

December 20, 2017

The city of Osage Beach is centrally located on beautiful Lake of the Ozarks. Efforts in economic development are diverse and involve an active partnership with the regional economic development council, investments in infrastructure, and enhancements to quality of life through investments to our parks, public safety, marketing, and promotion of tourism. Efforts also include promoting private investment through incentives, specifically tax increment financing and CID standards created to City specifications.

Both recently approved pay-as-you-go TIF projects, accompanied with CIDs, are underway. To protect City resources the use agreements were designed with nuances not only to promote developer success but to add accountability. The City's standards include a TIF cap of 15% of the total project cost, TIF performance standards related to the developer's revenue projections that include consequential reduction of payment upon failure to perform, and a requirement for City control of the CID Board, just to name a few.

- Arrowhead Center – A \$385 million, 226-acre, 8 phase development, including a 120,000-square foot assisted living and skilled nursing facilities, various retail, entertainment, and residential components. Phase 1 and 2 are in progress.
- Osage Beach Commons – A \$30 million, 13-acre, retail development. Demolition of the existing structures is currently taking place with construction of public improvements to begin in 2018 and stores opening in 2019-20.

Osage Beach, population 4,351, is the heart of Lake of the Ozarks and continues to be the retail hub of the area. The Lake of the Ozarks was awarded the Best Recreational Lake by USA Today readers and Osage Beach is part of the ever-growing and popular Lake community, supporting a vital tourist economy along with growing diversity in its economic base.

Submitted by:
Jeana Woods
City of Osage Beach
City Administrator