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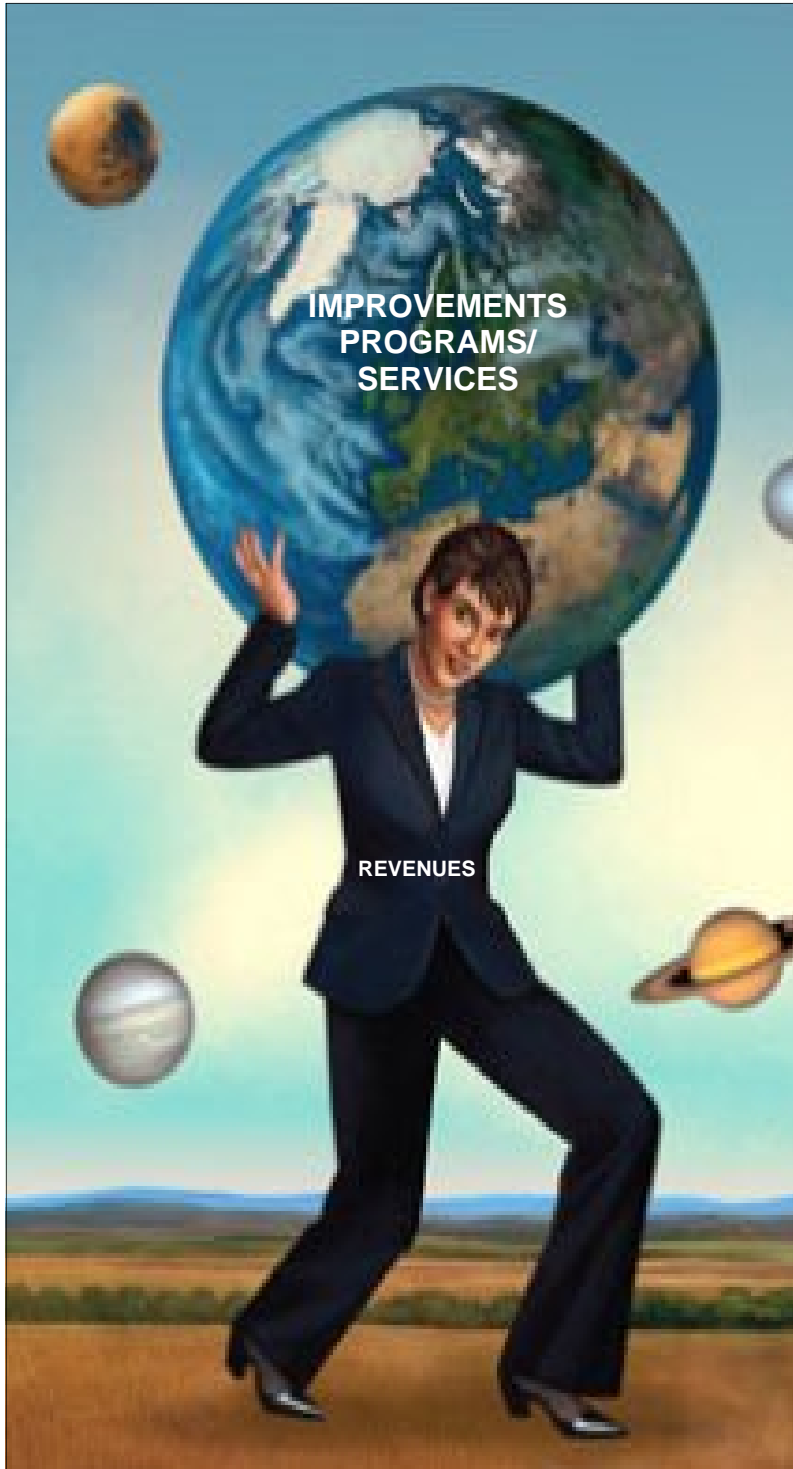
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BUDGET MESSAGE OVERVIEW

The City of Ballwin has 2 separate budgets; a Capital Budget and an Operating Budget. The revenues and expenditures for each budget have been completely separate since 1998. Total appropriations for both 2008 budgets are \$18,687,772. This represents a \$304,831 decrease from authorized spending levels for 2007.

Our capital spending plan calls for expenditures totaling \$4,264,271. This is a \$369,738 decrease from 2007. This is primarily due to the fact that no major capital grants are expected and sales tax revenues are projected to be less than the 2007 budget. Further declines in capital spending are expected in future years unless there is a significant change in our revenues.

Of the total \$3,589,600 in budgeted 2008 Capital revenues, \$1,244,600 is legally earmarked to Parks capital and debt. The remaining revenue will be available to offset expenditures for the Administration, Police and Public Works departments, \$818,609 of which will be applied to bond debt and TIF funding.

\$1,022,662 of the 2008 Capital Budget is allocated toward street improvements. A lion's share of the remainder will go for patrol car and truck replacements in the Police and Public Works Departments. \$550,000 has been set aside for access-related requirements to the Government Center and there is \$106,000 budgeted for contingency purposes.

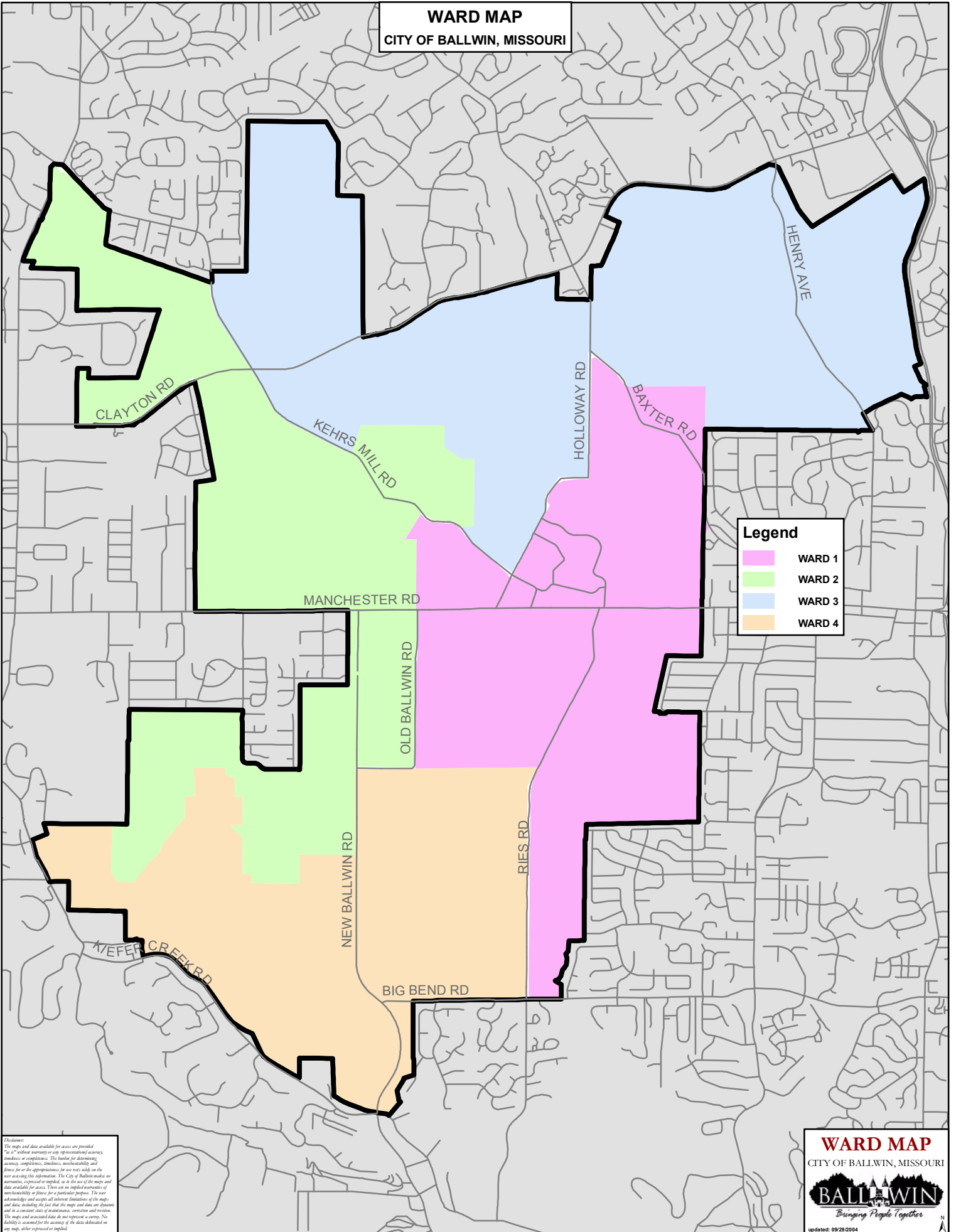
Our 2008 Operating Budget of \$14,423,501 reflects an increase of only \$64,907 above 2007 appropriation levels. Since overall revenues are expected to decline slightly (\$213,735) from 2007 budgeted revenues, the only way we were able to achieve balance was by applying carryover funds from 2007. This outcome was made possible thanks in large part to diligent staff efforts to secure significant disaster aid reimbursement for the January ice storm as well as a recent cell phone tax settlement.

Our 12/31/07 Operating Fund cash reserves (unencumbered fund balance) is expected to be \$5.8 million or 40.7% of projected year-end expenditures.

Overall, we continue to make ends meet without significantly affecting programs or services or raising taxes. Longer term, the forecast is not optimistic unless we can garner public support to increase and diversify our revenue stream.

Walt Young
Mayor

WARD MAP
CITY OF BALLWIN, MISSOURI



Legend

- WARD 1
- WARD 2
- WARD 3
- WARD 4

Disclaimer
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WARD MAP
CITY OF BALLWIN, MISSOURI

Updated: 09/29/2014

2008

CITY OF BALLWIN FACTS

Date of Incorporation:	December 29, 1950
Form of Government:	Mayor / Board of Aldermen / City Administrator
Population:	33,000 (approximate)
Miles of Streets:	123 miles
Police Dispatching Population:	52,600 (including City of Manchester)
Total Housing Units:	12,476
Number of Businesses:	326
Number of Employees: (Full-Time)	Police – 56 (sworn) Public Works - 34 Police – General – 12 Administration - 21 Parks & Rec. - 30

SERVICES OVERVIEW

POLICE:
636-227-9636
FX: 636-207-2340
police@ballwin.mo.us

Our full-service Police Department, located at 300 Park Drive (in Vlasis Park) operates 24 hours a day, seven days a week; 24 hour dispatch, investigation and patrol, Neighborhood Watch, Traffic/Speed Enforcement, Community Oriented Policing (COPS), D.A.R.E., and Are You O.K.?.

PUBLIC WORKS:
636-227-9000
FX: 636-207-2333
pw@ballwin.mo.us

The Public Works Department operates out of a complex which is also located in Vlasis Park at 200 Park Drive. The regular work hours for the Public Works Department are 7:00 a.m. – 3:30 p.m. Monday – Friday. Snow plowing, street and sign maintenance, leaf collection, mosquito fogging, street sweeping, sidewalk repair, limited storm water maintenance are provided as basic services.

PARKS:
636-227-8950
FX: 636-207-2330
pointe@ballwin.mo.us

The Parks Department is headquartered at The Pointe At Ballwin Commons Community Center, located at #1 Ballwin Commons Circle. Festival coordination, programming, golf, tennis, swimming, horseshoes, fitness center, facility rentals, park maintenance, street tree trimming, brush and Christmas tree pickup.

ADMINISTRATION:
636-227-8580
FX: 636-207-2320
administration@ballwin.mo.us

The Ballwin Government Center, located at 14811 Manchester Road (in Vlasis Park) is open to serve the public Monday – Friday from 8:00 a.m. – 5:00 p.m. Public relations, including publication of the resident newsletter, Personnel, occupancy/building inspections, code enforcement, planning and zoning, utility and contract coordination, licensing, revenue collection, and record keeping are functions performed at this location.

HOLIDAYS:

Jan. 1 – New Years	July 4 – Independence Day
Jan. 21 – Martin Luther King, Jr. Day	Sept. 1 – Labor Day
Feb. 18 – President’s Day	Nov. 27 & 28 - Thanksgiving
May 26 – Memorial Day	Dec. 24 & 25 - Christmas

Most offices will be closed and all official meetings will be cancelled or rescheduled on these dates.

GOVERNING INFORMATION

The Ballwin Board of Aldermen meet at 7:00 p.m. on the second and fourth Mondays of each month in the Board Room of the Donald “Red” Loehr Police & Court Center, which is located in Vlasik Park off Holloway Road.

The Board of Aldermen is a legislative group which is comprised of eight members, two from each of our four wards. The Mayor is elected at large. All serve two-year terms which are staggered. The Mayor serves as ceremonial head of the City and presiding officer at all Board Meetings.

All meetings of the Ballwin Board of Aldermen are open to the public and the building is handicapped accessible. Attendance and participation is invited and encouraged. All agendas are posted on the website.

www.ballwin.mo.us 636-227-8580 Fax: 636-207-2320 Voice Mail: 636-207-2386 + VM #

NAME	CONTACT INFORMATION	WARD	TERM
Mayor Walt Young 634 Lemonwood Drive Ballwin, MO 63021	Home: 636-391-8259 Gov. Ctr.: 636-207-2386 x-2016 wyoung@ballwin.mo.us	At Large	April, 2009
Alderman Tim Pogue 418 Bush Drive Ballwin, MO 63021	Home: 636-391-3591 Gov. Ctr.: 636-207-2386 x-3320 tpogue@ballwin.mo.us	1	April, 2008
Alderman Jimmy Terbrock 219 Ramsey Lane Ballwin, MO 63021	Home: 636-256-4833 Gov. Ctr.: 636-207-2386 x-3330 jterbrock@ballwin.mo.us	1	April, 2009
Alderman Kenneth W. Buermann 107 Applegate Ln. Ballwin, MO 63011	Home: 636-394-9105 Gov. Ctr.: 636-207-2386 x-3350 kbuermann@ballwin.mo.us	2	April, 2009
Alderman Jane Suozzi 164 Lucerne Place Dr. Ballwin, MO 63011	Home: 636-227-6260 Gov. Ctr.: 636-207-2386 x-3340 jsuozzi@ballwin.mo.us	2	April, 2008
Alderman James J. Robinson 203 Wildbrier Dr. Ballwin, MO 63011	Gov. Ctr.: 636-207-2386 x-3360 jrobinson@ballwin.mo.us	3	April, 2009
Alderman Frank Fleming 619 Spring Meadows Dr. Ballwin, MO 63011	Home: 636-230-8839 Gov. Ctr.: 636-207-2386 x-3370 ffleming@ballwin.mo.us	3	April, 2008
Alderman Ray Lembke 423 Gillham Ct. Ballwin, MO 63021	Home: 636-527-3596 Gov. Ctr.: 636-207-2386 x-3390 rlembke@ballwin.mo.us	4	April, 2009
Alderman Ray Kerlagon 1146 Westrun Dr. Ballwin, MO 63021	Home: 636-391-6794 Gov. Ctr.: 636-207-2386 x-3380 rkerlagon@ballwin.mo.us	4	April, 2008

City Attorney: Robert E. Jones 314-571-6825
Staff Contact: Robert A. Kuntz, City Administrator (636) 227-8580
Recording Secretary: Marie Clark

The following legal holidays are observed by the employees of the City of Ballwin: New Years Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and the day after, Christmas Eve Day, and Christmas Day. On these dates, the City offices are closed. After-hour emergencies may be reported by calling (636) 527-9200. For police, fire, or ambulance emergencies, dial 911. For other information about our various programs and services, dial (636) 207-2306 any time, day or night, or visit our website at www.ballwin.mo.us.

Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If you require an access accommodation, please call (636) 227-8580 V or (636) 227-5200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing.

STAFF

ADMINISTRATION (636) 227-8580 FAX: (636) 207-2320 <u>administrator@ballwin.mo.us</u>	
Robert A. Kuntz Thomas H. Aiken Glenda Loehr Jerry Klein Haley Morrison Paula Reeds Chris Northcutt	- City Administrator - Assistant City Administrator/City Planner/City Clerk - Finance Officer - Code Enforcement Supervisor code@ballwin.mo.us - Human Resource Coordinator hr@ballwin.mo.us - Information Systems Manager - Court Clerk
PUBLIC WORKS (636) 227-9000 FAX: (636)207-2333 <u>pw@ballwin.mo.us</u>	
Gary R. Kramer	- City Engineer/Director of Public Works
PARKS AND RECREATION (636) 227-8950 FAX: 636-207-2330 The Pointe At Ballwin Commons: <u>pointe@ballwin.mo.us</u>	
Linda Bruer Hedy Boone John Hoffman John Hawkins Dave Furlong Sara Jane Davis Chris Nugent	- Director of Parks and Recreation - Superintendent of Recreation - Superintendent of Parks - Golf Course Superintendent - Golf Pro (636) 227-1750 golf@ballwin.mo.us - Clubhouse Manager golf@ballwin.mo.us - Arborist
POLICE DEPARTMENT (636) 227-9636 FAX: (636) 207-2340 <u>Police@ballwin.mo.us</u>	
Jim Biederman Steve Schicker Bobbie Saulters Joe Harris	- Chief of Police - Captain of Field Operations / Director of Emergency Preparedness - Captain of Staff & Auxiliary Services - Dispatch Supervisor

MUNICIPAL COURT

The Ballwin Municipal Court conducts two sessions each month. These are held on the second and fourth Tuesdays at 6:30 p.m. at the Donald "Red" Loehr Police & Court Center at 300 Park Drive.

Kathryn Koch	Municipal Judge
Richard Fox	Prosecuting Attorney
Staff Contact	Chris Northcutt, Court Clerk (636) 227-9468

HISTORICAL COMMISSION

Regular meetings of the Commission are held at 3:30 p.m. the second Tuesday of every month in the ground floor Meeting Room of the Government Center. All meetings are open to the public.

The Commission's primary function is to promote, educate, and illustrate the history of Ballwin; its exploration, settlement, development and activities.

Chairman:	Helen Pisarkiewicz	(636) 391-8976
Staff Contact:	Linda Bruer	(636) 227-2743

BALLWIN DAYS COMMITTEE

The Ballwin Days Committee meets monthly at the Ballwin Golf Club, located at 333 Holloway Road.

This committee is responsible for the preparation and coordination of the annual "Ballwin Days" festival is held the last weekend in June.

Co-Chairman:	Tim Vincent	(636) 207-2388, Ext. 2
Co-Chairman:	Pat McDermott	(636) 207-2388, Ext. 3
Staff Contact:	Linda Bruer	(636) 227-2743
Parade Info:	Dolly Cooper	(636) 207-2388, Ext. 1
	www.ballwin.mo.us/ballwindays	

PLANNING & ZONING COMMISSION

Regular meetings of this commission are held at 7:00 p.m. in the Board Room at the Donald "Red" Loehr Police & Court Center on the first Monday of each month. All meetings are open to the public.

This 11-member group is responsible for the review of all proposals for zoning ordinance changes, Special Use Exceptions, subdivisions, site plan reviews and comprehensive planning. A public hearing is held and recommendations on such matters (findings) are then passed on to the Board of Aldermen.

Chairman:	Mike Wind
Staff Contact:	Thomas Aiken, City Planner (636) 227-8580
Recording Secretary:	Linda Belcher

BOARD OF ADJUSTMENT

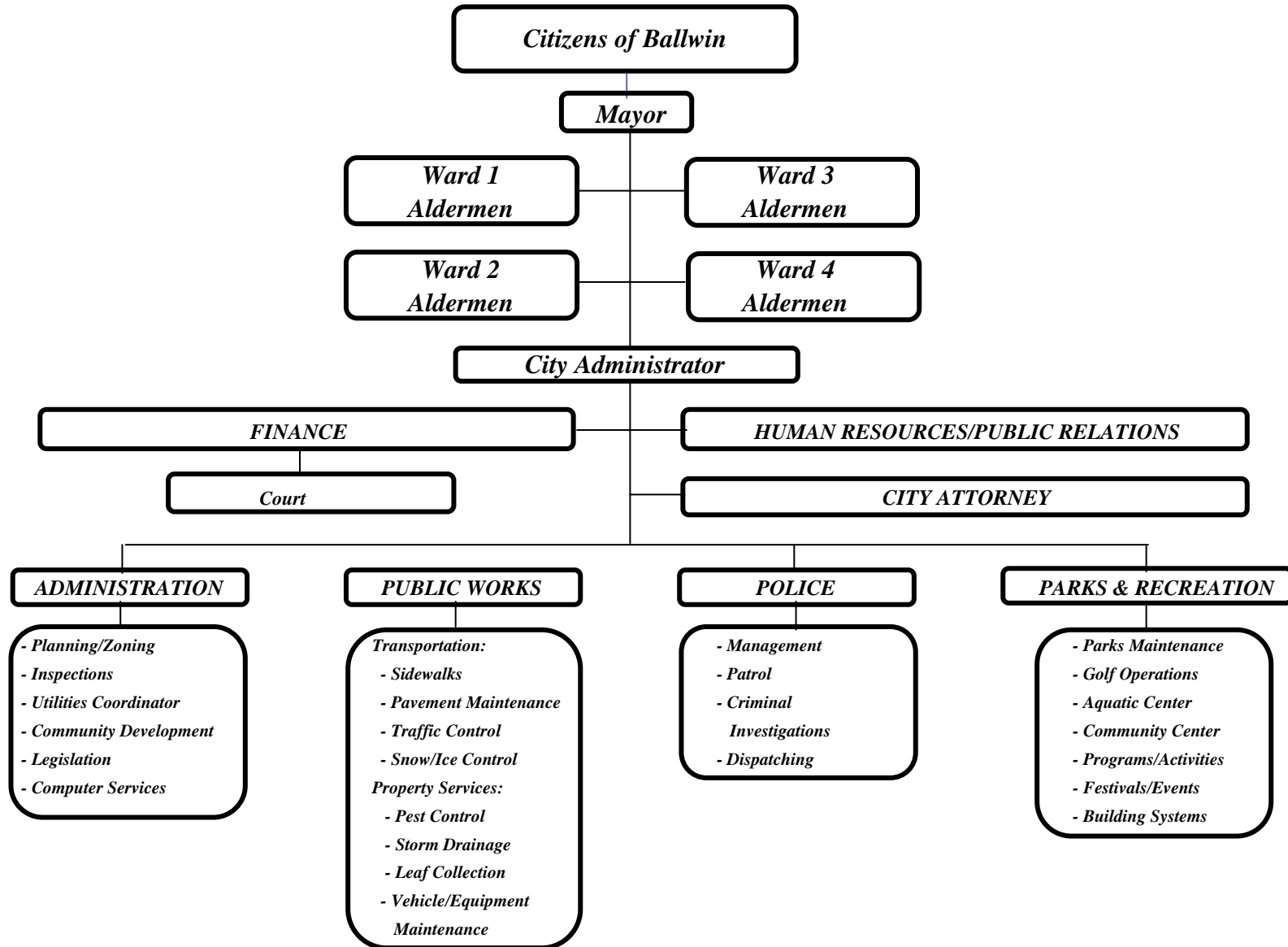
Meetings of the Board of Adjustment are scheduled for 7:00 p.m. on the third Thursday of each month, subject to petitions, and are held in the Board Room of the Police Department.

This 5-member Board is charged with the responsibility of reviewing appeals from private citizens regarding the enforcement of the Zoning Ordinance, Housing Code and Building Code as they apply to unique circumstances of individual properties.

Chairman:	Lori Willis
Staff Contact:	Jerry Klein, Code Enforcement Supervisor (636) 227-8580
Recording Secretary:	Marie Clark

CITY OF BALLWIN

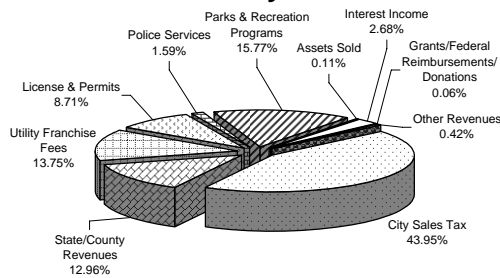
2008 ORGANIZATIONAL STRUCTURE



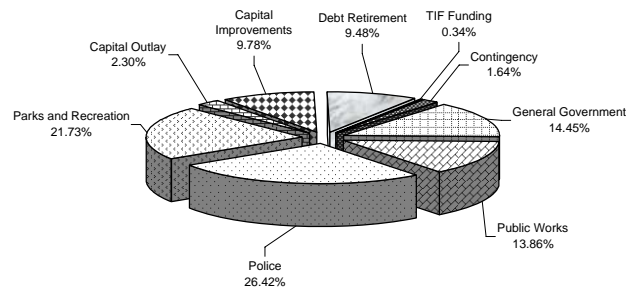
BALLWIN COMBINED BUDGETS

The 2008 Operating and Capital Budgets provide public services and capital improvement projects for the City of Ballwin. The budgets define the revenues that the City anticipates collecting and the expenses it expects to incur during the fiscal year of January 1 - December 31, 2008. The combined budgets total \$18,687,772. The graphs below help illustrate revenues, expenditures and detail capital improvements for the 2008 year.

Where The Money Comes From



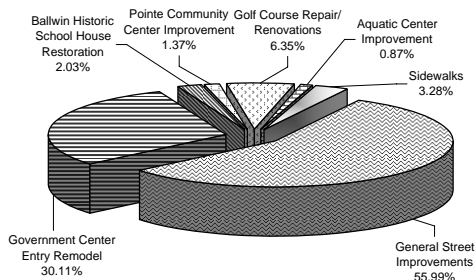
Where The Money Goes



Source	Revenues
City Sales Tax	\$ 7,736,000
State/County Revenues	\$ 2,281,000
Utility Franchise Fees	\$ 2,421,250
Licenses & Permits	\$ 1,532,500
Police Services	\$ 279,263
Parks & Recreation Programs	\$ 2,775,425
Assets Sold	\$ 20,000
Interest Income	\$ 471,445
Grants/Federal Reimbursements/Donations	\$ 10,600
Other Revenues	\$ 75,000
Total:	\$ 17,602,483

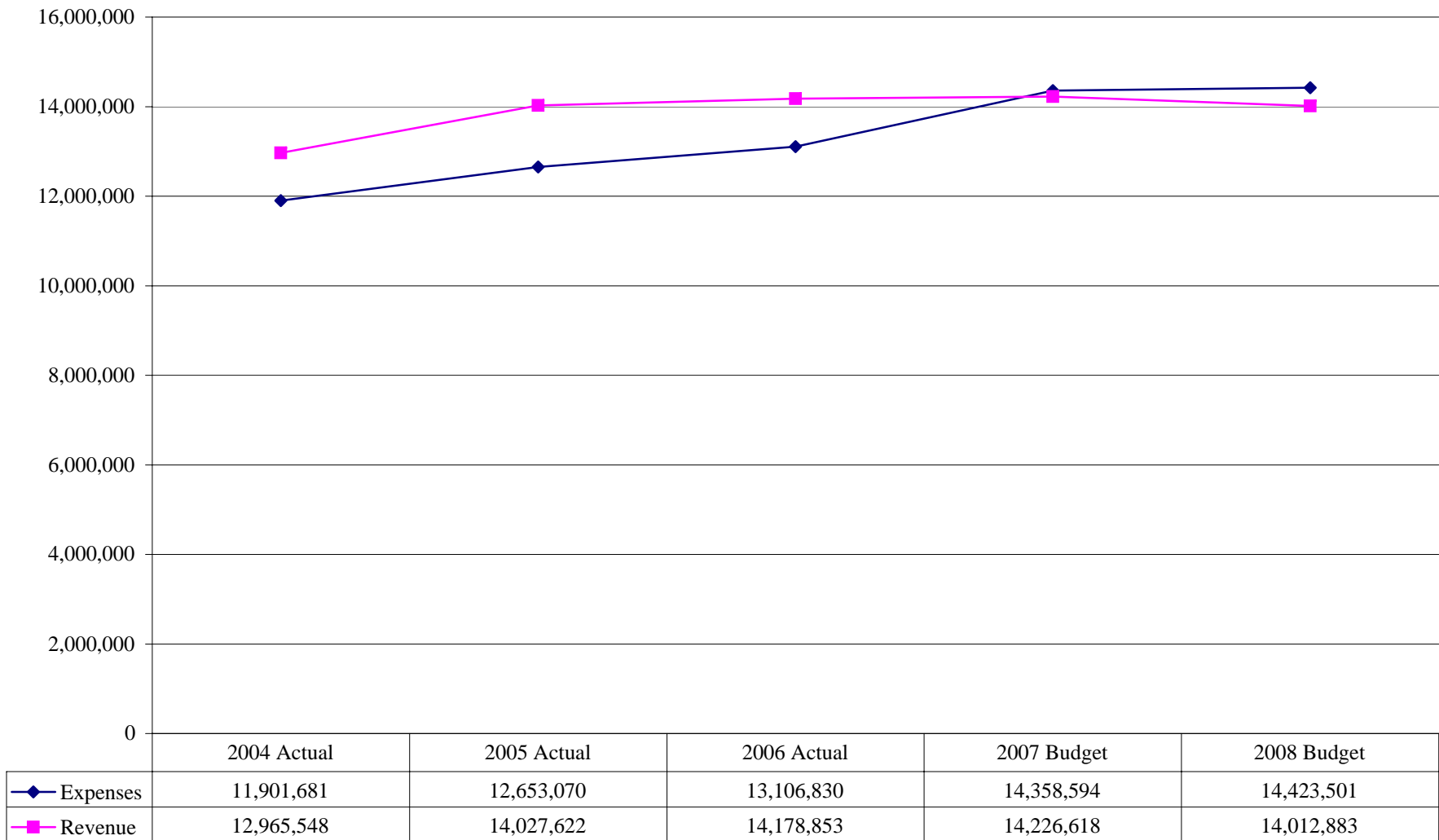
Functions	Expenses
General Government	\$ 2,701,131
Public Works	\$ 2,591,006
Police	\$ 4,937,522
Parks and Recreation	\$ 4,060,972
Capital Outlay	\$ 430,365
Capital Improvements	\$ 1,826,662
Debt Retirement	\$ 1,770,716
TIF Funding	\$ 62,870
Contingency	\$ 306,528
Total:	\$ 18,687,772

Capital Improvements



Type of Improvement	Cost
Government Center Entry Remodel	\$ 550,000
Ballwin Historic School House Restoration	\$ 37,000
Pointe Community Center Improvements	\$ 25,000
Golf Course Repair/Renovations	\$ 116,000
Aquatic Center Improvement	\$ 16,000
Sidewalks	\$ 60,000
General Street Improvements	\$ 1,022,662
Total:	\$ 1,826,662

Operating Fund 2004-2008



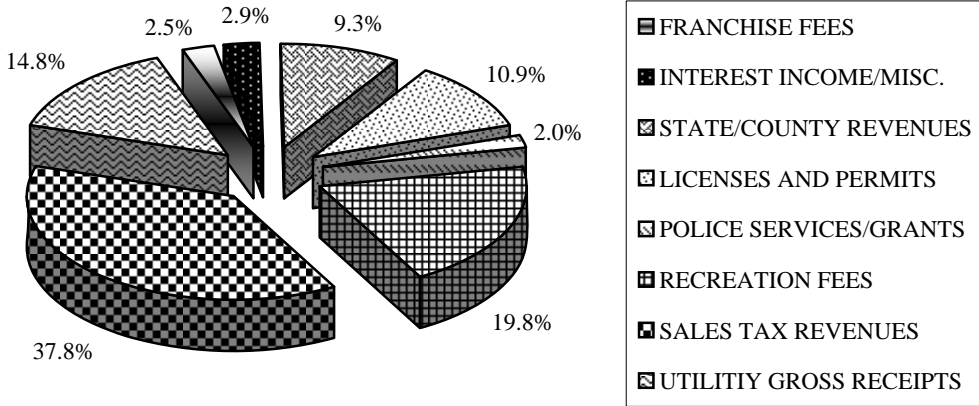
Operating Budget 2007 - 2008

<u>REVENUES</u>	<u>2007</u>	<u>2008</u>
FRANCHISE FEES	\$346,000	\$353,000
INTEREST INCOME/MISC.	\$305,179	\$403,445
STATE/COUNTY REVENUES	\$1,245,976	\$1,301,000
LICENSES AND PERMITS	\$1,351,400	\$1,532,500
POLICE SERVICES/GRANTS	\$698,553	\$279,263
RECREATION FEES	\$2,789,510	\$2,775,425
SALES TAX REVENUES	\$5,450,000	\$5,300,000
UTILITY GROSS RECEIPTS	\$2,040,000	\$2,068,250
TOTAL:	\$14,226,618	\$14,012,883

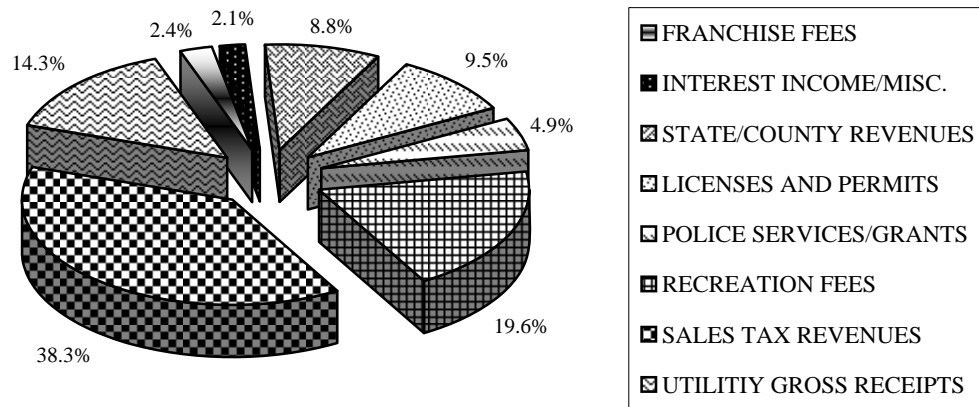
<u>EXPENSES</u>		
ADMINISTRATION	\$2,724,273	\$2,814,001
PARKS AND RECREATION	\$3,940,470	\$4,060,972
POLICE	\$5,158,511	\$4,937,522
PUBLIC WORKS	\$2,535,340	\$2,611,006
TOTAL:	\$14,358,594	\$14,423,501

Operating Revenues

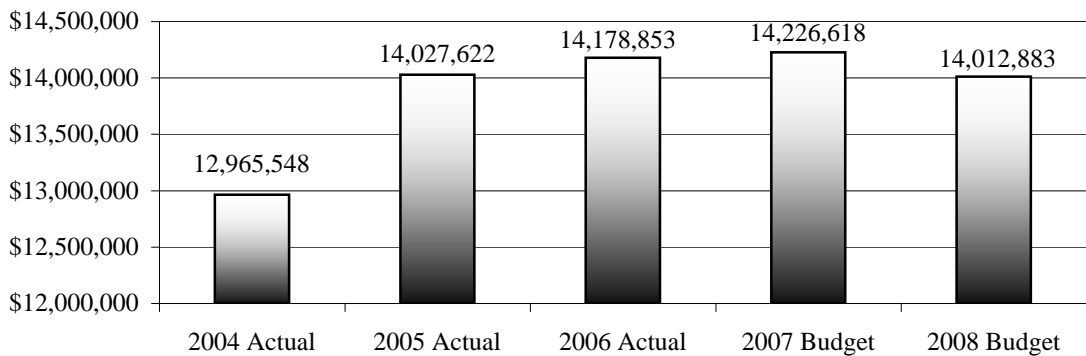
2008 Projected Operating Revenues



2007 Projected Operating Revenues



5 Year Operating Revenue History



Revenue Operating Budget 2008

Operating Revenues	2006 Total Revenue Actual	2007 Total Revenue Budget	2008 Total Revenue Projected
Sales Tax Revenues			
SALES TAX	\$4,519,954.41	\$4,700,000.00	\$4,600,000.00
TIF 2A SALES TAX	\$280,320.41	\$350,000.00	\$300,000.00
PARKS SALES TAX	\$323,220.02	\$400,000.00	\$400,000.00
Utility Gross Receipts			
GAS GROSS RECEIPTS	\$667,443.75	\$700,000.00	\$700,000.00
WATER GROSS RECEIPTS	\$146,345.95	\$150,000.00	\$160,000.00
TELEPHONE GROSS RECEIPTS	\$294,946.10	\$350,000.00	\$394,000.00
ELECTRIC GROSS RECEIPTS	\$753,232.13	\$840,000.00	\$800,000.00
TIF 2A UTILITY GROSS RECEIPTS	\$0.00	\$0.00	\$14,250.00
Franchise Fees			
CABLE TV FRANCHISE FEES	\$293,740.09	\$292,000.00	\$299,000.00
TOWER FRANCHISE FEES	\$67,294.31	\$54,000.00	\$54,000.00
Licenses, Permits and Fines			
BUSINESS LICENSES	\$477,154.07	\$470,000.00	\$475,000.00
CONTRACTORS LICENSES	\$25,460.00	\$23,000.00	\$26,500.00
LIQUOR LICENSES	\$14,633.00	\$13,700.00	\$14,500.00
PETITION FEES	\$37,134.68	\$22,000.00	\$22,000.00
HOUSING INSPECTIONS	\$61,570.00	\$57,000.00	\$57,000.00
APARTMENT INSPECTIONS	\$19,380.00	\$21,000.00	\$22,000.00
COMMERCIAL INSPECTIONS	\$2,500.00	\$2,500.00	\$2,500.00
OCCUPANCY PERMITS	\$405.00	\$300.00	\$350.00
BUILDING PERMITS	\$95,795.00	\$65,000.00	\$75,000.00
CONTRACTED BUILDING PERMITS	\$2,090.00	\$0.00	\$1,200.00
MECHANICAL PERMITS	\$25,900.00	\$25,000.00	\$25,000.00
DEMOLITION PERMITS	\$2,000.00	\$700.00	\$1,000.00
PLUMBING PERMITS	\$30,092.50	\$25,000.00	\$25,000.00
SIGN PERMITS	\$8,235.00	\$7,000.00	\$8,000.00
FENCE PERMITS	\$4,270.00	\$3,500.00	\$3,000.00
REINSPECTION FEES	\$150.00	\$100.00	\$350.00
COURT FINES	\$584,559.32	\$600,000.00	\$750,000.00
EXCAVATION PERMITS - OTHERS	\$30,809.34	\$15,000.00	\$5,160.00
EXCAVATION PERMITS - UTILITIE	\$0.00	\$0.00	\$6,840.00
SITE/GRADING PERMITS/FEES	\$11,564.38	\$0.00	\$11,000.00
SOLICITATION PERMITS	\$800.00	\$350.00	\$750.00
MISCELLANEOUS PERMITS	\$450.00	\$250.00	\$350.00
Interest Income			
BANK ACCOUNT INTEREST	\$134,186.68	\$120,000.00	\$165,000.00
INVESTMENTS INCOME	\$134,469.00	\$125,000.00	\$175,000.00
FED ASSET SEIZURE ACCT INT	\$3,674.80	\$0.00	\$0.00

Operating Revenues	2006 Total Revenue Actual	2007 Total Revenue Budget	2008 Total Revenue Projected
POST FUNDS ACCOUNT INTEREST	\$1,767.37	\$0.00	\$0.00
Miscellaneous			
INSURANCE/DAMAGE REIMB	\$108,839.77	\$0.00	\$0.00
RENT INCOME	\$19,600.00	\$20,800.00	\$20,800.00
SALE OF SURPLUS PROPERTY	\$4,008.40	\$3,500.00	\$2,500.00
HISTORY BOOK SALES/ROYALTIE	\$1,530.08	\$1,500.00	\$250.00
NSF CK/ADMIN SERVICE CHARGE	\$1,913.33	\$2,500.00	\$2,700.00
TDD COLLECTION FEES	\$1,439.36	\$1,330.00	\$1,400.00
PREVIOUS YEARS WRITE-OFFS	\$10,927.33	\$0.00	\$0.00
CURRENT YEAR WRITE-OFFS	(\$53.06)	\$0.00	\$0.00
MISCELLANEOUS	\$4,880.30	\$3,500.00	\$5,000.00
ZONING MAPS/BOOKS	\$37.50	\$25.00	\$25.00
SEWER LATERAL ADMIN FEES	\$26,836.32	\$27,024.00	\$30,770.00
STREETLIGHT OPERATIONS CONT	\$1,479.72	\$0.00	\$0.00
TREE DONATIONS	\$4,505.66	\$0.00	\$0.00
Police Services			
MISCELLANEOUS GRANTS	\$10,918.83	\$0.00	\$0.00
BOND PROCESSING FEES	\$0.00	\$0.00	\$2,700.00
FALSE ALARM FINES	\$8,575.00	\$9,500.00	\$5,000.00
POLICE REPORTS	\$6,161.48	\$8,000.00	\$4,000.00
POLICE RECORD CHECKS	\$240.00	\$250.00	\$275.00
POLICE TRAINING FEE	\$10,196.40	\$11,500.00	\$12,500.00
FINGERPRINTING - N/R	\$1,455.00	\$1,000.00	\$1,500.00
FED ASSET SEIZURE SHARING	\$30,764.88	\$0.00	\$0.00
POST FUNDS	\$6,424.56	\$0.00	\$0.00
INMATE SECURITY FUNDS	\$9,312.00	\$0.00	\$0.00
CHARITY FUNDRAISER	\$0.00	\$0.00	\$5,000.00
COMMUNICATIONS - MANCHESTE	\$200,916.00	\$205,790.00	\$201,237.00
POLICE SERVICES - CLARKSON VL	\$340,998.00	\$364,201.00	\$0.00
POLICE SERVICES - ROCKWOOD	\$90,430.06	\$98,312.00	\$47,051.00
MISCELLANEOUS OT REIMBURSE	\$0.00	\$0.00	\$0.00
Aquatic Center Revenues			
RESIDENT ADULT DAILY FEES	\$23,888.00	\$23,000.00	\$23,000.00
RESIDENT CHILD DAILY FEES	\$34,250.00	\$34,000.00	\$37,000.00
NON-RES DAILY FEES	\$230,816.00	\$220,000.00	\$200,000.00
RESIDENT INDV POOL PASS	\$5,285.00	\$5,200.00	\$4,500.00
RESIDENT SINGLE+ONE POOL PAS	\$830.00	\$1,000.00	\$1,500.00
NON-RES SINGLE+ONE POOL PASS	\$0.00	\$0.00	\$1,240.00
NON-RES INDV POOL PASS	\$4,281.00	\$4,000.00	\$4,000.00
RESIDENT SNR COUPLE POOL PAS	\$125.00	\$125.00	\$125.00
NON-RES SNR COUPLE POOL PASS	\$150.00	\$150.00	\$150.00
RESIDENT FAMILY POOL PASS	\$64,650.00	\$64,000.00	\$62,000.00
NON-RES FAMILY POOL PASS	\$27,614.00	\$27,000.00	\$25,530.00
POINTE PLUS RES YOUTH PASS	\$119.73	\$120.00	\$200.00

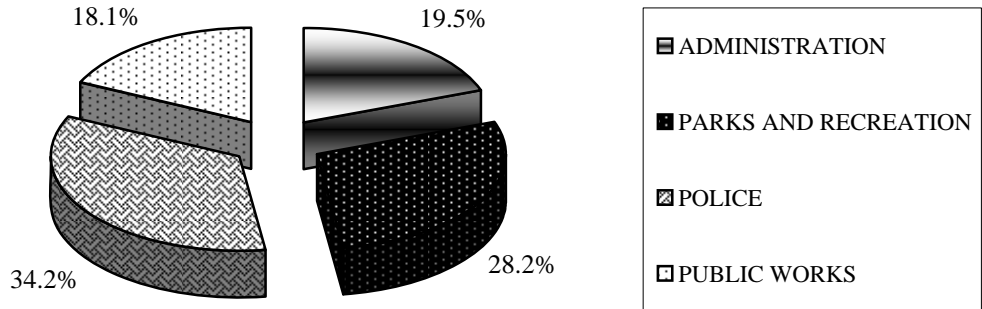
Operating Revenues	2006 Total Revenue Actual	2007 Total Revenue Budget	2008 Total Revenue Projected
POINTE PLUS N/R YOUTH PASS	\$0.00	\$100.00	\$70.00
POINTE PLUS RES ADULT PASS	\$1,108.99	\$1,000.00	\$900.00
POINTE PLUS N/R ADULT PASS	\$157.50	\$150.00	\$150.00
POINTE PLUS RES SENIOR PASS	\$404.80	\$300.00	\$300.00
POINTE PLUS N/R SENIOR PASS	\$105.00	\$100.00	\$100.00
POINTE PLUS RES SNR CPLE PASS	\$694.33	\$450.00	\$1,000.00
POINTE PLUS N/R SNR CPLE PASS	\$142.50	\$150.00	\$150.00
POINTE PLUS RES SINGLE+1 PASS	\$856.00	\$400.00	\$600.00
POINTE PLUS N/R SINGLE+1 PASS	\$589.09	\$500.00	\$500.00
POINTE PLUS RES FAMILY PASS	\$25,267.84	\$22,500.00	\$22,000.00
POINTE PLUS N/R FAMILY PASS	\$17,057.20	\$16,000.00	\$14,000.00
JUNIOR GOLF/SWIM PASS - RES	\$50.00	\$50.00	\$150.00
JUNIOR GOLF/SWIM PASS - N/R	\$200.00	\$200.00	\$275.00
ELLISVILLE SWIM PASSES	\$18,658.50	\$24,500.00	\$0.00
SWIM LESSONS	\$3,416.75	\$3,500.00	\$3,500.00
AQUA FITNESS	\$873.00	\$1,000.00	\$1,500.00
POOL PROGRAMS	\$95.00	\$500.00	\$1,000.00
SWIM TEAM	\$16,855.00	\$17,500.00	\$18,000.00
CONCESSIONS	\$156,815.50	\$155,000.00	\$158,000.00
SODA MACHINE REVENUE	\$264.00	\$275.00	\$0.00
RENTAL FEES	\$5,756.00	\$5,000.00	\$7,000.00
PARTY RENTAL FEES	\$9,533.60	\$9,500.00	\$9,250.00
ITEMS FOR RESALE	\$0.00	\$100.00	\$100.00
RECEIPTS OVERAGES/(SHORTAGE)	(\$65.04)	\$0.00	\$0.00
Golf Course Revenues			
RESIDENT GREENS FEES	\$150,775.00	\$145,000.00	\$145,000.00
NON-RESIDENT GREENS FEES	\$324,979.00	\$315,000.00	\$315,000.00
TOURNAMENT GREENS FEES	\$2,620.00	\$5,000.00	\$5,000.00
PERMANENT TEE TIMES	\$2,170.00	\$2,000.00	\$2,000.00
GOLF CARTS	\$122,196.00	\$119,000.00	\$119,000.00
PULL CARTS	\$6,740.00	\$6,500.00	\$6,500.00
GOLF CARTS - TOURNAMENTS	\$1,817.50	\$2,000.00	\$2,000.00
JUNIOR GOLF/SWIM PASS - RES	\$175.00	\$200.00	\$200.00
JUNIOR GOLF/SWIM PASS - N/R	\$350.00	\$350.00	\$350.00
Pro Shop Revenues			
SODA FOUNTAIN SALES	\$16,382.04	\$16,200.00	\$17,000.00
ON COURSE SODA MACHINE SALE	\$5,379.00	\$5,000.00	\$5,000.00
BEER SALES	\$30,975.00	\$28,000.00	\$30,000.00
DELI SALES	\$7,547.52	\$6,500.00	\$6,500.00
SNACK SALES	\$5,057.89	\$6,000.00	\$6,000.00
FOOD/BEVERAGES - TOURNAMEN	\$727.50	\$2,000.00	\$2,000.00
MISC TOURNAMENT REVENUES	\$2,880.00	\$2,500.00	\$5,000.00
Golf Club Revenues			
BEVERAGE SALES	\$26,047.75	\$25,000.00	\$25,000.00

Operating Revenues	2006 Total Revenue Actual	2007 Total Revenue Budget	2008 Total Revenue Projected
RENTAL FEES	\$32,250.00	\$30,000.00	\$30,000.00
Community Center Revenues			
DONATIONS	\$1,000.00	\$3,000.00	\$0.00
RESIDENT DAILY FEES	\$37,267.00	\$35,000.00	\$37,000.00
N/RESIDENT DAILY FEES	\$95,687.00	\$90,000.00	\$92,000.00
PUNCH CARD - RESIDENT	\$50,469.00	\$50,000.00	\$50,000.00
PUNCH CARD - NON-RESIDENT	\$49,290.00	\$47,000.00	\$44,000.00
RESIDENT PASSES	\$406,091.09	\$375,000.00	\$380,000.00
NON-RESIDENT PASSES	\$198,266.20	\$175,000.00	\$178,000.00
POINTE PLUS RES YOUTH PASS	\$229.58	\$170.00	\$180.00
POINTE PLUS N/R YOUTH PASS	\$0.00	\$150.00	\$292.00
POINTE PLUS RES ADULT PASS	\$2,313.32	\$2,100.00	\$2,100.00
POINTE PLUS N/R ADULT PASS	\$577.02	\$600.00	\$473.00
POINTE PLUS RES SNR PASS	\$530.00	\$400.00	\$400.00
POINTE PLUS N/R SNR PASS	\$245.00	\$300.00	\$315.00
POINTE PLUS RES SNR CPLE PASS	\$1,772.83	\$900.00	\$2,500.00
POINTE PLUS N/R SNR CPLE PASS	\$609.84	\$550.00	\$475.00
POINTE PLUS RES SINGLE+1 PASS	\$742.00	\$450.00	\$3,500.00
POINTE PLUS N/R SINGLE+1 PASS	\$1,190.45	\$1,000.00	\$1,215.00
POINTE PLUS RES FAMILY PASS	\$57,833.37	\$55,000.00	\$55,000.00
POINTE PLUS N/R FAMILY PASS	\$38,060.31	\$36,000.00	\$28,000.00
SWIM LESSONS	\$56,538.97	\$50,000.00	\$30,000.00
LIFEGUARD CERT FEES	\$2,392.50	\$3,000.00	\$1,000.00
AQUA FITNESS	\$45,125.83	\$40,000.00	\$40,000.00
INDOOR POOL SPECIAL PROGRAM	\$1,490.50	\$1,200.00	\$1,000.00
PROGRAM FEES	\$104,240.38	\$115,000.00	\$125,000.00
SENIOR PROGRAM FEES	\$0.00	\$18,000.00	\$18,000.00
N/R PROGRAM FEES	\$39,074.07	\$30,500.00	\$35,000.00
NRM PROGRAM FEES	\$6,135.50	\$5,000.00	\$7,500.00
BABYSITTING	\$13,861.20	\$14,500.00	\$14,500.00
SUMMER CAMP FEES	\$45,928.50	\$46,000.00	\$43,100.00
N/R SUMMER CAMP FEES	\$11,425.00	\$11,000.00	\$8,935.00
NRM SUMMER CAMP FEES	\$2,620.00	\$2,600.00	\$1,430.00
PERSONAL TRAINER	\$25,254.00	\$22,000.00	\$22,000.00
SPINNING CLASS FEES	\$0.00	\$0.00	\$26,400.00
CONCESSIONS	\$12,623.04	\$15,000.00	\$6,000.00
SODA MACHINE REVENUE	\$13,981.65	\$15,000.00	\$16,000.00
VENDING MACHINES REVENUE	\$3,676.96	\$4,000.00	\$3,500.00
RENTAL FEES	\$26,992.24	\$26,500.00	\$26,500.00
RESIDENT BIRTHDAY PARTIES	\$8,319.21	\$8,300.00	\$10,000.00
N/RES BIRTHDAY PARTIES	\$20,271.90	\$18,000.00	\$20,000.00
LOCK-INS	\$11,580.00	\$10,000.00	\$10,000.00
ID FEES	\$18,384.00	\$20,000.00	\$20,000.00
ITEMS FOR RESALE	\$118.75	\$115.00	\$115.00

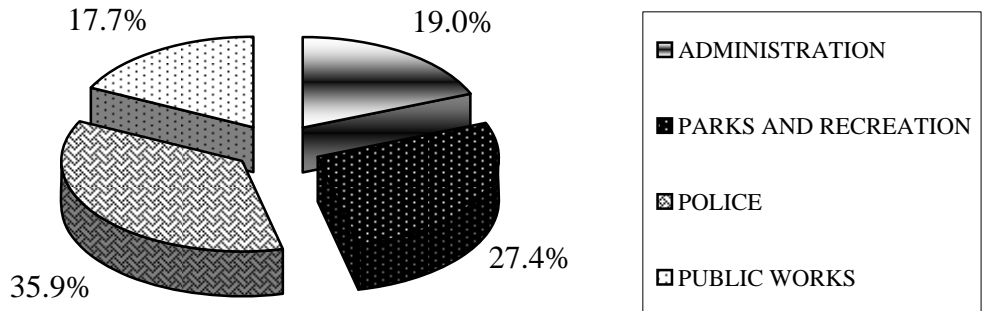
Operating Revenues	2006 Total Revenue Actual	2007 Total Revenue Budget	2008 Total Revenue Projected
RECEIPTS OVERAGES/(SHORTAGE)	\$276.02	\$0.00	\$0.00
MISCELLANEOUS	\$914.45	\$75.00	\$75.00
Recreation Revenues			
RESIDENTIAL TREE COST SHARE	\$0.00	\$0.00	\$1,000.00
PAVILION RENTALS	\$6,870.00	\$6,400.00	\$9,500.00
BALLFIELD RENTALS	\$0.00	\$1,080.00	\$1,080.00
BANDWAGON RENTALS	\$4,950.00	\$5,000.00	\$5,000.00
ART COMMISSION FUNDS	\$230.00	\$0.00	\$0.00
BALLWIN DAYS	\$81,739.48	\$75,000.00	\$78,000.00
Intergovernmental Revenues			
SALES TAX - VEHICLES	\$197,264.49	\$200,000.00	\$280,000.00
CIGARETTE TAX	\$110,110.14	\$110,000.00	\$106,000.00
SEWER LATERAL FEES	\$298,676.40	\$272,976.00	\$295,000.00
MOTOR VEHICLE FEES	\$221,246.87	\$223,000.00	\$180,000.00
COUNTY ROAD TAX	\$496,569.04	\$440,000.00	\$440,000.00
Total Operating Revenues	\$14,178,853	\$14,226,618	\$14,012,883

Operating Expenses

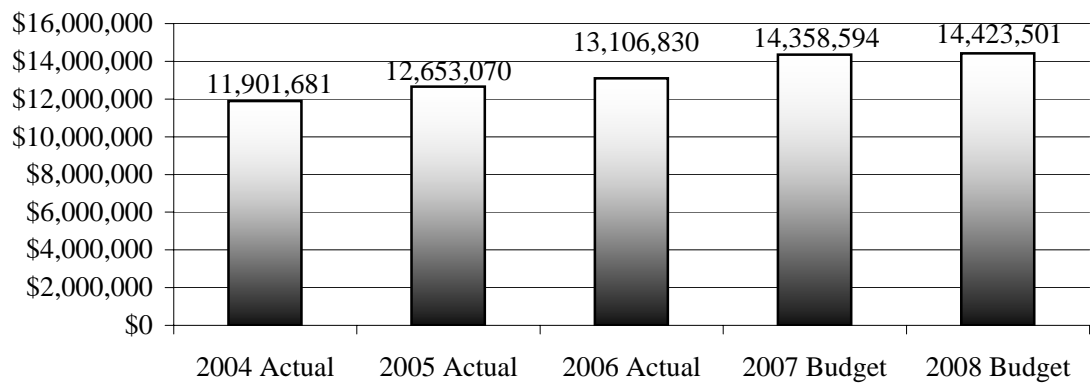
2008 Estimated Operating Expenses



2007 Estimated Operating Expenses



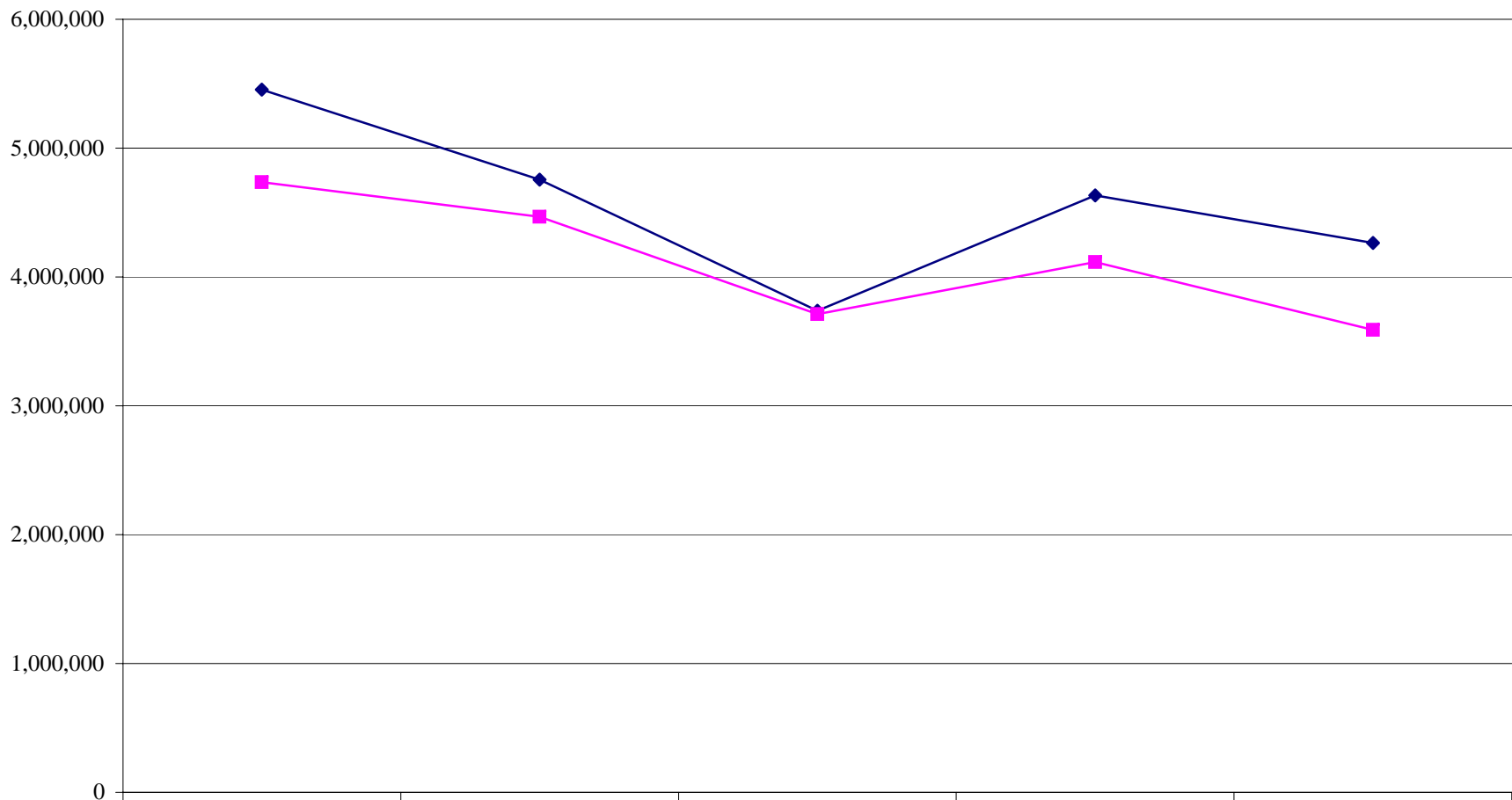
5 Year Operating Expense History



Expenditure Operating Budget 2008

Operating Expenditures	2006 Total Expenditure Actual	2007 Total Expenditure Budget	2008 Total Expenditure Projected
PERSONNEL COSTS			
SALARIES	\$7,667,048	\$8,237,059	\$8,217,359
BENEFITS	\$2,099,072	\$2,313,406	\$2,345,038
Personnel Costs	\$9,766,119	\$10,550,465	\$10,562,397
OPERATING COSTS			
TRAVEL & TRAINING	\$41,688	\$62,380	\$59,585
UTILITIES	\$335,162	\$384,725	\$401,986
COMMUNICATIONS	\$80,642	\$80,027	\$80,938
EQUIPMENT RENTALS	\$13,186	\$16,335	\$10,235
EXTERNAL PUBLIC RELATIONS	\$42,502	\$43,910	\$35,635
INTERNAL PUBLIC RELATIONS	\$1,899	\$3,150	\$3,800
INSURANCES	\$144,768	\$228,802	\$203,999
ADVERTISING	\$8,509	\$10,900	\$11,500
EQUIPMENT MAINTENANCE	\$175,398	\$194,820	\$216,645
OPERATING SUPPLIES	\$447,319	\$523,320	\$500,180
DUES & SUBSCRIPTIONS	\$23,140	\$27,505	\$27,568
VEHICLE MAINTENANCE	\$270,081	\$272,043	\$264,103
CONSTR. & MAINT. SERVICES	\$290,936	\$344,244	\$368,190
CONTRACTUAL SERVICES	\$907,277	\$1,042,254	\$1,096,062
OTHER EXPENSES	\$365,111	\$310,743	\$331,335
CONTINGENCY	\$121,626	\$131,351	\$132,870
EQUIPMENT PURCHASES < \$5000	\$71,466	\$131,620	\$116,473
Operating Costs	\$3,340,710	\$3,808,129	\$3,861,104
Total Operating Expenses	\$13,106,830	\$14,358,594	\$14,423,501

Capital and Parks Funds 2004-2008



	2004 Actual	2005 Actual	2006 Actual	2007 Budget	2008 Budget
◆ Expenses	5,454,084.38	4,756,137.00	3,737,749.00	4,634,009.00	4,264,271.00
■ Revenue	4,734,894.47	4,466,245.00	3,711,372.00	4,115,073.00	3,589,600.00

Capital Budget 2008

REVENUES

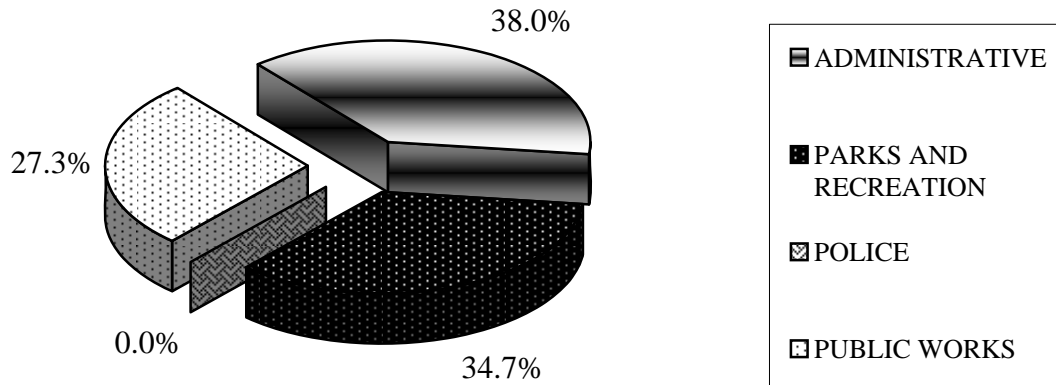
ADMINISTRATION	\$1,365,000
PARKS AND RECREATION	\$1,244,600
POLICE	\$0
PUBLIC WORKS	\$980,000
TOTAL:	\$3,589,600

EXPENSES

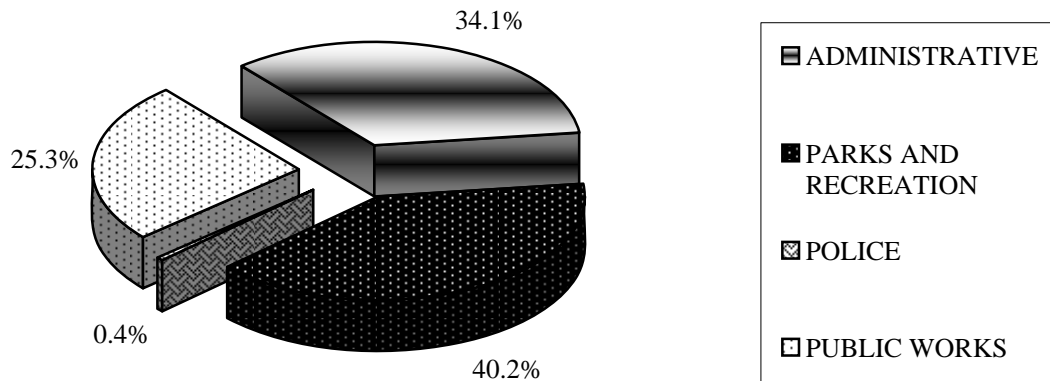
ADMINISTRATION	\$725,135
PARKS AND RECREATION	\$1,335,935
POLICE	\$96,865
PUBLIC WORKS	\$2,106,336
TOTAL:	\$4,264,271

Capital Revenues

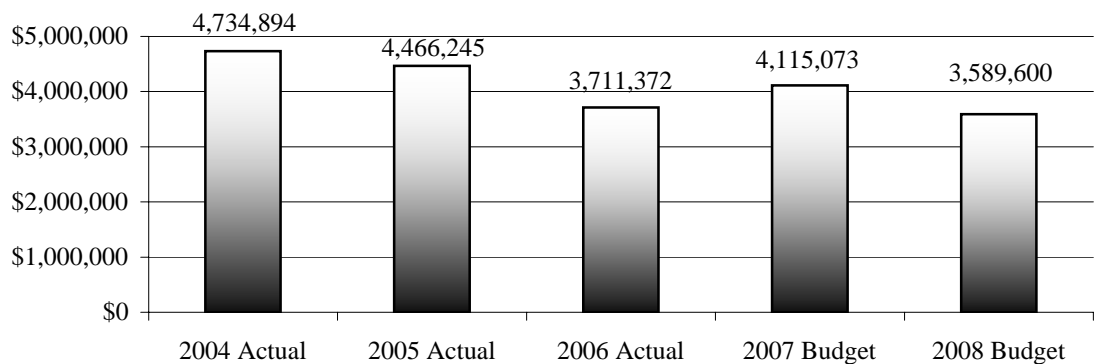
2008 Projected Capital Revenues



2007 Projected Capital Revenues



5 Year Capital Revenue History



Revenue Capital Budget 2008

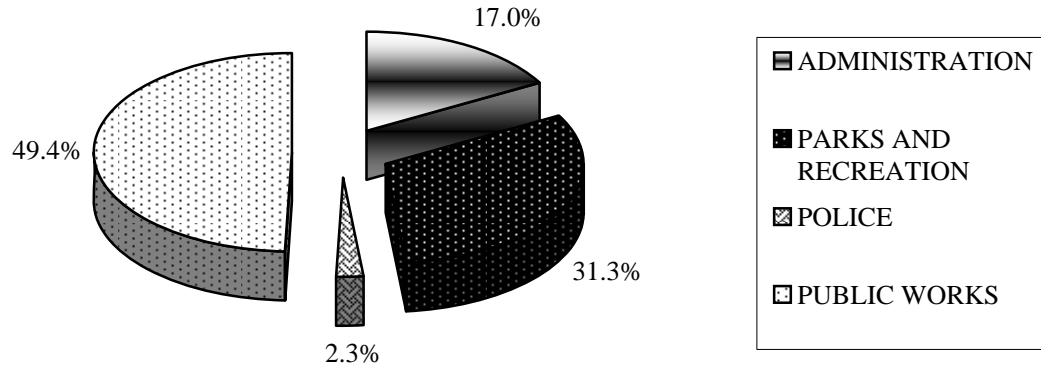
Capital Revenues	2006 Total Revenue Actual	2007 Total Revenue Budget	2008 Total Revenue Projected
ADMINISTRATIVE REVENUES			
SALES TAX	\$1,120,665	\$1,200,000	\$1,175,000
TIF 2A SALES TAX	\$124,926	\$132,000	\$125,000
BANK ACCOUNT INTEREST	\$34,604	\$25,000	\$40,000
CAPITAL INVESTMENT INCOME	\$6,416	\$5,000	\$5,000
WESTGLEN VILLAGE ASSESSMENT	\$157	\$0	\$0
SALE OF CAPITAL ASSETS	\$21,991	\$26,000	\$20,000
MISCELLANEOUS CAPITAL REVEN	\$22,130	\$0	\$0
STREETLIGHT ESCROW UTILIZED	\$0	\$14,193	\$0
PARKS REVENUES			
PARKS SALES TAX *	\$976,584	\$1,175,000	\$982,000
TIF 2A PARKS SALES TAX	\$155,412	\$160,000	\$154,000
PARKS DONATIONS	\$7,000	\$10,000	\$5,000
RECREATION CONTRIBUTIONS	\$117,207	\$50,000	\$75,000
MISC PARKS GRANTS	\$14,292	\$244,880	\$5,600
MISCELLANEOUS	\$30,531	\$0	\$0
MISC PARKS ESCROW UTILIZED	\$0	\$0	\$0
BOND INTEREST INCOME	\$14,500	\$14,000	\$23,000
POLICE REVENUES			
INSURANCE REIMBURSEMENTS	\$8,718	\$0	\$0
POLICE SERVICES-CLARKSON VAL	\$18,000	\$18,000	\$0
PUBLIC WORKS REVENUES			
COUNTY ROAD TAX *	\$78,996	\$80,000	\$80,000
MOTOR FUEL TAX	\$895,943	\$885,000	\$900,000
MISC PW REVENUE	\$0	\$0	\$0
SIDEWALK CONTRIBUTIONS	\$63,299	\$0	\$0
SIDEWALK ESCROW UTILIZED	\$0	\$16,000	\$0
STORMWATER GRANTS	\$0	\$60,000	\$0
UTILIZED FUND BALANCE			
UTILIZED FUND BALANCE	\$0	\$0	\$0
Total Capital Revenues	\$3,711,372	\$4,115,073	\$3,589,600

* Partial Revenues transfered to Operating

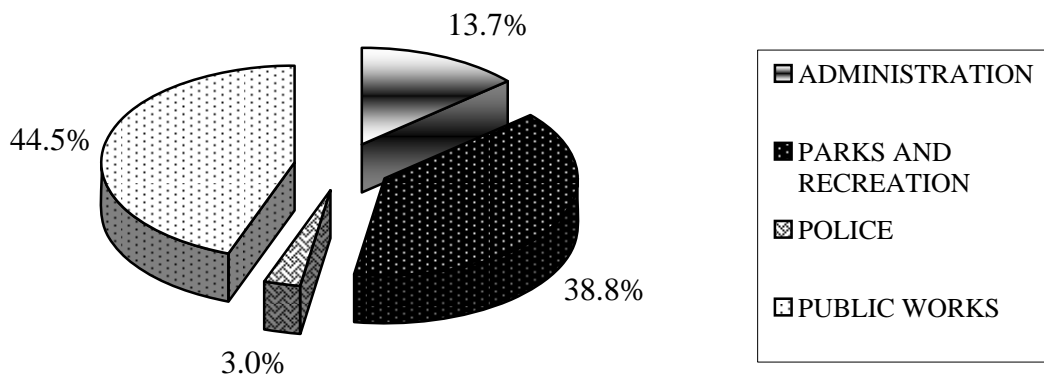
** Partial Revenues transfered from Operating

Capital Expenses

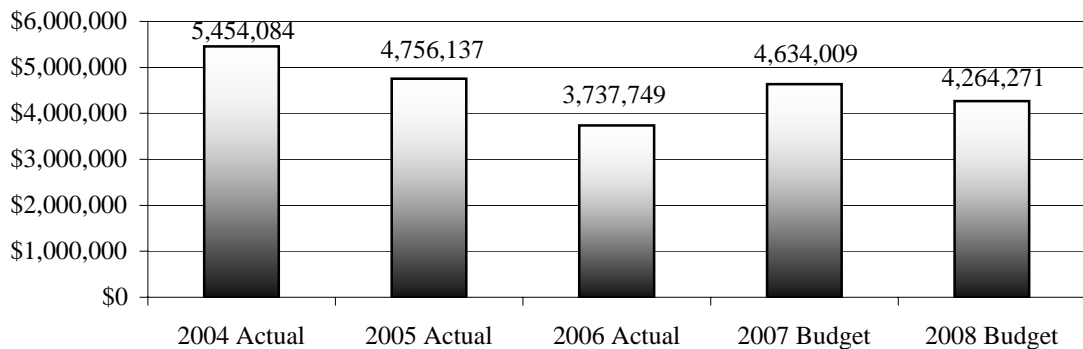
2008 Estimated Capital Expenses



2007 Estimated Capital Expenses



5 Year Capital Expense History



Expenditure Capital Budget 2008

Capital Expenses	2006 Total Expense Actual	2007 Total Expense Budget	2008 Total Expense Projected
ADMINISTRATION			
STUDY/CONSULTING SERVICES	\$82,530	\$34,000	\$0
AUTOMOBILES	\$0	\$0	
STREETLIGHTS	\$7,520	\$20,000	
FURNITURE	\$0	\$5,000	\$0
BLDG CONSTRUCT/REMODEL	\$11,381	\$35,000	\$550,000
STUDY/CONSULTING SERVICES	\$1,585	\$0	\$0
LAND ACQUISITION	\$51,191	\$0	\$0
LAND ACQUISITION FROM RESERV	\$66,965	\$0	\$0
CONTINGENCY	\$0	\$400,000	\$87,500
TIF MUNICIPAL REVENUE FUNDING	\$41,609	\$23,176	\$31,435
SOFTWARE	\$7,830	\$65,000	\$0
HARDWARE	\$26,504	\$45,100	\$56,200
SOFTWARE	\$0	\$7,200	\$0
PARKS AND RECREATION			
TRUCKS	\$16,218	\$19,000	\$0
HEAVY EQUIPMENT	\$32,103	\$13,500	\$0
BLDG CONSTRUCT/REMODEL	\$25,998	\$25,000	\$37,000
N BALLWIN PARK IMPROVEMENTS	\$0	\$55,000	\$0
VLASIS PARK IMPROVEMENTS	\$8,000	\$200,877	\$0
STREET TREES	\$0	\$0	\$5,600
SIGNAGE	\$8,433	\$42,500	\$0
MISC GROUNDS IMPROVEMENTS	\$13,982	\$28,500	\$0
STUDY/CONSULTING SERVICES	\$4,425	\$0	\$0
CONTINGENCY	\$10,996	\$40,000	\$67,658
TIF MUNICIPAL REVENUE FUNDING	\$53,979	\$23,176	\$31,435
MOWERS	\$22,665	\$50,000	\$0
GOLF CARTS	\$8,250	\$10,000	\$15,000
SIGNAGE	\$0	\$0	\$12,000
MISC GROUNDS IMPROVEMENTS	\$64,560	\$51,600	\$116,000
STUDY/CONSULTING SERVICES	\$1,340	\$0	\$0
SIGNAGE	\$0	\$15,500	\$0
BLDG EQUIP & FIXTURES	\$0	\$0	\$16,000
AQUATIC CTR IMPROVEMENTS	\$9,165	\$32,500	\$0
2002 DEBT RETIREMENT	\$733,611	\$734,511	\$500,000
2002 DEBT RETIREMENT INTEREST	\$0	\$0	\$234,961
BLDG EQUIP & FIXTURES	\$940	\$8,500	\$0

Capital Expenses	2006 Total Expense Actual	2007 Total Expense Budget	2008 Total Expense Projected
FITNESS EQUIPMENT	\$0	\$0	\$14,700
MISC EQUIP \$5000-\$10000	\$4,975	\$16,000	\$0
BLDG EQUIP & FIXTURES	\$0	\$30,400	\$0
BLDG CONSTRUCT/REMODEL	\$20,087	\$153,060	\$16,000
PATH/PARKING LOT IMPROVEMEN	\$0	\$0	\$9,000
SIGNAGE	\$0	\$0	\$12,000
1992 DEBT RETIREMENT	\$249,040	\$249,637	\$199,200
1992 DEBT RETIREMENT INTEREST	\$0	\$0	\$49,381
POLICE			
AUTOMOBILES	\$92,694	\$108,120	\$96,865
TRAILERS	\$16,745	\$0	\$0
MISC EQUIP \$5000-\$10000	\$0	\$7,834	\$0
RADIO SYSTEMS	\$9,800	\$0	\$0
FURNITURE	\$28,072	\$0	\$0
AUTOMOBILES	\$0	\$11,000	\$0
MISC EQUIP OVER \$10000	\$0	\$10,200	\$0
PUBLIC WORKS			
SIDEWALK ESCROW EXPENSE	\$0	\$16,000	\$52,000
HEAVY EQUIPMENT	\$16,451	\$0	\$27,000
ASPHALT OVERLAY	\$714,922	\$351,500	\$220,536
MICROSURFACING	\$43,952	\$127,700	\$0
SLAB REPLACEMENT	\$0	\$0	\$0
CURBS & GUTTERS	\$76,752	\$74,000	\$52,000
STREET RECONSTRUCTION	\$122,939	\$295,000	\$0
MILL/REPAVE	\$0	\$134,800	\$750,126
CHIP SEAL	\$0	\$28,300	\$0
STUDY/CONSULTING SERVICES	\$0	\$0	\$50,000
CONTRACTURAL SERVICES	\$19,525	\$0	\$0
1992 DEBT RETIREMENT	\$788,628	\$790,518	\$630,800
1992 DEBT RETIREMENT INTEREST	\$0	\$0	\$156,374
PEDESTRIAN WARNING SYSTEM	\$0	\$0	\$8,000
TRUCKS	\$70,359	\$47,500	\$49,000
SALT DOME FINANCING	\$103,019	\$0	\$0
HOLLOWAY RD STORM COVERT	\$0	\$120,000	\$0
MISC EQUIP \$5000-\$10000	\$0	\$12,500	\$0
AUTOMOBILES	\$0	\$18,000	
TRUCKS	\$0	\$0	\$92,000
TRUCKS	\$0	\$18,000	\$0
MISC EQUIP \$5000-\$10000	\$6,985	\$9,300	\$0
MISC EQUIP OVER \$10000	\$41,023	\$0	\$0

Capital Expenses	2006 Total Expense Actual	2007 Total Expense Budget	2008 Total Expense Projected
BLDG CONSTRUCT/REMODEL	\$0	\$0	
CONTINGENCY	\$0	\$20,000	\$18,500
Total Capital Expenses	\$3,737,749	\$4,634,009	\$4,264,271

**CITY OF BALLWIN
BOND INDEBTEDNESS
2008**

**GOVERNMENT OBLIGATION BONDS
2008**

Original Issue - 1992		\$ 12,285,000
	Payments thru 12/31/97:	\$ (1,945,000)
Refunded Amount 7/2/98		\$ 10,340,000
	Payments thru 12/31/07:	\$ (5,805,000)
Total Bond Indebtedness 12/31/07:		\$ 4,535,000

Bond Requirements for 2008:

Principal - 9/2008:		\$ 830,000.00
Interest - 3/2008:		\$ 102,877.50
Interest - 9/2008:		\$ 102,877.50
		\$ 1,035,755.00

Total Bond Indebtedness 12/31/08:		\$ 3,705,000
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DEBT LIMITATIONS

Assessed Valuation - 8/07:		\$ 650,835,596
Debt Limit = 10% of Assessed Valuation:		\$ 65,083,560
Amount of debt applicable to debt limit:		\$ (4,535,000)
Legal Available Debt Limit:		\$ 60,548,560

The City of Ballwin currently has one (1) refunded bond issue outstanding (7/2/98), which had an original issue cost of \$12,285,000. The original issue was divided into two (2) parts. One part was in the amount of \$3,000,000 (1992A) and was for the development of a community center, also known as the Pointe at Ballwin Commons. The second was in the amount of \$9,285,000 (1992B) and was for street and road improvement projects for the following roadways:

Barker Lane, Barton Lane, Brookside Lane, Center Court, Churchill Lane, Coronet Drive, Country Creek Court, Dale Court, Essen Lane, Highview Drive, Hillsdale Drive, Holloway Road, Kent Court, Lakewood Lane, Lock Drive, Maple Lane, Meadowbrook Drive, Mockingbird Lane, Orchard Lane, Parkway Drive, Ramsey Lane & bridge, Rasch Court, Reinke Road, Ries Road, Rethmeier Court, Robin Hill Lane, Sharon Place, Shirley Lane, St. Joseph Drive, Sunnyside Court, Streiff, Warbler Court, White Tree Lane, Windcliffe Drive and Woerther Lane.

Sidewalk, slab, and curb/gutter replacements were included, as well as Old Ballwin Road bridge.

As of December 31, 2007, this debt has been reduced to \$4,535,000. The year 2008 Bond Requirement Payments are listed above.

The City's legal debt is limited to ten (10%) percent pf the current assessed valuation of \$650,835,596 which this year equates to \$65,083,560. Subtracting our current outstanding debt of \$4,535,000, the City has an additional available debt capacity of \$60,548,560.

CERTIFICATE OF PARTICIPATION			
2008			
Aquatic Center			
Original Issue - 8/1/02:			\$ 8,210,000.00
	Payments thru 12/31/07:		<u>\$ (2,275,000.00)</u>
Total C.O.P.S. Debt 12/31/07:			\$ 5,935,000.00
	Payments Due in 2008:		
	3/1/08 Interest:	\$ 117,480.63	
	9/1/08 Interest/Principal:	\$ 117,480.63	\$ 500,000.00
Total C.O.P.S. Reduction Requirements for 2008:			\$ 734,961.26
Total C.O.P.S. Indebtedness 12/31/08:			\$ 5,435,000.00

TAX INCREMENT REFUNDING & IMPROVEMENT REVENUE BONDS			
2008			
Olde Towne Plaza			
Original Issue - 6/1/02:			\$ 20,100,000.00
	Payments thru 12/31/07:		<u>\$ (2,230,000.00)</u>
Total TIF Debt 12/31/07:			\$ 17,870,000.00
	Payments Due in 2008:		
	4/1/08 Interest:	\$ 530,725.00	
	10/1/08 Interest/Principal:	\$ 530,725.00	\$ 695,000.00
Total TIF Reduction Requirements for 2008:			\$ 1,756,450.00
Total TIF Indebtedness 12/31/08:			\$ 17,175,000.00
TOTAL CITY DEBT REQUIREMENTS FOR 2008 (excluding TIF):			\$ 1,770,716.26
TOTAL CITY DEBT REQUIREMENTS FOR 2008 (including TIF):			\$ 3,527,166.26

CAPITAL LEASES			
2008			
Fitness Equipment			
Original Lease - 8/15/05			\$ 97,266.00
	Payments thru 12/31/07:		<u>\$ (74,155.11)</u>
Total Capital Lease Debt 12/31/07:			\$ 23,110.89
	Payments Due in 2008:		
	Interest:	\$ 510.39	
	Principal:	\$ 23,110.89	
Total Capital Lease Reduction Requirements for 2008:			\$ 23,621.28
Total Capital Lease Indebtedness 12/31/08:			\$ -

TAX INCREMENT FINANCING OVERVIEW OLDE TOWNE PLAZA

The City of Ballwin has one active Tax Increment Financing (TIF) District – Olde Towne Plaza which opened in 2001-2002.

A Redevelopment Plan was adopted in 1999 to establish a retail center with sixteen (16) units available for commercial occupancy on the south side of Manchester Road in downtown Ballwin. Zelman Retail Partners, Inc. submitted a redevelopment proposal for Redevelopment Project 2-A on July 14, 1999. \$13,665,000 of the project's costs was authorized to be covered by TIF bonds. The development agreement was transferred to Regency/DS Ballwin LLC, in June, 2000, and subsequently sold to DLC Management Corporation of Tarrytown, New York, in December, 2002. The development was again sold in April, 2006, to The Bedrin Organization of New Jersey.

The retail center has been 100% occupied until November, 2005. O'Charley's out-parcel closed in mid-November along with five other St. Louis area franchises. Famous Brand Shoes closed their store on June 29, 2007.

The following is a list of Olde Towne occupants:

3 Day Blinds, Inc	Opened 5/6/05
Beauty First	Opened 6/10/02
Check Into Cash	Opened 5/16/05
Clarkson Eyecare	Opened 3/1/04
Famous Brand Shoes	Closed 6/29/07
Fed Ex Kinko's	Opened 9/1/02
HomeGoods	Opened 3/24/02
Lowe's Home Improvement	Opened 3/8/02
Marshall's	Opened 4/18/02
McAlister's Deli	Opened 8/8/02
Nextel	Opened 8/16/02
O'Charley's	Closed 11/05
Sports Clips	Opened 8/2/02
Starbuck's	Opened 8/1/02
SteinMart	Opened 10/15/01
Ultimate Electronics	Opened 12/10/01

The plaza has 265,245 square feet of retail space. The tenant mix is 10% service and 90% retail. The sales tax rate, which includes a \$.25 Transportation Development District (TDD) tax, is 7.325%. This tax is broken down as follows:

State taxes	4.225%
St. Louis County taxes	0.850%
Ballwin Sales taxes	2.000%
Transportation Development District tax	<u>0.250%</u>
Total:	7.325%

The TIF and TDD bond financing was provided by A. G. Edwards. The bond trustee is Commerce Bank of Kansas City. Since its inception, all financial obligations have been met. Based on historical data and economic forecasts, it is expected that this trend will continue in 2008.

While it is certainly disappointing to lose O'Charley's and Famous Brand Shoes, the following reasons give merit to remaining optimistic:

1. All of the other original tenants remain in place.
2. The last two remaining vacant spaces were leased in 2005.
3. The City has completed construction of a major sidewalk project to connect to the plaza along its Manchester Road frontage.
4. Local demographics remain strong, and higher fuel prices may encourage a stronger "shop-at-home" attitude.
5. The tenant mix (with the exception of Ultimate Electronics) is actually inflation friendly.
6. Management incentives are in place to actively encourage aggressive recruitment to fill the vacant spaces.

TIF Budget 2008

REVENUES

ECONOMIC ACTIVITY TAXES (EATs)	\$800,000
PAYMENTS IN LIEU OF TAXES (PILOTs)	\$704,000
TRANSPORTATION DEV DISTRICT (TDD) REVENUES	\$70,000
TRANSPORTATION DEV DISTRICT (TDD) COLLECTION FEES	\$1,400
SPECIAL ALLOCATION ACCOUNT INTEREST	\$3,800
TDD REVENUE ACCOUNT INTEREST	\$88
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TOTAL:	\$1,579,288

EXPENSES

TDD ADMINISTRATIVE FEES	\$8,000
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TOTAL:	\$8,000

REVENUES OVER EXPENSES: \$1,571,288

OTHER FINANCING SOURCES (USES)

TRANSFERS IN (MUNICIPAL REVENUES)	\$125,739
TRANSFERS IN (DEBT SERVICE FUND)	\$530,725
TRANSFERS OUT - (TIF 2-A BOND PAYMENTS)	(\$1,753,450)
TDD COLLECTION FEES	(\$1,400)
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TOTAL:	(\$1,098,386)

NET CHANGE IN FUND BALANCE: \$472,902

*The 4/08 debt interest payment (\$530,725) was pre-funded in 2007. The 4/09 debt interest payment (\$512,916) should be pre-funded in 2008 only if sufficient monies are available in the Debt Service Fund.