presented for Platte County Missouri South I.
- (F) This district was consolidated with the Hanley Road Corridor.
- (G) After this TDD was created, the developer found the proposed project not to be feasible.

SOURCE: Judgment and Order issued by Circuit Courts, TDD survey questionnaires, and communication with district officials/representatives. This table has been updated for information received subsequent to the survey questionnaires.

Appendix C

Transportation Development Districts
Abolished Districts

<u>District Name</u>	<u>Location</u>	<u>Date Formed</u>	<u>Date Abolished</u>
Boone County			
Gans Road and U.S. 63	Columbia	December 2006	June 2011
Jefferson County			
Hyannis Port Road	N/A	July 2004	December 2006
Lincoln County			
Troy/Lincoln County	Troy	October 2004	October 2008
St. Louis County			
Kenilworth	Brentwood	August 2000	January 2010
Brentwood/Strassner Road	Brentwood	May 2004	August 2010
Hanley Road and North of Folk Avenue	Maplewood	May 2004	May 2011
Folk Avenue South	Maplewood	July 2004	February 2010
Eureka South I-44	Eureka	October 2006	June 2008

Source: Transportation development districts close out audit reports performed by the State Auditor's office.

Appendix D

Transportation Development Districts
Results of Individual District Audits Performed in 2012

District Name	Finding Category											SAO Report Number
	Board of Directors	Board Meetings	Board Oversight	Budgets	DOR Collections	Engineering Services	Financial Condition	Financial Statements	Financial Reporting	Outstanding Debt	Professional Services	
Ballwin Town Center												2012-85
Branson Landing												2012-39
Cripple Creek				X		X		X				2012-98
Douglas Square			X									2012-75
Forsythe Road		X					X					2012-42
Glenwood-Watson												2012-76
Harrisonville Towne Center									X	X		2012-104
Highway 61, Route U												2012-108
Manchester Highlands												2012-86
North Main/Malone	X				X			X				2012-46
St. Louis Convention Center Hotel											X	2012-143
Toad Cove Complex/ Toad Cove Resort	(A)	X	X	X	X				X			2012-116
Truman Road		X										2012-79

(A) The Toad Cove Complex Transportation Development District (TDD) and Toad Cove Resort TDD have the same Directors and activities. While these are two legally separate TDDs, these were audited and reported on together since the activities of the boards are essentially the same.