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PRE-COUNCIL MEETING

Mayor's Conference Room
Municipal Building
Monday, May 2, 2016
6:15 p.m.

MAYOR: STEPHEN J. GALLIHER | **MAYOR PRO-TEM: TOLBERT ROWE**

Work Session – 6:15 p.m.

1. Presentation – Sanitation Recycling (Presenter, Daniel Imig)

Committee Meetings – immediately following work session

PUBLIC SAFETY COMMITTEE **Police and Fire**	**Russell Driskell, Chair** **Vicky Collins, Vice Chair**

PUBLIC WORKS COMMITTEE **Public Works, Water Pollution Control, Community Development, Water, Parks, Airport, Cemeteries and Community Center**	**Jeff Leeman, Chair** **Bob Cross, Vice Chair**
1. Review Ordinance amending Section 64-4(b) and Section 2-681 of the Code of Ordinances of the City of Sedalia, Missouri relating to the composition of the Zoning Board of Adjustment. 2. Review Bid for dump truck with snow plow and salt spreader for the Street Department from Navistar, Inc. in the amount of $131,731 through the State of Missouri Cooperative Procurement Program.	

FINANCE/ADMINISTRATION COMMITTEE **Administrative, Library and Hospital**	**Donald Meier, Chair** **Bonita Nash, Vice Chair**
1. Review Ordinance approving the Second Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project and taking other actions related thereto.	

IF YOU HAVE SPECIAL NEEDS, WHICH REQUIRE ACCOMMODATION, PLEASE NOTIFY THE CITY CLERK'S OFFICE. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS.

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CITY COUNCIL MEETING AGENDA

City Council Chambers
Municipal Building
Monday, May 2, 2016
7:00 p.m.

PUBLIC HEARING
REQUEST TO ANNEX PROPERTY

This time has been reserved to allow any public comments regarding the annexation of property owned by the City of Sedalia. The public hearing is the first of two steps to accomplish the annexation. The City Council will proceed with annexation of the above mentioned property at the next City Council meeting scheduled for May 16, 2016.

A. SILENT PRAYER & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. SERVICE AWARDS

1. Cherie Fredrickson – Administrative Assistant – Sanitation Department – 30 years of service
2. Robert Reason – Sr. Equipment Operator – Street Department – 30 years of service
3. John DeGonia – Police Chief – Police Department – 30 years of service

I. MINUTES

1. Pre-Council Meeting April 18, 2016
2. Regular Council Meeting April 18, 2016
3. City Council Work Session April 25, 2016

II. REPORT OF SPECIAL BOARDS, COMMISSIONS AND COMMITTEES

III. ROLL CALL OF STANDING COMMITTEES

A. PUBLIC SAFETY – Councilmember Russell Driskell

B. PUBLIC WORKS – Councilmember Jeff Leeman

1. Award bid for dump truck with snow plow and salt spreader for the Street Department from Navistar, Inc. in the amount of $131,731 through the State of Missouri Cooperative Procurement Program

C. FINANCE / ADMINISTRATION – Councilmember Donald Meier

IV. NEW BUSINESS

A. ORDINANCES AND RESOLUTIONS

O Amending Section 64-4(b) and Section 2-681 of the Code of Ordinances of the City of Sedalia, Missouri relating to the composition of the Zoning Board of Adjustment

O Approving the Second Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project and taking other actions related thereto

B. APPOINTMENTS

1. Nominations from Mayor Galliher

C. LIQUOR LICENSES

Renewals:

*Thomas White dba Loyal Order of the Moose #1494, 119 Winchester, Liquor by the Drink, $450

*Smoker's Outlet Inc. dba Smoker's Outlet, 1700 E Broadway, Packaged Liquor with Sunday Sales, $450

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D. APPROVAL OF DEPARTMENT BILLS

E. MISCELLANEOUS ITEMS FROM MAYOR, CITY COUNCIL AND CITY ADMINISTRATOR

F. GOOD AND WELFARE

G. ADJOURN

IF YOU HAVE SPECIAL NEEDS, WHICH REQUIRE ACCOMMODATION, PLEASE NOTIFY THE CITY CLERK'S OFFICE. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS.

OFFICE OF THE CITY ADMINISTRATOR

To: **Honorable Mayor Stephen Galliher & City Council Members**
From: **Gary Edwards, City Administrator**
Re: **Agenda items for City Council meeting on Monday, May 2, 2016**

This meeting begins at 6:15 PM

Presentations:

1. Sanitation/Recycling - Daniel Imig

Public Safety Committee:

1. No items.

Public Works Committee:

1. Review Ordinance amending Section 64-4(b) and Section 2-681 of the City Code relating to the composition of the Zoning Board of Adjustment. This is a housekeeping matter that simply combines wording into one chapter of the code. Staff recommends approval.
2. Review bid for a dump truck with a snow plow and salt spreader for the Street Department from Navistar, Inc. in the amount of $131,731 through the State of Missouri Cooperative Procurement Program. This truck meets all of the City's specifications. Staff recommends approval. This is a budgeted item.

Finance/Administration Committee:

1. Review an Ordinance approving the Second Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and Project and taking other related actions. This Plan and Project were recommended for approval by the Tax Increment Financing Commission.

Pre-Council Agenda

Council Agenda

NOTICE OF PUBLIC HEARING

~Annexation Petition~

The City of Sedalia will hold a public hearing at 7:00 p.m. on Monday, May 2, 2016, in the Council Chambers at the Municipal Building, 200 South Osage Avenue, to consider an annexation petition filed with the City on April 18, 2016.

The legal description is set forth below. Public comments concerning the requested annexation will be entertained at the hearing.

Legal Description for the property owned by the City of Sedalia, owner, states the following:

All of the following described tract of land in Pettis County, Missouri, which is contiguous and compact to the existing city limits of the City of Sedalia, Missouri, to-wit:

MAIN STREET ROAD

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 46 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE SOUTH 0°06'07" WEST, 50.0 FEET TO A POINT ON THE SOUTH LINE OF MAIN STREET ROAD; THENCE NORTH 89°53'53" WEST ALONG THE SOUTH LINE OF SAID MAIN STREET ROAD PARALLEL WITH AND 50.0 FEET SOUTH OF THE SOUTH LINE OF SAID SECTION 31, 1710.48 FEET; THENCE SOUTH 03°09'28" WEST, 15.0 FEET; THENCE NORTH 84°22'11" WEST, 268.90 FEET TO U.S. HIGHWAY 50 RIGHT-OF-WAY STATION 684+50; THENCE NORTH 20°43'44" WEST, 167.67 FEET TO HIGHWAY STATION 683+35 AND HIGHWAY MAIN STREET RELOCATION STATION 19+50; THENCE SOUTH 71°40'15" EAST, ALONG THE NORTH LINE OF SAID HIGHWAY MAIN STREET RELOCATION, 138.74 FEET TO HIGHWAY MAIN STREET RELOCATION STATION 20+88.6 PC; THENCE CONTINUING ALONG SAID NORTH LINE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 201.43 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 78°27'58" EAST, 200.19 FEET TO HIGHWAY MAIN STREET RELOCATION STATION 23+08.1 PT; THENCE SOUTH 00°31'20" WEST, 34.54 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH 89°53'53" EAST, ALONG SAID SOUTH LINE, 1710.12 FEET TO THE POINT OF BEGINNING. SUBJECT TO HIGHWAY RIGHT-OF-WAY IF ANY. BEING A PART OF SECTION 31, TOWNSHIP 46 NORTH, RANGE 21 WEST AND A PART OF SECTION 6, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI.

EAST SIDE OF OAK GROVE LANE ROAD

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 46 NORTH RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 20.0 FEET; THENCE SOUTH 00°19'20" WEST, PARALLEL WITH AND 20.0 FEET EAST OF THE WEST LINE OF SAID SECTION 31, 2420.32 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50; THENCE NORTH 89°40'28" WEST, ALONG SAID RIGHT-OF-WAY LINE, 35.19 FEET; THENCE NORTH 00°19'32" EAST, 290.80 FEET; THENCE NORTH 88°08'48" EAST, 15.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31; THENCE NORTH 00°19'20" EAST, ALONG SAID WEST LINE, 2129.44 FEET TO THE POINT OF BEGINNING.

Handicapped citizens needing accommodation in order to attend this public hearing should contact the City Administrator's Office at (660) 827-3000 extension 145 no later than 48 hours prior to the scheduled hearing.

Gary Edwards, Administrator
City of Sedalia

1x
4-22-16

CITY OF SEDALIA, MISSOURI
PRE-COUNCIL MEETING – APRIL 18, 2016

WORK SESSION

The Work Session started at 6:15 p.m. in the Mayor's Conference Room at the Municipal Building.

Council Members present were Russell Driskell, Bonita Nash, Donald Meier, Bob Cross, Tolbert Rowe and Vicky Collins. James Cunningham and Jo Lynn Turley were absent.

Presentation – Citizen's Committee for Smart Growth: Annual Report

Jennifer Langdon, with Citizen's Committee for Smart Growth, presented an update on the committee's achievements in 2015 along with their plans for 2016.

Key Highlights:

1. Water Protection: Two streams were cleaned up in 2015 and two more streams are scheduled for cleanup in 2016 (1 in May, other in Mid-summer); In 2015, the name of Sewer Branch was officially changed to Pearl River and signs are being fabricated to designate where the river ran (approximately 2 months to finish).
2. Tree Board: Qualified for 6th TRIM Grant; City pruned/removed hazardous trees; reviewed and amended 5 year Tree Plan; 2015 held annual Arbor Day Celebration and created Tree USA Posters using photos from Facebook contest; 2016 Arbor Day Celebration is scheduled for Friday, April 22nd at 4:30 p.m. located at Smith Cotton High School and there will be a 4 panel mural representing each season, as well as a Mayoral Proclamation and a ceremonial tree planting to celebrate the City of Sedalia's continued Tree City USA designation; also, supporting and endorsing educational outreach efforts regarding the Urban Forest.
3. Trails: In 2015, no bike lanes were completed due to sewer and road construction (lanes would have had to be redone after work) however there is $5,000.00 budgeted for 2016 to start the bike lanes; the Get Moving Sedalia Program was created in 2015 and as part of the program T-shirts and water bottles were randomly given as a reward to people using trails in Sedalia; in 2015, local groups helped in repainting the caboose near Katy Trail.
4. Recycling: 3 drop off locations: Thompson Hills Shopping Center, Smith Cotton Junior High and off Main St.

Presentation – Financial Update

Finance Director, Kelvin Shaw, presented a financial update regarding sales tax and expenditures. Sales tax for FY 2016 in the month of March is up 32.8% and year to date is up 5.1% ($577,071.00 increase) with total from all taxes collected (Franchise & Cigarette Tax, Use Tax, Transportation Tax, Property Tax Collection) year to date showing an increase of 4.6%. The Use Tax began October 1, 2015 collecting $236,283.00 since December 2015 and Franchise & Cigarette Taxes are down.

Fiscal Year-to-Date Expenditures:

- General Government Administration and Support shows an increase of 6.2%
- Public Safety has increased 5.7%
- Transportation has increased 3.2%
- Library has increased 0.9%

Pre-Council Agenda

Council Agenda

- Parks and Recreation shows an increase of 28.3%
- Projects and Capital Improvements shows a decrease of 21.8% with spend down fund balance ($5 million in spending)
- Year to date 95.7% of budget has been spent

COMMITTEE MEETING

Public Safety Committee – Councilman Driskell, Chairman, presented the following recommendations:

- Purchase of 38 Panasonic Body Worn Cameras for the Sedalia Police Department from Turn Key Mobile in the amount of $47,051.00 thru the State of Missouri Cooperative Procurement Program (Funding sources – Police Department Budget & Federal Forfeiture Funds) was moved to full Council on motion by Rowe, seconded by Meier. All present in favor. Cunningham and Turley were absent.

- Ordinance amending the budget for the Fiscal Year 2016-2017 regarding the Police Department Body Worn Cameras Project was moved to full Council on motion by Rowe, seconded by Nash. All present in favor. Cunningham and Turley were absent.

- Records Destruction Request from the Sedalia Police Department Administrative Services Bureau was moved to full Council on motion by Meier, seconded by Cross. All present in favor. Cunningham and Turley were absent.

Public Works Committee – Councilman Rowe, Chairman, presented the following recommendations:

- Bids and Ordinance approving and accepting an agreement with Chester Bross Construction Company, Hannibal, MO for the Mill & Overlay of various City streets in the amount of $677,426.30 were moved to full Council on motion by Driskell, seconded by Meier. All present in favor. Cunningham and Turley were absent.

- Bids and Ordinance approving and accepting an agreement with Preferred Construction, Smithton, MO for the Sidewalk Project on Engineer from Broadway to Sixteenth Street in the amount of $86,465.00 were moved to full Council on motion by Nash, seconded by Driskell. All present in favor. Cunningham and Turley were absent.

- Bids and Ordinance approving and accepting an agreement with Duke's Root Control, Inc., Syracuse, NY for the Chemical Root Control of the Sanitary Sewer Collection System in the amount of $16,075.42 were moved to full Council on motion by Meier, seconded by Driskell. All present in favor. Cunningham and Turley were absent.

- Bids and Ordinance approving and accepting an agreement with Poort Excavating, LLC, Sedalia, MO for Storm Drainage Improvements, Project Areas 18A, 18B & 20 from the Storm Water Master Plan in the amount of $108,518.00 were moved to full Council on motion by Nash, seconded by Meier. All present in favor. Cunningham and Turley were absent.

- Bids for Trap Rock to Central Stone Co., Fenton, MO in the amount of $8.00 per ton was moved to full Council on motion by Meier, seconded by Nash. All present in favor. Cunningham and Turley were absent.

- Ordinance approving and accepting Amendment Number 1 to an agreement with Cooperative Workshops, Inc. for retrieval of recyclable materials and processing recyclable materials (Extends

current agreement for 90 days for review of cost-savings options) was moved to full Council on motion by Driskell, seconded by Nash. All present in favor. Cunningham and Turley were absent.

- Ordinance amending Ordinance Number 8307 by repealing Section 2 by removing the school zone designation on 24th Street from its intersection with Ingram Avenue to 250 feet East (Sedalia Bible Church no longer needs School Zone & Sedalia Middle School supports proposal) was moved to full Council on motion by Meier, seconded by Cross. All present in favor. Cunningham and Turley were absent.

- Ordinance amending Ordinance No. 9940 relating to amending an existing classification and job description for Plant Maintenance Mechanic for the Water Pollution Control Department and adding a classification and job description for Assistant Plant Maintenance Mechanic for the Water Pollution Control Department was moved to full Council on motion by Meier, seconded by Nash. All present in favor. Cunningham and Turley were absent.

- Ordinance amending Section 7.15(C) (Controlled Substance and Alcohol Testing Policy – Applicability) of the City's Personnel Regulations Manual by adding the title of Assistant Plant Maintenance Mechanic for the Public Works Department to employee positions required to have a commercial driver's license was moved to full Council on motion by Driskell, seconded by Nash. All present in favor. Cunningham and Turley were absent.

- Purchase of a Bob Cat Skid Steer for the Street Department from Forklifts of Central Mo, Jefferson City, MO in the amount of $47,450.53 thru the State of Missouri Cooperative Procurement Program (Cost to lease/purchase $61,000.00) was moved to full Council on motion by Meier, seconded by Cross. All present in favor. Cunningham and Turley were absent.

- Bids for Equipment Hauling Trailer for the Street Department to Truck Country, LLC, Versailles, MO in the amount of $11,250.00 was moved to full Council on motion by Nash, seconded by Meier. All present in favor. Cunningham and Turley were absent.

- Emergency purchase of 6 Hach Flow Meters for the Water Pollution Control Department from Heartland Controls, Stanley, KS in the amount of $18,225.00 (Old meters cannot be repaired; necessary for City to accurately measure amount of water sent to sewer plant from several locations) was moved to full Council on motion by Driskell, seconded by Nash. All present in favor. Cunningham and Turley were absent.

- Ordinance amending the budget for the Fiscal Year 2016-2017 regarding the Water Pollution Control Flow Meter Emergency Purchase was moved to full Council on motion by Nash, seconded by Driskell. All present in favor. Cunningham and Turley were absent.

Finance/Administration Committee – Councilman Cunningham, Chairman – No Report.

City Administrator, Gary Edwards, stated that the new Animal Shelter is to be completed Friday, April 22, 2016 and a ceremony will be held in the near future.

With no further comments, the meeting closed at 6:36 p.m.
Respectfully submitted: Arlene Silvey, MPCC City Clerk

CITY OF SEDALIA, MISSOURI
COUNCIL MEETING – APRIL 18, 2016

The Council of the City of Sedalia, Missouri duly met on Monday, April 18, 2016, at 7:00 p.m. at the Municipal Building with Mayor Stephen J. Galliher presiding. Mayor Galliher called the meeting to order and asked for a moment of silent prayer followed by the Pledge of Allegiance led by Councilman Rowe.

ROLL CALL:

James Cunningham	Present	Donald Meier	Present
Jo Lynn Turley	Absent	Bob Cross	Present
Russell Driskell	Present	Tolbert Rowe	Present
Bonita Nash	Present	Vicky Collins	Present

SPECIAL AWARDS:
Bob Hiller presented Mayor Galliher with a "People's Choice" trophy that Mr. Hiller won at the Missouri D.A.R.E. Officer's Association Car Show and presented a check to Police Chief, John DeGonia, from the 26th Annual D.A.R.E. Car Show in the amount of $10,433.14 for the City's D.A.R.E. Program. Mr. Hiller commented that there is enough money in the D.A.R.E. Program account to expand the program by adding a follow-up program at the Junior High School level and added that if anything ever happened to him there is enough money to last for 10 years. A second scholarship is being added for $500 each and will include Smith Cotton High School and Sacred Heart High School. Mayor Galliher thanked Mr. Hiller for all the work he does to raise money to keep the D.A.R.E. Program going.

Councilman Cunningham stated that he has moved out of the 1st Ward and will be abstaining from voting on all issues tonight.

MINUTES:
The following minutes were approved on motion by Meier, seconded by Driskell. All present in favor except Cunningham who abstained. Turley was absent.

- Pre-Council Meeting April 4, 2016
- Regular Council Meeting April 4, 2016

REPORTS OF SPECIAL BOARDS, COMMISSIONS & COMMITTEES:
Accepted the minutes of the Citizen's Traffic Advisory Commission dated March 16, 2016 on motion by Nash, seconded by Driskell. All present in favor except Cunningham who abstained. Turley was absent.

ROLL CALL OF STANDING COMMITTEES:

PUBLIC SAFETY – RUSSELL DRISKELL, CHAIRMAN
Approved purchase of 38 Panasonic Body Worn Cameras for the Sedalia Police Department from Turn Key Mobile in the amount of $47,051.00 thru the State of Missouri Cooperative Procurement Program

on motion by Cross, seconded by Meier. All present in favor except Cunningham who abstained. Turley was absent.

Approved Records Destruction Request from the Sedalia Police Department Administrative Services Bureau on motion by Nash, seconded by Meier. All present in favor except Cunningham who abstained. Turley was absent.

PUBLIC WORKS – TOLBERT ROWE, CHAIRMAN
Awarded bid for Mill & Overlay of Various Streets to Chester Bross Construction Company, Hannibal, MO in the amount of $677,426.30 on motion by Meier, seconded by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Awarded bid for Sidewalk Project on Engineer from Broadway to 16th to Preferred Construction, Smithton, MO in the amount of $86,465.00 on motion by Nash, seconded by Meier. All present in favor except Cunningham who abstained. Turley was absent.

Awarded bid for Root Control Project to Duke's Root Control, Inc., Syracuse, NY in the amount of $16,075.42 on motion by Meier, seconded by Driskell. All present in favor except Cunningham who abstained. Turley was absent.

Awarded bid for Storm Drainage Improvements – Project Areas 18A, 18B & 20 to Poort Excavating, LLC, Sedalia, MO in the amount of $108,518.00 on motion by Cross, seconded by Driskell. All present in favor except Cunningham who abstained. Turley was absent.

Awarded bid for Trap Rock to Central Stone Co., Fenton, MO in the amount of $8.00 per ton on motion by Nash, seconded by Meier. All present in favor except Cunningham who abstained. Turley was absent.

Approved purchase of Bob Cat Skid Steer for the Street Department from Forklifts of Central Mo, Jefferson City, MO in the amount of $47,450.53 thru the State of Missouri Cooperative Procurement Program on motion by Meier, seconded by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Awarded bid for Equipment Hauling Trailer for the Street Department to Truck Country, LLC, Versailles, MO in the amount of $11,250.00 on motion by Nash, seconded by Meier. All present in favor except Cunningham who abstained. Turley was absent.

Approved emergency purchase of 6 Hach Flow Meters for the Water Pollution Control Department from Heartland Controls, Stanley, KS in the amount of $18,225.00 on motion by Driskell, seconded by Nash. All present in favor except Cunningham who abstained. Turley was absent.

FINANCE & ADMINISTRATION – JAMES CUNNINGHAM, CHAIRMAN – No Report.

NEW BUSINESS:
BILL NO. 2016 – 34, ORDINANCE NO. 10443 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2016-2017 REGARDING THE POLICE DEPARTMENT BODY WORN CAMERAS PROJECT was read once by title.
2nd Reading – Motion by Cross, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Final Passage – Motion by Cross, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.
Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 35, ORDINANCE NO. 10444 – AN ORDINANCE APPROVING AND ACCEPTING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND CHESTER BROSS CONSTRUCTION COMPANY FOR THE MILL AND OVERLAY OF VARIOUS CITY STREETS was read once by title.
2nd Reading – Motion by Meier, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.
Final Passage – Motion by Nash, 2nd by Driskell. All present in favor except Cunningham who abstained. Turley was absent.
Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 36, ORDINANCE NO. 10445 – AN ORDINANCE APPROVING AND ACCEPTING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND PREFERRED CONSTRUCTION FOR THE SIDEWALK PROJECT ON ENGINEER FROM BROADWAY TO SIXTEENTH STREET IN THE CITY OF SEDALIA, MISSOURI was read once by title.
2nd Reading – Motion by Cross, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.
Final Passage – Motion by Meier, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.
Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 37, ORDINANCE NO. 10446 – AN ORDINANCE APPROVING AND ACCEPTING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND DUKE'S ROOT CONTROL, INC. FOR THE CHEMICAL ROOT CONTROL OF THE CITY OF SEDALIA, MISSOURI SANITARY SEWER COLLECTION SYSTEM was read once by title.
2nd Reading – Motion by Rowe, 2nd by Driskell. All present in favor except Cunningham who abstained. Turley was absent.
Final Passage – Motion by Cross, 2nd by Driskell. All present in favor except Cunningham who abstained. Turley was absent.
Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 38, ORDINANCE NO. 10447 – AN ORDINANCE APPROVING AND ACCEPTING AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND POORT EXCAVATING, LLC FOR THE STORM DRAINAGE IMPROVEMENTS, PROJECT AREAS 18A, 18B & 20 FROM THE STORM WATER MASTER PLAN was read once by title.
2nd Reading – Motion by Rowe, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.
Final Passage – Motion by Meier, 2nd by Driskell. All present in favor except Cunningham who abstained. Turley was absent.
Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 39, ORDINANCE NO. 10448 – AN ORDINANCE APPROVING AND ACCEPTING AMENDMENT NUMBER 1 TO AN AGREEMENT BY AND BETWEEN THE CITY OF SEDALIA, MISSOURI AND COOPERATIVE WORKSHOPS, INC. FOR RETRIEVAL OF RECYCLABLE MATERIALS AND PROCESSING RECYCLABLE MATERIALS was read once by title.

2nd Reading – Motion by Cross, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Final Passage – Motion by Cross, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 40, ORDINANCE NO. 10449 – AN ORDINANCE AMENDING ORDINANCE NUMBER 8307 BY REPEALING SECTION 2 BY REMOVING THE SCHOOL ZONE DESIGNATION ON 24TH STREET FROM ITS INTERSECTION WITH INGRAM AVENUE TO 250 FEET EAST IN THE CITY OF SEDALIA, MISSOURI was read once by title.

2nd Reading – Motion by Rowe, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Final Passage – Motion by Meier, 2nd by Rowe. All present in favor except Cunningham who abstained. Turley was absent.

Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 41, ORDINANCE NO. 10450 – AN ORDINANCE AMENDING ORDINANCE NO. 9940 RELATING TO AMENDING AN EXISTING CLASSIFICATION AND JOB DESCRIPTION FOR PLANT MAINTENANCE MECHANIC FOR THE WATER POLLUTION CONTROL DEPARTMENT AND ADDING A CLASSIFICATION AND JOB DESCRIPTION FOR ASSISTANT PLANT MAINTENANCE MECHANIC FOR THE WATER POLLUTION CONTROL DEPARTMENT was read once by title.

2nd Reading – Motion by Driskell, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Final Passage – Motion by Driskell, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 42, ORDINANCE NO. 10451 – AN ORDINANCE AMENDING SECTION 7.15(C) (CONTROLLED SUBSTANCE AND ALCOHOL TESTING POLICY – APPLICABILITY) OF THE CITY OF SEDALIA'S PERSONNEL REGULATIONS MANUAL BY ADDING THE TITLE OF ASSISTANT PLANT MAINTENANCE MECHANIC FOR THE PUBLIC WORKS DEPARTMENT TO EMPLOYEE POSITIONS REQUIRED TO HAVE A COMMERCIAL DRIVER'S LICENSE was read once by title.

2nd Reading – Motion by Rowe, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Final Passage – Motion by Meier, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

BILL NO. 2016 – 43, ORDINANCE NO. 10452 – AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR 2016-2017 REGARDING THE WATER POLLUTION CONTROL FLOW METER EMERGENCY PURCHASE was read once by title.

2nd Reading – Motion by Rowe, 2nd by Nash. All present in favor except Cunningham who abstained. Turley was absent.

Final Passage – Motion by Nash, 2nd by Driskell. All present in favor except Cunningham who abstained. Turley was absent.

Roll Call Vote: Voting "Yes" were Driskell, Nash, Meier, Cross, Rowe and Collins. No one voted "No". Cunningham abstained. Turley was absent.

APPOINTMENTS:

The following Board Appointments/Reappointments by Mayor Galliher were approved as presented on motion by Rowe, seconded by Nash. All present in favor except Cunningham who abstained. Turley was absent.

POLICE PERSONNEL BOARD:

Appoint Dennis Henderson, 2702 Clarendon Road, Completing Jeff Leeman's Term expiring June 2020

BOTHWELL REGIONAL HEALTH CENTER BOARD OF TRUSTEES:

Reappoint Thomas Brody Kempton, 105 Walnut Park Drive, 4-year term expiring June 2020
Reappoint David Floyd, 5065 Locust Lane, 4-year term expiring June 2020
Reappoint David Kuhlmann, 600 East 12th, 4-year term expiring June 2020

CENTRAL BUSINESS & CULTURAL DISTRICT BOARD OF DIRECTORS:

Reappoint Donna Plummer, 519 S. Ohio, 3-year term expiring June 2019

CITIZEN'S COMMITTEE FOR SMART GROWTH:

Reappoint Mickey Paul, 1015 W. Broadway, 3-year term expiring June 2019
Reappoint Matt Moulton, 1614 E. 14th, 3-year term expiring June 2019
Reappoint Amanda Wasson Blackburn, 1708 S. Grand, 3-year term expiring June 2019

PLUMBERS EXAMINING BOARD:

Reappoint Don Meyer, 1611 S. Harrison, 1-year term expiring June 2017

SEDALIA HISTORIC COMMISSION:

Reappoint Roberta Myers, 1401 W. 4th, 3-year term expiring June 2019

TAX INCREMENT FINANCING COMMISSION:

Reappoint Michelle Swords, 300 S. Ohio, 4-year term expiring July 2020

TREE BOARD:

Reappoint Cindy Kretzer, 1890 E 28th, 3-year term expiring June 2019
Reappoint Billie Long, 32231 Cummings Road, 3-year term expiring June 2019

ZONING BOARD OF ADJUSTMENT:

Reappoint Kevin Wade, 2222 W. 2nd, 5-year term expiring June 2021
Reappoint Jim Fischer, 1415 S. Beacon, 5-year term expiring June 2021
Reappoint Steve Bloess (Alternate), 607 W. 26th, 5-year term expiring June 2021

BIDS:

- Trap Rock – March 23, 2016
- Equipment Hauling Trailer – April 7, 2016
- Mill & Overlay of Various Streets – April 13, 2016
- Sidewalk Project: Engineer from Broadway to 16th – April 13, 2016
- Root Control – April 13, 2016
- Storm Drainage Improvements Project – April 13, 2016

LIQUOR LICENSES:
The following New/Renewal Liquor Licenses were read and approved on motion by Meier, seconded by Nash. All present in favor except Cunningham who abstained. Turley was absent.
New:

- Meg Liston dba Sedalia Downtown Development Inc., 105 W. Pacific – Picnic License

Renewal:

- Allen Whittall dba BPO Elks Lodge #125, 312 E 4th – Liquor by the Drink
- Brett Sorrell dba VFW Post 2591, 121 S Ohio – Liquor by the Drink
- Jeff Holloway dba Coach's Sports Bar, 303 S. Lamine – Liquor by the Drink with Sunday Sales

DEPARTMENT BILLS thru April 18, 2016 totaling $305,240.60 were approved for payment on motion by Driskell, seconded by Nash. All present in favor except Cunningham who abstained. Turley was absent.

ADJOURN SINE DIE: Motion by Driskell, seconded by Cross to Adjourn Sine Die. All present in favor except Cunningham who abstained. Turley was absent.

Mayor Galliher presented Councilman Cunningham with a plaque for his service as 1st Ward Councilman and thanked him for his service and added that he would be missed. Councilman Cunningham thanked the Mayor, fellow Councilman and City staff and added that it had been an honor to serve the City.

The newly elected officials were called forward and given the Oath of Office by Arlene Silvey, MPCC City Clerk and were presented Certificates of Election.

Jeff Leeman, 1st Ward Councilman
Bonita Nash, 2nd Ward Councilman
Donald Meier, 3rd Ward Councilman
Tolbert (Tollie) Rowe, 4th Ward Councilman

The Council Members took their places and Mayor Galliher called the meeting to order.

ROLL CALL:

Jeff Leeman	Present	Donald Meier	Present
Jo Lynn Turley	Absent	Bob Cross	Present
Russell Driskell	Present	Tolbert Rowe	Present
Bonita Nash	Present	Vicky Collins	Present

MAYOR PRO-TEM:
Motion by Meier, seconded by Cross to nominate Councilman Rowe for Mayor Pro-Tem.

Roll Call for Councilman Rowe for Mayor Pro-Tem was as follows:

Jeff Leeman	Yes	Donald Meier	Yes
Jo Lynn Turley	Absent	Bob Cross	Yes
Russell Driskell	Yes	Tolbert Rowe	Yes
Bonita Nash	Yes	Vicky Collins	Yes

Councilman Rowe was elected Mayor Pro-Tem.

MISCELLANEOUS ITEMS FROM MAYOR/COUNCIL/ADMINISTRATOR:
Mayor Galliher congratulated Councilman Rowe on his election to Mayor Pro-Tem.

GOOD & WELFARE: None.

The meeting adjourned at 7:34 p.m. on motion by Driskell, seconded by Leeman. All present in favor. Turley was absent.

THE CITY OF SEDALIA, MISSOURI

Stephen J. Galliher, Mayor

Arlene Silvey MPCC

Arlene Silvey, MPCC City Clerk

CITY OF SEDALIA, MISSOURI
COUNCIL WORK SESSION – APRIL 25, 2016

WORK SESSION

The Work Session started at 6:00 p.m. in the Mayor's Conference Room at the Municipal Building.

Council Members present were Jeff Leeman, Jo Lynn Turley, Russell Driskell, Bonita Nash, Donald Meier, Bob Cross, Tolbert Rowe and Vicky Collins.

Midtown TIF Work Session – 101 Session

Jennifer Baird, Attorney with Lauber Municipal Law, LLC, presented an overview of Tax Increment Financing fundamentals.

3 Main Concepts of Tax Increment Financing:

- **Payments in Lieu of Taxes (PILOTs)** – Related to real property taxes; 100% of PILOTs captured (generated by development; Base tax property assessed value plus changing value based on valuation with development)
- **Economic Activity Taxes (EATs)** – Sales taxes and utility taxes; 50% of EATs captured (other 50% to taxing jurisdictions)
- **Special Allocation Fund** – Created to hold funds generated by PILOTs and EATs (Used to alleviate blight and promote economic development)

TIF Timeframes: Redevelopment project must be completed and bonds issued (if any) to pay for costs within 23 years after the adoption of the TIF project ordinance; all ordinances associated with the redevelopment project must be adopted within 10 years after the TIF Plan has been adopted; and eminent domain power is available and must be exercised within 5 years after the adoption of the TIF project ordinance.

Tax Increment Financing can pay for a broad spectrum of items involved in the redevelopment project (i.e. land acquisition; demolition, clearing & grading land; renovation or rehabilitation of buildings; etc.).

TIF Plan Approval Process:

- City or Developer submits plan (A TIF Plan consists of the general description of the project along with costs and funding sources; also, lists assessed valuations of property and general uses for the land after redevelopment)
- Staff reviews and requests proposals and bids (ensures statutory requirements are met)
- Notices mailed to taxing jurisdictions
- Notice is published twice
- TIF Commission holds Public Hearing – after 45 day notice after submission of proposals
- Recommendation to Governing Body – within 90 days of Public Hearing
- Governing Body passes ordinance approving plan and designating area(s) – 14 to 90 days after Public Hearing; consists of individual project areas within the redevelopment area
- Governing Body passes ordinance(s) approving Redevelopment Project(s) to start TIF "clock"

The TIF Commission consists of 11 members – 6 appointed by City, 2 appointed by School District, 2 appointed by County and 1 appointed by other taxing districts. The commission reviews the plan, holds a public hearing and reviews testimony, and then makes a recommendation to the City. The composition of the Commission may change for each TIF Plan.

Required Findings for Adoption of TIF Plan:

- Area to be redeveloped is blighted or a conservation area (Downtown is a Conservation area)
- "But for" Test: Area for redevelopment would not have been developed without tax increment financing adoption
- Redevelopment Plan conforms to the City's Comprehensive Plan
- Estimated redevelopment project completion dates to be within 23 year limit
- Relocation plan developed
- Cost-benefit analysis prepared (Analysis includes: Economic impact on taxing districts; Impact on economy if project not built, and built under TIF Plan; and fiscal impact study for each taxing district)
- No development or redevelopment of gambling establishments

After TIF Plan Approval:

- Assessor determines base for PILOTs calculation (Mid-Town TIF Base Plan Activated 2008 therefore the base rate has already been set)
- TIF contract executed – includes terms of land acquisition/condemnation; developer responsibilities; project schedule and budget; other restrictions and obligations of City and Developer; coordination of other financing tools
- Special Allocation Fund (SAF) created to cover debt service on bonds (if issued) or other redevelopment project costs

Community Development Director, John Simmons, presented a brief overview of the Second Amendment to the Midtown TIF Redevelopment Plan and the costs involved for the associated projects.

Streetscape Enhancement Program (All Phases)	$700,000.00
Community Center	$0
Sedalia Trust Building	$495,000.00
State Fair Community College McLaughlin Building	$0
Broadway Arms Demolition	$100,000.00
Professional Fees	$50,000.00
Uptown Theater	$400,000.00
Liberty Center	$703,000.00
Business Incentive	$125,000.00
TOTAL	**$2,573,000.00**

Representatives from the Liberty Center, Uptown Theatre and Trust Building were in attendance to answer any questions regarding their respective projects.

Councilman Driskell inquired about the plans for the Uptown Theater. Marty Lange, representing the Uptown Theatre, commented that the building will be used as a cinematic and live performance venue

and will also house a museum with rotating exhibits. Mr. Lange added that they plan to sell concessions that include current and "retro" items (candy, soda) that are not easily found anymore.

Councilman Leeman inquired about the Liberty Center roof project. Terri Ballard, with the Liberty Center, stated that a concrete room was pulling off the front facade. The contractors that were hired to do the repairs went up on the roof and found more issues that were beyond their scope of work. Since that time Robert Rollings Architects has brought forward a new plan for repairs.

Meg Liston, with Sedalia Downtown Development, thanked the Council for considering ways to help the Downtown area.

The meeting adjourned at 6:54 p.m. to a Closed Door Session in accordance with Section 610.021(1) RSMo for Legal Advice on motion by Rowe, seconded by Driskell.

Respectfully submitted: Jason S. Myers, Deputy City Clerk

To: Gary Edwards
From: Brenda Ardrey BA
Date: April 27, 2016
Subject: Street Department Cooperative Procurement Program Purchase of Dump Truck with Snow Plow and Salt Spreader

I am requesting approval to purchase an International Dump Truck with snow plow and salt spreader through the MODOT cooperative procurement program as specified in the City of Sedalia Purchasing Policy. We have budgeted $145,000.00 for this purchase.

Navistar, Inc. bid the MODOT contract for this piece of equipment with a price of $131,731.00. I recommend we purchase the dump truck with snow plow and salt spreader from Navistar, Inc. as it meets all of our specifications and is the state low bid.

Pre-Council Agenda

Council Agenda

To: Brenda Ardrey

From: Jeff McKinney

Date: April 25, 2016

Subject: International Dump Truck with Snow plow and Salt Spreader

Model Profile 2017 International 7400 SFA 4x2 (SA525)

This bid request is for the above subject which was included and approved in the City of Sedalia's 2017 budget. I am requesting that we purchase this equipment utilizing the State of Missouri's Cooperative Procurement Program per the City's purchasing policy from the following company;

Navistar Inc.

900 So. Highway Drive

Fenton, MO 63026

The City of Sedalia's Cooperative Procurement Program states, in part, "Department heads are encouraged to use cooperative purchasing programs sponsored by the State of Missouri. Cooperative purchasing can prove advantageous to the City by taking advantage of the large quantity purchases made by State Government. Purchases made through these programs have met the requirements of competitive bidding and require the approval of the Department Head and City Administrator. Department heads are encouraged to check with the State regarding cooperative procurement contracts in effect prior to making any large purchase."

Navistar Inc. has been included in the MODOT contract for this type of equipment for the past 18 years. In that time they have worked closely with MODOT on product development, improvements, and equipment performance. Navistar also includes the extended MODOT warranty with this quote which covers the engine, engine electronics including injectors for a period of 5 years, 80,000 miles or 3600 hours, whichever occurs first. A 5 year 80,000 mile no hour restriction air conditioner warranty is also included.

We have previously purchased three of these units from Navistar dating back to 2012. Mike Shankles and I agree that International Brand represents both the lowest bid and best value for the City of Sedalia and Public Works. The Missouri State Bid Contract number is: 3-140214RJ.

Capital Appropriated	$145,000.00
Missouri State Bid Contract price	$131,731.00
Difference (Savings)	($13,269.00)

Please let me know if we need additional information.

Thank You,

Jeff McKinney

Pre-Council Agenda

Council Agenda

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 64-4(b) AND SECTION 2-681 OF THE CODE OF ORDINANCES OF THE CITY OF SEDALIA, MISSOURI RELATING TO THE COMPOSITION OF THE ZONING BOARD OF ADJUSTMENT.

WHEREAS, this housekeeping ordinance amends both of these Code sections by removing the language to appoint the alternate members to the Zoning Board of Adjustment from Section 64-4(b) and placing it in Section 2-681 instead.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEDALIA, MISSOURI, AS FOLLOWS:

Section 1. Section 64-4(b) of the Code of Ordinances of the City of Sedalia, Missouri is hereby amended to read as follows:

"(b) A zoning board of adjustment is established in division 13 of Article VI of chapter 2 in accordance with the provisions of RSMo ch. 89 regarding the zoning of cities. The term "board," when used in this chapter, shall be construed to mean the zoning board of adjustment. The powers and duties of the board are enumerated in division 13 of article VI of chapter 2."

Section 2. Section 2-681 of the Code of Ordinances of the City of Sedalia, Missouri is hereby amended to read as follows:

"Sec. 2-681. – Established; members appointed.

The Zoning Board of Adjustment shall consist of five (5) members, who shall be residents of the municipality and who shall be appointed by the Mayor and approved by the City Council. Members shall be appointed for staggered terms of five (5) years each. Three (3) alternate members may be appointed to serve in the absence of or the disqualification of the regular members. All members and alternates shall be removable for cause by the appointing authority upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. The board shall elect its own chairperson who shall serve for one (1) year."

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Read two times by title, copies of the proposed ordinance having been made available for public inspection in the City Clerk's Office prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 2nd day of May, 2016.

_____
Presiding Officer of the Council

Approved by the Mayor of said City this 2nd day of May, 2016.

_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC City Clerk

Pre-Council Agenda

Council Agenda

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE SEDALIA MIDTOWN TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT AND TAKING OTHER ACTIONS RELATED THERETO.

WHEREAS, on November 17, 2008, the City Council of the City of Sedalia ("City Council") adopted Ordinance No. 9694 approving the Sedalia Midtown TIF Redevelopment Plan & Project ("Original TIF Plan"), determined that the Redevelopment Area is a Conservation Area and that it met the other applicable requirements of the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, RSMo, et. seq., as amended, (the "TIF Act"); and

WHEREAS, the Redevelopment Project Area is generally located on approximately 163 acres of land in historic downtown Sedalia and is bounded generally by 9th Street and Broadway Boulevard on the south; Moniteau Avenue on the west; Marvin Street on the east; and Jefferson Street on the north consisting of 178 parcels and abutting public right-of-way; and

WHEREAS, on January 5, 2015, the City adopted Ordinance No. 10258, approving and adopting an amendment to the Original Plan (the "First Amended Plan"); and

WHEREAS, in accordance with the written procedures relating to bids and proposals for implementation of redevelopment projects, on January 8, 2016, the City published in the *Sedalia Democrat* a notice of request for proposals and bids, which provided reasonable opportunity for any person to submit proposals and bids, for proposed redevelopment plans and for the implementation of the proposed redevelopment projects submitted therewith, in compliance with Section 99.820.1(3), RSMo; and

WHEREAS, on January 15, 2016, the City mailed written notices of the scheduled TIF Commission public hearing to all taxing districts from which taxable property is included in the proposed Redevelopment Area ("Taxing Districts"), in compliance with Sections 99.825 and 99.830, RSMo; and

WHEREAS, the City, as the Master Developer of the Original Plan and the First Amended Plan, filed the Second Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan with the Office of the City Clerk on January 27, 2016 (this along with the revisions from February 26, 2016 and March 30, 2016 are hereinafter referred to as the "Second Amended Plan"); and

WHEREAS, on February 3, 2016, the City published notice in the *Sedalia Democrat* of the scheduled TIF Commission public hearing to consider the merits of the proposed Second Amended Plan, in compliance with Section 99.830, RSMo; and

Pre-Council Agenda

Council Agenda

WHEREAS, on February 19, 2016, the City mailed written notices of the scheduled TIF Commission public hearing to all persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Area, in compliance with Section 99.830, RSMo; and

WHEREAS, after the Second Amended Plan was filed with the City, some additional changes were made to the proposed Second Amended Plan and notice of said changes were sent to the Taxing Districts in accordance with Section 99.825.1, RSMo; and

WHEREAS, on February 24, 2016, the City again published notice in the *Sedalia Democrat* of the scheduled TIF Commission public hearing to consider the merits of the proposed TIF Plan, in compliance with Section 99.830, RSMo; and

WHEREAS, a copy of the notices of the public hearing and amendment to the Second Amended Plan have been submitted to the Director of the Department of Economic Development, in compliance with Sections 99.825 and 99.830, RSMo; and

WHEREAS, on February 26, 2016, the City was notified by one of the applicant's that it could not secure the additional financing needed to proceed with its project and therefore the Second Amended Plan had to be revised to remove said improvement from the redevelopment project; and

WHEREAS, on March 2, 2016, at 12:00 p.m., the TIF Commission opened the public hearing and continued said public hearing regarding the Second Amended Plan to a date certain of April 13, 2016; and

WHEREAS, on March 31, 2016, the revised Second Amended Plan was filed with the City Clerk's office and notice of an additional amendment to the Second Amended Plan was mailed by certified mail to the Taxing Districts, in compliance with Section 99.825.1, RSMo; and

WHEREAS, on April 13, 2016, the TIF Commission met to continue its discussion and take testimony regarding the proposed Second Amended Plan; upon conclusion of the public hearing, the TIF Commission closed the public hearing to consider the proposed Second Amended Plan; and

WHEREAS, the public hearing conducted by the TIF Commission to consider the Second Amended Plan was open to the public, a quorum of the Commissioners was present and acted throughout, and the proper notice of such hearing was given in accordance with all applicable laws including Chapter 610, RSMo; and

WHEREAS, after considering the evidence and testimony received at the public hearing, the TIF Commission unanimously recommend to the City Council to make all the required findings and take certain actions to adopt and implement the Second Amended Plan; and

WHEREAS, the City Council having heard and considered the Second Amended Plan, and all comments, testimony, and other evidence adduced at public meetings, additional information provided by City staff and consultants from meetings with the applicants, the evidence and testimony submitted at the Commission public hearing, and the recommendations of the Commission, now desires to approve the Second Amended Plan, and authorize City staff and consultants to do all things necessary to implement the Second Amended Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEDALIA, MISSOURI, as follows:

Section 1. That upon consideration of the evidence produced in the TIF Commission hearing and presentations of information before this Council during the amendment process, the City Council hereby re-affirms each and every finding made in Section 1 of Ordinance No. 9694 dated November 17, 2008, as those findings apply to the Second Amended Plan.

Section 2. That the Second Amended Plan, a copy of which is attached hereto and incorporated herein as **Exhibit A**, is hereby approved and adopted.

Section 3. That the tracts of land legally described in **Exhibit B**, which is attached hereto and incorporated herein are hereby designated as the Redevelopment Area. The legal description in Exhibit B is identical to the legal description in Attachment 2 of the Original TIF Plan. The Redevelopment Area has not changed as a result of this amendment.

Section 4. That the City of Sedalia is designated the master developer to implement the Second Amended Plan.

Section 5. The City staff, the City's special legal counsel, and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance, to create those funds and accounts required by the Act to implement the Second Amended Plan, and to execute and deliver for and on behalf of the City all certificates, instruments, and agreements or other documents as may be necessary, desirable, convenient, or proper to perform all matters authorized herein.

Section 6. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 7. This Ordinance shall be in full force and effect from and after its passage and approval by the City Council.

Pre-Council Agenda

Council Agenda

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 2nd day of May 2016.

_____
Presiding Officer of the Council

Approved by the Mayor of said City this 2nd day of May, 2016.

_____
Stephen J. Galliher, Mayor

ATTEST:

_____
Arlene Silvey, MPCC
City Clerk

1st reading _____
2nd reading _____

EXHIBIT A

SECOND AMENDMENT TO THE SEDALIA MIDTOWN TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT

[SEE ATTACHED]

Pre-Council Agenda

Council Agenda

SECOND AMENDMENT TO THE
SEDALIA MIDTOWN TAX INCREMENT FINANCING
REDEVELOPMENT PLAN

Submitted to the City of Sedalia, Missouri on January 27, 2016.
Revised on February 26, 2016
Revised on March 30, 2016

RECITALS

A. The City of Sedalia, Missouri (the "**City**") is authorized pursuant to the Real Property Tax Increment Financing Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo to adopt a plan for the redevelopment of a prescribed area that will directly and substantially benefit from redevelopment project improvements and to provide funding to implement the plan.

B. On November 17, 2008, the City of Sedalia (the "**City**" or "**Master Developer**") adopted Ordinance No. 9665, approving and adopting the Sedalia Midtown Tax Increment Financing Redevelopment Plan (the " **Original TIF Plan**") and related Redevelopment Projects ("**Project**" or "**Projects**") (referred to collectively as the "**Plan and Projects**") within the Sedalia Midtown Redevelopment Area (the "**Redevelopment Project Area**"). The Redevelopment Area is generally located on approximately 163 acres of land in historic downtown Sedalia, Missouri and is bounded generally by 9th Street and Broadway Boulevard on the south; Moniteau Avenue on the west; Marvin Street on the east; and Jefferson Street on the north consisting of 178 parcels and abutting public rights-of-way.

C. The Redevelopment Area has been designated as a Conservation Area by the Sedalia City Council.

D. On January 5, 2015, the City approved and adopted an Amendment to the Original TIF Plan ("**First Amended Plan**"). In addition to streetscape enhancements and construction of a community center, the First Amended Plan included the rehabilitation of the Sedalia Trust Building and State Fair Community College McLaughlin building as well as demolition of the Broadway Arms Building at the intersection of Broadway and Lamine Streets.

E. Since the approval of the First Amended Plan, State Fair Community College has abandoned the McLaughlin Building project, and therefore funds are available for other potential projects in the Redevelopment Area. The purpose of this Second Amendment to the Midtown Tax Increment Financing Plan (the "**Second Amended Plan**") is to set forth a revised scope of the Project as reimbursable under the plan, which includes: (1) rehabilitation of the Uptown Theater, (2) renovation of the historic Lona Theater (Liberty Center), and (3) implementation of a business incentive program. In addition, the Second Amended Plan includes the following Project components that were approved under the

Pre-Council Agenda

Council Agenda

Original TIF Plan and First Amended Plan: (1) comprehensive streetscape improvement program, (2) the stabilization and structural repair of the Sedalia Trust Building, and (3) the demolition of the Broadway Arms building.

AMENDMENTS

1. Generally. This Second Amended Plan is intended to supplement the Original TIF Plan and First Amended Plan. To the extent this Second Amended Plan differs from or is inconsistent with the Original TIF Plan or First Amended Plan, the Second Amended Plan shall supersede the Original TIF Plan and First Amended Plan. All capitalized words or terms used in this Second Amended Plan that are not defined herein shall have the meaning ascribed to them in the Original TIF Plan or First Amended Plan.

2. Name of Second Amended Plan. The name of the Second Amended Plan shall remain the "Sedalia Midtown TIF Redevelopment Plan & Project."

3. Boundaries. The exterior boundaries of the Redevelopment Area have not changed. A legal description describing the boundaries of the Redevelopment Area is attached to the Original TIF Plan as **Attachment 2**.

4. Definitions.

   a. ***ACT*** means the Real Property Tax Increment Financing Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo, as amended.

   b. ***CONSERVATION AREA*** means an area defined in Section 99.805, (3) RSMo, as any improved area within a redevelopment area within the territorial limits of a city in which 50% or more of the structures in the area have an age of 35 years or more which is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning.

   c. ***DEVELOPER*** means any individual or entity which wishes to facilitate redevelopment of property within the Redevelopment Area pursuant to the Redevelopment Plan.

   d. ***MASTER DEVELOPER*** means the City of Sedalia, Missouri.

   e. ***REDEVELOPMENT AREA*** or ***REDEVELOPMENT PROJECT AREA*** means the

Pre-Council Agenda

Council Agenda

approximately 163 acres of land generally bound by 9th Street and Broadway Boulevard on the south, Moniteau Avenue on the west, Marvin Street on the east, and Jefferson Street on the north and are shown on **Plate 1 – Redevelopment Area** in **Attachment One** to the Original TIF Plan and further described in the boundary description contained in **Attachment Two** to the Original TIF Plan.

f. ***REDEVELOPMENT PLAN*** means the Sedalia Midtown Tax Increment Financing Redevelopment Plan that was approved by the City on July 21, 2008 by Ordinance No. 9665 and any amendments thereto.

g. ***REDEVELOPMENT PROJECT*** means the individual development improvements within the Redevelopment Area that are reimbursable under the Redevelopment Plan as further set forth in Section 4 of this Plan and any amendment thereto.

h. ***REDEVELOPMENT PROJECT COSTS*** means the costs to complete the Redevelopment Project as set forth in **Table 4-1**.

5. Specific Plan Objectives. Specific objectives of this Plan are:

To amend Section 4 of the Original TIF Plan and First Amended Plan as set forth below. All other provisions of the Original Plan and First Amended Plan that are not amended by the following shall remain valid and in place.

SECTION 4
REDEVELOPMENT PLAN

Estimated Redevelopment Project Costs

This Second Amended Plan provides for the use of TIF revenues to be used, in accordance with Section 99.805(14) RSMo, as amended, for the Redevelopment Project, which includes:

1. A comprehensive streetscape improvement program:
   a. Infrastructure and streetscape improvements including, but not limited to, public parking improvements, new street lights and safety enhancements, new traffic signals, improved storm water drainage and new water mains and fire hydrants:
      i. Main Street (from Kentucky Street to Lamine Avenue) and Ohio Avenue (from Pacific Street to 3rd Street);
      ii. Ohio Avenue (from 3rd Street to 5th Street), including the three blocks surrounding the Pettis County Courthouse;
      iii. Ohio Avenue (from 5th Street to Broadway);
      iv. 3rd Street (from Ohio Avenue to the Katy Depot – connecting the new streetscape to the Katy Depot); and
      v. Various street improvements throughout the Midtown district – e.g., replacing water mains, sidewalks, storm drainage and sanitary sewer improvements as

Pre-Council Agenda

Council Agenda

required.

b. The goal of the streetscape improvement program is both to improve the area's infrastructure in order to stabilize it and also to improve its ability to handle additional development; furthermore, the streetscape will enhance the district by repairing a number of deficiencies in the right-of-way (noted herein) and to unify the Midtown Area via a common streetscape design.

2. Stabilization and structural repair of the Sedalia Trust Building located at 322 South Ohio, to prepare for redevelopment of property;
   a. Demolition of north wall and replacement with structural support;
   b. Stabilization of stone façade on east and south facades;
   c. Purchase of Beard Building to increase marketability and lessen repair liability;
   d. Installation of gutter and downspouts; and
   e. General weatherization of building.
3. Demolition of the Broadway Arms Building at Broadway and Lamine Streets;
4. Rehabilitation of the Uptown Theater; and
5. Renovation of historic Lona Theater (Liberty Center).

Table 4-1.

Estimated Redevelopment Plan and Project Costs

Redevelopment Plan & Project Cost Items	
Streetscape Enhancement Program (All Phases)	$6,300,000
Sedalia Trust Building Stabilization and Rehabilitation	$1,500,000
Broadway Arms Demolition	$125,000
Uptown Theater Rehabilitation	$600,000
Business Incentive Program	$125,000
Liberty Center Project	$1,603,000
Professional Fees	$50,000
Total Anticipated Redevelopment Plan and Project Costs	**$10,303,000 ***

* Excludes interest, costs of financing and other related costs

Table 4-2

Anticipated Redevelopment Plan & Project Implementation Costs to be Paid by TIF Bonds and/or Other Obligations

Redevelopment Plan & Project Cost Items	
Streetscape Enhancement Program (All Phases)	$700,000
Sedalia Trust Building Stabilization	$495,000
Broadway Arms Demolition	$100,000
Uptown Theater Rehabilitation	$400,000

Business Incentive Program	$125,000
Liberty Center Project	$703,000
Professional Fees	$50,000
	$2,573,000*

* Excludes interest, costs of financing and other related costs

Table 4-3

Anticipated Redevelopment Plan and Project Implementation Costs to be Privately Financed

Redevelopment Plan & Project Cost Items	
Streetscape Enhancement Program (All Phases)	$5,600,000
Sedalia Trust Building Stabilization	$1,005,000
Broadway Arms Demolition	$25,000
Uptown Theater Rehabilitation	$200,000
Business Incentive Program	$0
Liberty Center Project	$900,000
Professional Fees	$0
	$7,730,000*

* Excludes interest, costs of financing and other related costs

Redevelopment Plan Project Owners	
Streetscape Enhancement Program (All Phases)	City
Sedalia Trust Building Stabilization	Non-profit
Broadway Arms Demolition	City
Lamy Building	Private Owner
Uptown Theater Rehabilitation	Non-profit
Business Incentive Program	Non-profit
Liberty Center Project	Non-profit
Professional Fees	City

6. Plan Implementation.

   a. Redevelopment Project. The Redevelopment Project will include: (1) a comprehensive streetscape improvement program; (2) stabilization and structural repair of the Sedalia Trust Building; (3) demolition of the Broadway Arms Building; (4) rehabilitation of the Uptown Theater; (5) renovation of historic Lona Theater (Liberty Center); (6) Business Incentive Program; and (7) Professional Fees, as described in **Table 4-1** and further described in the proposals in the attached

Exhibit B-2.

b. Schedule of Development. The Act requires each redevelopment project to be adopted within 10 years after the approval of the Redevelopment Plan. The Act provides that all Redevelopment Project Costs must be retired within 23 years after the approval of the last redevelopment project. The estimated completion date and the retirement of all obligations incurred to finance the Redevelopment Project Costs shall be no more than 23 years pursuant to the Act.

7. Financing Plan.

a. Projected Redevelopment Project Costs. The Redevelopment Project Costs for the Redevelopment Project are estimated to be approximately Ten Million Three Hundred Three Thousand and No/100 Dollars ($10,303,000.00), as shown in **Table 4-1**. These estimated Redevelopment Project Costs include Reimbursable Project Costs in the total aggregate amount of approximately Two Million Five Hundred Seventy-Three Thousand and No/100 Dollars ($2,573,000.00); as currently anticipated, and shown in **Table 4-2**.

b. Evidence of Commitment to Finance. The City has reaffirmed its role as Master Developer of the Redevelopment Project with a continuing commitment that the City will play a direct role in managing and funding infrastructure improvements and construction as evidenced by the letter attached hereto as **Exhibit A**.

c. Projected TIF Revenue. The projected Payments in Lieu of Taxes and Economic Activity Taxes to be generated by the Redevelopment Project from 2016 – 2030 are approximately Three Million Three Hundred Twenty-Four Thousand Eight Hundred Ten and No/100 Dollars ($3,324,810.00) (assuming the collection of 50% of the Ambulance District). The projections and the specific assumptions made to determine such projections are set forth in the revised Cost Benefit Analysis prepared by PGAV, attached hereto as **Exhibit B-1**, and specifically in the memorandum (pages 1-6) and the Baseline Tables (Tables 1-4).

d. Payments in Lieu of Taxes.

i. Equalized Assessed Valuation. According to the records of the County Assessor, the approximate Total Initial Equalized Assessed Value of the Redevelopment Area is Four Million Two Hundred Seventy-Seven Thousand Sixty and No/100 Dollars ($4,277,060.00). The approximate current ad valorem tax levy rates in the Redevelopment Area are $5.8142 per $100 of assessed valuation for residential and commercial property, both of which excludes the replacement tax levy and the blind pension fund, which levies are not subject to tax increment financing.

ii. Anticipated Assessed Valuation. Upon completion of the Redevelopment Project, the assessed value of the Redevelopment Area is anticipated to be Seven Million Five Hundred Ninety-Three Thousand Three Hundred Thirty-Four and No/100 Dollars ($7,593,334.00). When development of the Redevelopment Area is complete, and this Plan is terminated, the Redevelopment Project will annually yield an estimated Three Million Three Hundred Thousand Sixteen Two Hundred Seventy-Four and No/100 Dollars ($3,316,274.00) in additional ad valorem real property assessed value.

e. Economic Activity Taxes.

i. Current Sales and Sales Tax Rates. Sales tax revenue resulting from sales in the Redevelopment Area in 2007, the year prior to the year in which the Original TIF Plan was adopted, was Nine Hundred Four Thousand and No/100 Dollars ($904,000.00). The current local sales tax rate for the Taxing Districts is 3.875%, which excludes the State of Missouri sales tax (4.225%).

ii. Anticipated Sales Taxes. Growth in retail sales volume has not kept pace with initial estimates, which estimates were 4% average annual growth. The revised Cost Benefit Analysis projects average annual growth at a rate of 0%, as to date, the Redevelopment Area has generated only a small amount of incremental sales taxes since the Original TIF Plan was adopted (approximately $3,750). However, the Cost Benefit Analysis does show that there could be some additional sales tax to the TIF assuming that the Ambulance District contributes 50% of its portion of sales tax.

f. Special Allocation Fund. The City Finance Director has established a segregated PILOT Account and EAT Account required by the Act to be maintained in the Special Allocation Fund.

8. Disbursements from Special Allocation Fund. Disbursement of funds from the special allocation account shall be made by the City Finance Director on a pay-as-you-go basis to pay costs associated with the completion of the Redevelopment Project unless TIF bonds or other financial obligations are issued pursuant to the Original TIF Plan. If TIF bonds or other financial obligations are issued, then disbursements from the special allocation account shall be done in accordance with the financing documents associated with such issuance.

9. Cost-Benefit Analysis. The amount of all revenue estimated to be received by the Taxing Districts directly from the Redevelopment Project during 2016-2030 is Nineteen Million Seven Hundred Seventy-Nine Thousand Three Hundred Twenty-Eight and No/100 Dollars ($19,779,328.00), as shown on the revised cost-benefit analysis attached as **Exhibit B-1**.

The cost-benefit analysis shows the impact of the economy if the Redevelopment Project is built pursuant to the Plan, and illustrates the fiscal impact on every Taxing District.

10. Required Statutory Findings.

a. Conservation Area. The Redevelopment Area on the whole is a Conservation Area as defined in the Act and as found by the City Council in Ordinance No. 9665, and as set forth in **Sections 2 and 3** of the Original TIF Plan. The development remains in the public interest because it will alleviate defective and inadequate street infrastructure in the area, improve the safety of the public, increase employment in and enhance the tax base of the City, and help to alleviate the economic obsolescence and deterioration of site improvements by rehabilitating and renovating existing structures. To date, these conservation area conditions have not yet been fully abated. Not all of the factors establishing the Redevelopment Area as a Conservation Area in Ordinance No. 9665 have been remediated, but the Redevelopment Project, as amended, will serve to help alleviate such conditions.

b. Expectations for Development (But-for analysis). The Redevelopment Area as a whole has not been subject to growth and development through investment by private enterprise as demonstrated in part by the City Affidavit, attached hereto as **Exhibit D**, and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial costs of the Redevelopment Project.

c. Conforms to Comprehensive Plan. The City's Comprehensive Plan indicates that the Redevelopment Area may be developed for commercial; infill redevelopment; growth and development; entrepreneurship as demonstrated by the Community Development Director's memorandum, attached hereto as **Exhibit C**. This Second Amended Plan designates the Redevelopment Area for such uses and consequently conforms to the City's Comprehensive Plan.

d. Date to Adopt Redevelopment Project. Any Ordinance approving any Redevelopment Project, or amendment thereto, will not be adopted later than ten (10) years from the adoption of the Original TIF Plan.

e. Date to Complete Redevelopment. The Redevelopment Project will be completed prior to the date that is not more than 23 years from the adoption of the Ordinance approving the Redevelopment Project.

f. Date to Retire Obligations. Obligations are required to be retired on a date that is less than 23 years from the adoption of the last Ordinance approving any Redevelopment Project, or amendment thereto.

g. Acquisition by Eminent Domain. Pursuant to the Act, no property for a Redevelopment Project shall be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving the Original TIF Plan. The Original TIF Plan was approved in 2008, therefore because the five (5) year period has expired, no property constituting the Redevelopment Area can be acquired by eminent domain.

h. Relocation Assistance Plan. The plan for relocation assistance for businesses and residences attached as **Attachment 6** to the Original TIF Plan is unchanged and remains in effect.

i. Cost-benefit Analysis. The revised cost-benefit analysis attached hereto as **Exhibit B-1**, shows the economic impact of the Redevelopment Project on each Taxing District. The analysis shows the impact on the economy if the Redevelopment Project is built and if the Redevelopment Project is not built pursuant to the Plan. The analysis includes a fiscal impact study on every Taxing District.

j. Gambling Establishment. This Second Amended Plan does not include the initial development or redevelopment of any gambling establishment as defined by the Act.

EXHIBIT A

City of Sedalia

MUNICIPAL BUILDING
300 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

PHONE 660-827-3000
FAX 660-827-3065

To: Members, City of Sedalia Tax Increment Financing Commission

From: Gary L. Edwards, City Administrator

Date: January 27, 2016

Re: Second Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project Financial Feasibility

On October 17, 2008 Keith Riesberg, City Administrator for the City of Sedalia, Missouri (the "City") submitted a statement of financial feasibility and commitment on behalf of the City of Sedalia. Riesberg's statement confirms the City's role as the Master Developer of the Redevelopment Project(s) with a commitment that the City will play a direct role in managing and funding infrastructure improvement and construction.

On the Date noted above, the City reconfirms the City's role as Master Developer of the Redevelopment Project(s) with a continuing commitment that the City will play a direct role in managing and funding infrastructure improvement and construction.

Gary L. Edwards, City Administrator

Pre-Council Agenda

Council Agenda

EXHIBIT B-1

Revised Cost-Benefit Analysis Prepared by PGAV

See attached

Pre-Council Agenda

Council Agenda

EXHIBIT B-2

Individual Plan Proposals (See Attached)

Pre-Council Agenda

Council Agenda

SEDALIA TRUST BUILDING PROPOSAL

Midtown TIF 2nd Amendment-

Project Description-Sedalia Trust Co. Building amendment

Stabilization and structural repair of the Sedalia Trust Co. building, located at 322 South Ohio, was included in the First Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and funded to the extent of a maximum of $150,000.00. Since the adoption of the first amendment, a separate non-profit corporation was formed under the name of Friends of the Sedalia Trust for the expressed purpose of taking ownership of the property and undertaking and directing the preservation effort of stabilization and structural repair of the building for the purpose of attracting private development in the downtown area and promoting historic preservation.

Initial repairs to the building began in November 2014 with the replacement of broken windows, installation of a new electric service and basement sump pump to remove standing water from the lower level of the structure. After several structural inspections by Norton & Schmidt, it was recommended that an interior support wall would need to be constructed on the north wall of the structure before any masonry repair and tuck pointing be attempted. Septagon Construction of Sedalia was contracted to build the interior support wall which was completed in October 2015. It was also determined that the repair of the north wall would best be addressed by the removal of most of the bricks and replacing the wall with wood sheeting. Mid-Continental Restoration began removal of loose stone facing, cleaning and sealing stone on the south and east exterior walls in November 2015. The work also included tuck pointing sections of brick on the north wall that will remain intact for structural purposes and is ongoing.

During the repairs, concerns arose as to risk of liability of damage to the adjoining structure of 316-318 South Ohio and the Friends of the Sedalia Trust negotiated the purchase of the adjoining property to minimize the liability and to increase the marketability of the Trust building property. The non-profit group solicited the help of the City of Sedalia in providing funds to purchase the property and continue ongoing repairs to the Sedalia Trust Co. The City committed the sum of

$275,000.00 to be advanced for immediate costs and included in the amendment of the Midtown TIF for reimbursement to the City of Sedalia.

The total project costs proposed for Sedalia Trust building stabilization and repair is amended to $495,000.00.

Repairs to date	$113,791.56	
-Septagon Construction-support wall		$94,933.00
-Norton & Schmidt-eng. reports & inspections		$7,318.10
-Crane rentals & other repairs		$11,540.46
Balance of repairs funded under first amendment	$36,218.44	
-Mid-Continental Restoration-stone repair		$36,218.44
TIF First Amendment costs:	$150,000.00	
City of Sedalia advanced funds	$275,000.00	
- Mid-Continental Restoration-balance of stone repair, cleaning, sealing & tuck-pointing		$96,081.56
-TNT Demolition-remove brick wall, install wood sheeting		$61,500.00
-316-318 S. Ohio purchase		$100,000.00
-Partial additional repairs-surface texture on sheeting & repair & installation of downspouts & guttering		$17,418.44
Additional costs for application and paint north wall, repair & installation of downspouts & guttering	$70,000.00	
Total amended project costs:	$495,000.00	

The property will be marketed for mixed-use development with retail or professional use of first & second stories and residential in the third and fourth stories. The property, together with 316-318 South Ohio, will be sold for $200,000.00, said sum to be paid back directly to the City of Sedalia for deposit to the Midtown TIF.

The anticipated project implementation costs to be privately funded are estimated as follows:

Acquisition costs	$200,000.00*
Property improvements	$2,000,000.00
	$2,200,000.00

*Reimbursed to Midtown TIF funds

Pre-Council Agenda

Council Agenda

UPTOWN THEATER PROPOSAL

Midtown TIF 2nd Amendment

Project Description-Uptown Theatre Rehabilitation

The historic Uptown Theatre was built as a cinema in 1936. The structure is located at 225 South Ohio, in the downtown historic district. It has been vacant since the mid-1970's and suffered extensive deterioration over an extended time due to failing roofing surfaces and inadequate gutters and downspouts.

The John and Marge Wagenkecht family (J.T. Ghosen family) donated the property to Sedalia Downtown Development, Inc. in December 2006, along with approximately $40,000 for the costs for replacing the roof and repairing the downspouts and gutters. All funds were expended and the building was rendered weather-tight in 2007. Several structural inspections and design studies have been completed since that time. Sedalia Downtown Development, Inc. determined to rehabilitate the structure as a local 450-600 seat event center, focusing on use as a musical event center and small-venue cinema. The total cost of rehabilitation is estimated at $600,000, with the assistance of volunteer labor and donated materials.

The owner has attempted several fundraising and solicitation campaigns, only a small amount of funds have been realized. Electric service was installed in the structure in 2013. Several volunteer clean up days have been held to clear stored debris from the structure. The structure has now been made ready for renovation work

In its present condition, the Uptown Theatre contributes to the detrimental underlying conditions of the conservation area as defined in the original Midtown TIF redevelopment plan in vacancy, deterioration and lack of community planning. A rehabilitated structure and implementation as a downtown event center will serve to provide increased activity to the downtown area through staging of concerts and other stage shows, art films and other entertainment venues.

Sedalia Downtown Development, Inc. will retain ownership of the property and manage the operation of the event center as an unrelated business of the non-profit corporation. It will thus be subject to real & personal property taxes and all concession sales and ticket sales for entertainment venues will be subject to state and local sales taxes. Additionally, the revenue produced from operation of the facility will provide funds to S.D.D.I. for the maintenance of the property and program income for other activities of the non-profit for the economic revitalization of the downtown commercial district. It provides new opportunities in the arts and entertainment culture of the district, enhances activity in after-business hours throughout the downtown area and supports existing tourism venues, such as the Scott Joplin International Ragtime Festival and local film festivals.

Mission Statement:
The mission of the Uptown Theatre is to provide a vast array of cinematic and live entertainment to the public. We strive to set a standard of preservation for our historic district. We commit to showcase a variety of the most superb productions for our patrons, and impart a unique

Pre-Council Agenda

Council Agenda

entertainment experience, unmatchable anywhere. We pledge to promote our community to the world through preserving our extraordinary palace of diversion and creating a place we can all feel reunited with our heritage.

The renovation of the Uptown Theatre property will benefit the conservation area as defined in the Midtown Tax Increment Financing Redevelopment Plan in reducing vacancy, eliminating deterioration and blight and meeting priorities of existing community planning initiatives.

The total project costs proposed for Uptown Theatre rehabilitation project is as follows:

Exterior repairs and renovation, tuck pointing rear wall	$80,000.00
Marquee reconstruction	$25,000.00
HVAC	$100,000.00
Electrical	$70,000.00
Plumbing	$65,000.00
Interior renovations	$100,000.00
Seating and fixtures	$80,000.00
Sound/lighting/projection	$55,000.00
Design & engineering	$25,000.00
Total projected costs:	**$600,000.00**

The anticipated project implementation costs to be privately funded are estimated as follows:

Acquisition costs-already held by developer	
Property improvements with cash donations and in-kind donations of materials and volunteer labor (cash raised through benefit auctions, fundraising events & sponsorship dedications-seats)	$200,000.00
	$200,000.00

Renovation project timeline:

Design work	60 days	May 1, 2016	June 30, 2016
Exterior repairs	60 days	June 1, 2016	July 30, 2016
Marquee reconstruction	25 days	July 1, 2016	July 25, 2016
Interior renovations	180 days	July 1, 2016	December 30, 2016
HVAC	45 days	July 1, 2016	August 15, 2016
Electrical	90 days	June 1, 2016	August 30, 2016
Plumbing	60 days	July 1, 2016	August 30, 1016
Sound/lighting/projection	90 days	July 15, 2016	October 15, 2016
Seating & fixtures	60 days	October 15, 2016	December 15, 2016

S.D.D.I. will use the Uptown Theatre for frequent and regular musical concerts and performances. Approximately 4 live entertainment venues will be scheduled monthly, with approximate half directly sponsored by S.D.D.I. and half presented by outside groups renting the facilities. For each live performance, ticket sales are estimated at $4,000 and concessions at $2,000.00. Two cinema presentations will be planned monthly, with ticket sales averaging $2,000 and concession sales at $2,000 for each film event.

Revenue projections for completed Uptown Theatre project, estimates after 3-5 years operation:

Event Descriptions:	Monthly	Annually
Live stage concerts and other productions	$24,000	$288,000
Cinema showings	$8,000	$96,000
		$384,000

Respectfully submitted,

Sedalia Downtown Development, Inc.
P.O. Box 820
Sedalia, MO 65302
66.827.7388
meg@downtownsedalia.com

Pre-Council Agenda

Council Agenda

Business Incentive Program

To further incentivize small business start-ups in the downtown area, Sedalia Downtown Development, Inc. will administer a revolving loan program over the next 5 years, offering new or expanding retail businesses the opportunity to borrow low-interest improvement loans in the amounts from $5,000 to $10,000 each for the use for capital improvements and equipment purchases necessary for the business operation.

The loan pool available for each year will be $25,000. Application selection criteria will be based on the criteria of "Cash, Credit & Character." Additional preference will be given to businesses that fulfill an identified need for the redevelopment area. Loans will be set up on 3-year, monthly installments with interest at prime + 1%. Loans will be secured with either deeds of trust on building improvements or UCC-1 filings for equipment purchases.

Total project costs are $125,000.00. Payments of principal & interest received will be transferred to the City of Sedalia on a quarterly basis for the Mid-town TIF recapture.

It is estimated 3-5 businesses will be benefited per year, with a minimum total of 15-25 businesses assisted through the incentive loan program. The schedule for the program is as follows:

Loan Date	Repayment Term	Annual Costs	No. of Loans
2017	2017-2020	$25,000.00	3-5 businesses
2018	2018-2021	$25,000.00	3-5 businesses
2019	2019-2022	$25,000.00	3-5 businesses
2020	2020-2023	$25,000.00	3-5 businesses
2021	2021-2024	$25,000.00	3-5 businesses
		$125,000.00	15-25 businesses

The Sedalia Downtown Development, Inc. Business Incentive Loan Program will benefit the Conservation Ares as defined in the Mid-Town T.I.F. Redevelopment Plan in reducing the number of vacant buildings and eliminating deterioration and blight, attracting and promoting new retail startups and expanding existing retail businesses and increasing property values, assessed valuations, and sales tax revenues.

Respectfully submitted,

Sedalia Downtown Development, Inc.
P.O. Box 820
Sedalia, MO 65302
66.827.7388
meg@downtownsedalia.com

LIBERTY CENTER (LONA THEATRE) PROPOSAL

January 20, 2016

Jennifer M. Baird
Lauber Municipal Law, LLC
529 SE 2nd Street, Suite D
Lee's Summit, Missouri 64063

John Simmons
Community Development Director
City of Sedalia
Sedalia MO, 65301

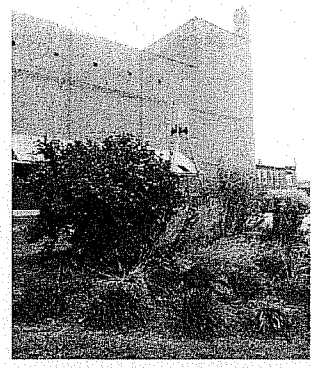
Re: The Hayden Liberty Center Association for the Arts, Inc. Midtown TIF Proposal

Dear John and Ms. Baird:

Recently the historic Lona Theatre (The Hayden Liberty Center Association for the Arts) has undergone some much needed updates and renovations. The cost of the completed items to date is $900,000 which was raised by private donors. We are still in need of funding for the completion of Phase II.

In December 2015, members of the Liberty Center Construction Project met with John Simmons and Meg Liston. John and Meg were excited about the Liberty Center project. Upon their positive feedback regarding the project the proposal numbers were confirmed with our architects, Rollings & Associates. Rollings indicated the need for the back flow preventer and that our number for the second floor remodel was low and provided the correct amount.

Below is a more detailed description of each line item in our proposal. Since we have already raised nearly one million dollars within our community for Phase I, we are asking that 100 percent of the items listed below for Phase II be funded via the Midtown TIF. However, one line item for Phase II is not included in the request. A donor is sponsoring the cost of new seats which will be $12,000.



I. Roof Replacement ---------- $ 125,000

The lower level of the front northern portion of the building needs a new roof. The area is indicated by the arrow in the *Photo A*.

II. Back Flow Preventer ---------- -- 2,700

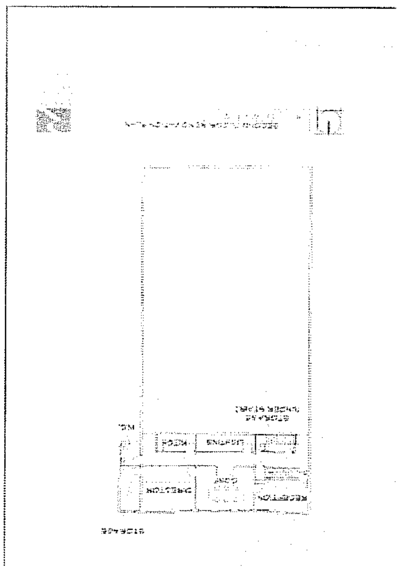
This item was added at the suggestion of our architect. During Phase I the city inspector indicated we should plan to install one at some point.

III. Structural Reinforcements ---------- - 60,000

In the front north end of the building there is a structural issue which needs to be reinforced via spreading the weight of the building out among other load bearing joists.

Pre-Council Agenda

Council Agenda



IV. Second Floor Remodel - 80,000

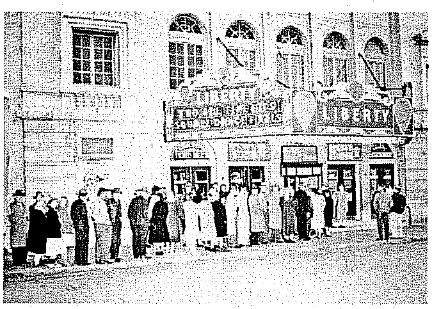
Upon remodel, this area will house a small reception area, access to the theatre, offices, provides access to the third floor light room and become a tech room for lighting and sound. It will have walls moved, new flooring, lighting, electrical, drywall, painting, and a restroom added. *See Photo B* for architectural drawings.

V. New Fly System - 250,000

In order to bring in and produce shows a modern day shows. The theatrical world has left our system behind years ago. This new system will allow us to hang a variety of flies at different lengths, easier to manipulate the flies, and to actually offer more special effects in shows.

VI. Remodel of Green Room/Dressing Room - - - - - - - - - - - - - - 20,000

This area in is need of drywall, new lighting, new counters in the makeup area and bathrooms, carpet, and paint.



VII. Front Marquee - 100,000

The addition of the front marquee will add to the streetscape of downtown and help with locating the theatre. These costs are associated with a structural engineer, fabrication of the piece to look like the original, installation, and electrical. See *Photo C* for original marquee.

VIII. Auditorium Carpet - 6,000

This is for new carpet to match the rest of the building which will be installed on both sets of steps in the auditorium. The current flooring is stained, tattered and torn in places.

Total Midtown TIF Request for the Hayden Liberty Center - <u>$643,000</u>

Currently, we have $700,000 in pledges to be paid over the next five years. We have taken a loan out against the pledges which will be paid off in five years. The theatre is owned by the Liberty Center Association for the Arts, Inc. and is a 501©3. There is no other lien against the building.

The projected revenue from in-house productions, professional productions, and film series is $80,000 annually. Rental income is projected at $10,000 annually for a combined income of $90,000 in events/rentals. We also rely on donations and grants for additional funding. Other downtown businesses benefit from events held in our facility. We are aware that most of those attending evening events at our theatre usually dine in the downtown area. We also like to create partnerships so businesses/organizations can be a part of what is happening in our theater and benefit financially. In the past we have partnered with a downtown restaurant to create a dinner

Pre-Council Agenda

Council Agenda

theater and most recently we hosted a professional production of "The Church Basement Ladies" we partnered with a downtown church who hosted a meal prior to the show. This gave attendees the "full church basement lady experience." It was a success. We will continue to build downtown experiences around our events.

Your consideration of our proposal is appreciated.

James Trelow, President
Joe Fischer, Construction Manager
Terri Ballard, Executive Director

Pre-Council Agenda

Council Agenda

Jennifer Baird

From: John Simmons <jsimmons@cityofsedalia.com>
Sent: Wednesday, February 17, 2016 5:46 PM
To: Jennifer Baird (jbaird@laubermunicipal.com)
Subject: FW: LCAA TIF Proposal

From: Terri Ballard [mailto:terri@lcaasedalia.com]
Sent: Friday, February 12, 2016 12:19 PM
To: John Simmons
Subject: LCAA TIF Proposal

Hi John,
After re-reading your emails to me, which includes some language about the Midtown TIF, I was hoping we could include the paving of our parking lot (located on the south side of the LCAA) in our proposal. The lot is currently only gravel which of course has many potholes and even some items protruding from the lot along the alley side (I assume that is some leftover foundation from an old building). The language I am referring to is the defective and inadequate street infrastructure. I think the paving of the lot would also add to the beautification of the streetscape.

If at all possible can we add $60,000 to our proposal for the Midtown TIF? This would cover asphalt for the lot, excavating of what appears to be old foundation remnants, and some landscaping.

You have been so helpful. I really appreciate your time. Let me know if I can proceed by including this in my TIF proposal.

Thanks again!

Terri

Terri A. Ballard
Executive Director

Liberty Center Association for the Arts, Inc.
111 West 5th Street
Sedalia MO 65301
(660) 827-3228
(660) 826-2899 Ticket Office

www.lcaasedalia.com

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www.lcaasedalia.com

EXHIBIT C

Community Development Director Memorandum

See Attached

City of Sedalia

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

PHONE 660-827-3000
FAX 660-827-3885

January 25, 2016

To: Midtown TIF Commission
From: John Simmons, Community Development Director

Dear Commissioners,

On behalf of the City of Sedalia, I am verifying that the proposed TIF amendment #2 is in agreement and accordance with the City of Sedalia's 2014 Comprehensive Plan.

The amendment directly assists in accomplishing the following goals:

Commercial

C.3 Downtown will become a high-density mixed-use destination incorporating retail, employment, office and residential uses.

C.3.1 Work with the private sector to encourage the development of the mixed-use district.

C.3.3 Develop incentive programs for infill development and redevelopment within the downtown.

C.3.5 Implement the D.R.E.A.M. Initiative Downtown Plan.

Infill/Redevelopment

IR.1 Sedalia will eradicate vacancy in its downtown.

IR.2 Sedalia will retain the historic character of Downtown.

IR.2.3 …update the redevelopment strategy to keep important elements intact.

Growth & Development

GD.3 Conservation areas in Sedalia will be protected from physical and fiscal decline. (The Midtown TIF is defined as a conservation area per statute.)

GD.4 Stabilization areas in Sedalia will be protected from deterioration and move toward becoming conservation areas.

GD.5 Re-establishment areas in Sedalia will be re-established as a vital part of the city.

GD.5.1 The City will assist in the acquisition and preparation of land for redevelopment.

GD.5.2 Target programs that promote property revitalization and major repair.

GD.5.3 Target incentives for redevelopment.

Entrepreneurship

E.1 Sedalia will grow a strong entrepreneurial sector of the economy.

Exhibit C-2

Pre-Council Agenda

Council Agenda

In addition, the Strategic Plan of the City Council of the City of Sedalia calls for the continued redevelopment of downtown Sedalia. These activities are also outlined in the D.R.E.A.M. Initiative Downtown Plan as provided by the State of Missouri and adopted by City Council. The proposed projects serve a public interest in maintaining a healthy community and are intended for use by all citizens of Sedalia.

EXHIBIT D

Affidavit

See Attached

Pre-Council Agenda

Council Agenda

AFFIDAVIT OF GARY L. EDWARDS

STATE OF MISSOURI)
) ss:
COUNTY OF PETTIS)

I, Gary L. Edwards, City Administrator for the City of Sedalia, Missouri, being first duly sworn, state and depose upon oath as follows:

1. I am the City Administrator for the City of Sedalia, Missouri, a third-class city and political subdivision of the State of Missouri (the "City").

2. I am familiar with the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project (the "Redevelopment Plan") as well as the First Amendment to the Redevelopment Plan and proposed Second Amendment to the Redevelopment Plan. The City is establishing certain redevelopment projects within the Midtown Sedalia Redevelopment Area, as described in the Redevelopment Plan, as amended. To the best of my knowledge, based upon the Redevelopment Plan and other information available to me, the Redevelopment Area is, on the whole, a "conservation area", as such is defined in Section 99.805 of the Missouri Revised Statutes, as amended, and has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

3. The provisions of Section 99.810.1(1) of the Missouri Revised Statutes, as amended, have been met.

THE ABOVE STATEMENTS REPRESENT TRUE AND ACCURATE ASSESSMENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FURTHER, AFFIANT SAITH NAUGHT.

THE CITY OF SEDALIA, MISSOURI

By: _____
Gary L. Edwards, City Administrator
for the City of Sedalia, Missouri

Subscribed in my presence and sworn to before me this 17th day of February, 2016.

_____
Notary Public

My Commission Expires: April 7, 2017

JASON S. MYERS
Notary Public-Notary Seal
State of Missouri, Pettis County
Commission # 13480429
My Commission Expires Apr 7, 2017

Pre-Council Agenda

Council Agenda

Pre-Council Agenda

Council Agenda

Cost-Benefit Analysis

Sedalia Midtown TIF Redevelopment Plan & Project

Prepared For:
The City of Sedalia, Missouri

Originally Submitted: October 28, 2008

REVISED April 4, 2014
SECOND REVISION February 22, 2016

PGAV PLANNERS
ST. LOUIS, MISSOURI

Pre-Council Agenda

PGAV PLANNERS

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of Architects

TECHNICAL MEMORANDUM

To: Sedalia, MO TIF Commission

Cc: City of Sedalia

Date: February 22, 2016

From: Andy Struckhoff

Re: Revised Sedalia Midtown TIF Cost/Benefit Analysis

Project Name: Sedalia Midtown TIF

Project No: 81116

I. INTRODUCTION

In 2008, the City of Sedalia (the "City") approved and adopted tax increment financing within the Sedalia Midtown Redevelopment Area (the "Area," "District" or "Redevelopment Area") pursuant to the Sedalia Midtown Tax Increment Finance Redevelopment Plan (the "Plan"). A cost/benefit analysis, laying out the fiscal impact to the affected taxing districts, was produced and provided in conjunction with the Plan. Changes in development within the Sedalia Midtown Redevelopment Area have necessitated that the City revisit and revise the cost/benefit analysis. The subsequent text and tables represent updates to and revisions of the original cost/benefit analysis.

Council Agenda

Pre-Council Agenda

II. TAX REVENUE PROJECTION TABLES

The revenue tables attached in **Appendix A**, and identified in the "List of Tables," comprise the tax revenue projections.

The Baseline Tables establish the basic assumptions about the proposed Redevelopment Project and identify the Base Equalized Assessed Values, and Base Sales Taxes.

- The Tax Increment Financing Revenue Projections in **Table 4** detail the projection of incremental real property tax revenues and sales tax revenues.
- **Table 9** shows the fiscal impact of tax increment financing on affected taxing jurisdictions. All figures shown include real property taxes, commercial surcharge revenues, personal property tax revenues and sales tax revenues (as applicable).
- **Table 13** shows the fiscal impact of the absence of a Redevelopment Project and tax increment financing on affected taxing jurisdictions. All figures shown include real property taxes, commercial surcharge revenues, personal property tax revenues and sales tax revenues (as applicable).

For the purposes of this analysis, it is assumed that the Project will be in existence for 23 years.

Council Agenda

III. REVENUE ASSUMPTIONS

New apartments are under construction within the Redevelopment Area. Assumptions with respect to the market and assessed valuations associated with these new apartments are included in **Table 1**.

Base Equalized Assessed Value (EAV)

The certified base EAV is $4,737,500. According to the Assessor, the total taxable assessed value of the Area is currently $4,277,060 (2016).

Tax Rates

Table 3 displays applicable 2015 property tax rates. The total rate applicable to tax increment financing is $5.8142/$100 of assessed value. The applicable tax rate for tax increment financing does not include the Merchant's and Manufacturer's Replacement tax (Commercial Surcharge) of $0.93/$100 of assessed valuation, or the State of Missouri's $0.030/$100 of assessed value for the Blind Pension Fund. Because future tax rates are unknown, and tax rates are subject to "rollback," the 2015 tax rate is used throughout these projections.

Growth in Market Value

The market value on existing uses is assumed to grow three percent (3%) at reassessment (odd-numbered years). This assumption matches recent assessment trends for the Redevelopment Project Area that are apparent in real estate assessment information provided by the City of Sedalia. Recent assessment growth trends within the Redevelopment Project Area have actually exceeded 3%.

Pre-Council Agenda

IV. SALES TAXES (ECONOMIC ACTIVITY TAXES OR EATS)

Base Sales

Using the certified sales tax volume of $904,000 as a basis, PGAV has calculated base sales volume of $27,613,593 for the Sedalia Midtown Redevelopment Area. See **Table 2** for detail.

Sales Taxes Applied

The sales taxes that apply to the generation of tax increment financing revenues are as follows:

Local Sales Taxes Captured by TIF		
Countywide General Sales Tax	0.500%	133,926
County Road and Bridge	0.500%	133,926
City of Sedalia Sales Tax	1.000%	267,852
City Transportation Sales Tax	0.500%	133,926
City Miscellaneous Sales Tax (1)	0.250%	66,963
City Miscellaneous Sales Tax (2)	0.250%	66,963
City Local Parks Sales Tax	0.375%	100,444
Pettis County Ambulance District	0.500%	0
Total Tax Rate for TIF	**3.875%**	**$904,000**

Sales Growth

Growth in retail sales volume has not kept pace with initial estimates, which estimates were for 4.00% average annual growth. The revised cost/benefit analysis projects average annual growth at a rate of 0%, as, to date, the Redevelopment Area has generated only a small amount of incremental sales taxes (approximately $3,750).

Utility Taxes

Though utility taxes are economic activity taxes, as defined by the TIF Act, the administration, determination, and collection from various utility providers is difficult. For the purposes of this report, incremental utility tax revenues are not included in the projected revenues that will be available for debt retirement or other TIF obligations. What utility tax revenues the City may collect will be in addition to the projections herein and will be deposited into the Special Allocation Fund to be allocated toward debt retirement or other TIF obligations.

V. NO BUILD SCENARIO ASSUMPTIONS

The No Build Scenario assumes that conditions within the proposed Area remain substantially as they existed in the calendar year prior to the approval of tax increment financing within the Redevelopment Area. Sales are projected not to increase annually. Growth in market value is projected to increase one percent (1%) each assessment year.

VI. AVAILABILITY OF INCREMENTAL TAX REVENUES

The availability of incremental tax revenues is predicated upon implementation of an administrative system for the identification and collection of these revenues by the County, the various offices charged with administration of these taxes, and the Developer. This system must be in place as of the initiation of the Redevelopment Project.

There is a time lag between the taxable event and the payment and administrative processing of the tax payments to the various taxing districts and to the Special Allocation Fund. This time lag is greatest for real property taxes, which are typically paid in full by the end of the tax year and are available for deposit into the Special Allocation Fund two to three months after the first of the following year. Payment due dates for Economic Activity Taxes ("EATS") vary depending on the tax and, in some cases, the size of the business. Typically, EATS are available for deposit into the Special Allocation Fund three to four months after the time they are generated.

Council Agenda

Pre-Council Agenda

VII. GENERAL ASSUMPTIONS AND CONDITIONS

The projections presented in this document are based on currently available information and a series of stated assumptions. PGAV believes that the assumptions used in this analysis constitute a reasonable basis for its preparation. This document should only be used and interpreted according those assumptions.

This Memorandum and the financial projections contained herein are based on assumptions, projections, and information provided by the City and various other sources considered reliable. PGAV neither verified nor audited the information that was provided by the other sources. Information provided by others is assumed to be reliable, but PGAV assumes no responsibility for its accuracy or certainty.

In addition to the impact on these projections of actual implementation activities, external factors may influence these assumptions and projections as well. Changes in the national, regional, and local economic and real estate market conditions and trends may impact the real estate market and redevelopment activity. Changes or modifications may also be caused by economic, environmental, legislative, or physical events or conditions. PGAV assumes no liability should market conditions change or the schedule is not met.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet constructed. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected. PGAV assumes no responsibility for any degree of risk involved.

This report and the information included herein are intended for the purposes of providing a preliminary concept of the performance of this potential project for use by the City, and should not be used for other purposes. Neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without prior review and written approval by PGAV regarding any representation therein with respect to PGAV's organization and work product.

VIII. FINANCIAL FEASIBILITY OF THE PROJECT

The TIF Act states that in addition to the analysis on the affected taxing districts (as prepared by PGAV, contained herein, and subject to the assumptions and conditions as previously stated) the developer is to provide sufficient information to the TIF Commission such that the Commission can evaluate whether or not the project as proposed is financially feasible.

This Cost/Benefit Analysis is not intended to nor shall be construed by the City or third parties to satisfy the provisions of TIF Act as contained in R.S. MO 99.810, 1 (5) relative to determination that "the project as proposed is financially feasible." Such information documenting whether the project, as proposed, is financially feasible is to be provided by a third party or the City. It is anticipated that the City will require the submission of financial information (i.e. pro forma, project budget, etc.) as a condition for any award of TIF funds in support of a project. PGAV assumes no responsibility for the production or the evaluation of this information.

Council Agenda

Pre-Council Agenda

Furthermore the Cost/Benefit Analysis as provided for above is intended solely to demonstrate the elements and information as described above. These items are not intended to be a substitute for the responsible reviews of private lending institutions who may be contemplating or have conditionally committed to project financing.

Council Agenda

APPENDIX A

Pre-Council Agenda

List of Tables
City of Sedalia Midtown TIF
Revised Cost/Benefit Analysis

Build Alternative

Baseline Tables

Table 1	Redevelopment Project Concept
Table 2	Base Sales Taxes (2008)
Table 3	2015 Real Property Tax Rates per $100

Tax Revenue Projections Tables - Build Alternative

Table 4	Summary of Projected TIF Revenues (PILOTS)
Table 5	Distribution of Projected Sales Tax Revenues Not Captured During TIF - Build Alternative
Table 6	Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative
Table 7	Distribution of Projected Average Annual Personal Property Taxes from Redevelopment Project
Table 8	Distribution of Projected Commercial Surcharge
Table 9	Summary of Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)

Tax Revenue Projections Tables - No Build Alternative

Table 10	Distribution of Projected Real Property Tax Revenues - No Build Alternative
Table 11	Distribution of Projected Merchants and Manufacturers Replacement Tax (Commercial Surcharge) - No Build Alternative
Table 12	Distribution of Projected Sales Taxes - No Build Alternative
Table 13	Summary of Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment)

Council Agenda

Baseline Tables

Pre-Council Agenda

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Council Agenda

Baseline Tables

Pre-Council Agenda

Table 1
Redevelopment Project Concept
City of Sedalia Midtown TIF

Use	Size	Units	Construction Year	Market Value per Unit	Estimated Market Value	Estimated Assessed Value
Apartments	17	Apartments	2016	33,000	561,000	106,590

Council Agenda

Pre-Council Agenda

Table 2
Base Sales Taxes (2008)[1]
City of Sedalia Midtown TIF

	Taxable Base Sales Volume	*$27,613,593*
Sales Taxes	**Tax Rate**	**Base Taxes ($)[2]**
Local Sales Taxes Captured by TIF		
Countywide General Sales Tax	0.500%	133,926
County Road and Bridge	0.500%	133,926
City of Sedalia Sales Tax	1.000%	267,852
City Transportation Sales Tax	0.500%	133,926
City Miscellaneous Sales Tax (1)	0.250%	66,963
City Miscellaneous Sales Tax (2)	0.250%	66,963
City Local Parks Sales Tax	0.375%	100,444
Pettis County Ambulance District	0.500%	0
Total Tax Rate for TIF	**3.875%**	**$904,000**
State Sales Tax	**4.225%**	**$1,131,674**
Total Sales Tax Rate	**8.100%**	

[1] Information provided by the Pettis County Clerk's Office and the City of Sedalia.
[2] Base Taxes totals given are shown after accounting for 1% Administration Fee and 2% Early Pay Discounts, as required by the Missouri Dept. of Revenue.

Council Agenda

Pre-Council Agenda

Table 3

2015 Real Property Tax Rates per $100 [1]

City of Sedalia Midtown TIF

Taxing Jurisdiction	Rate
Sedalia School District	3.9601
City of Sedalia + Special Business District[2]	1.1602
State Fair Community College	0.4084
County Health Center	0.0909
County Road C-13	0.0284
Johnson Grass	0.0052
Sheltered Workshop	0.0909
County	0.0700
Total Tax Rate for TIF	**5.8142**
Property Tax Not Applicable for TIF	
Commercial Surcharge[3]	0.9300
State of Missouri[4]	0.0300
Total Tax Rate	**6.7742**

Source: Pettis County and the City of Sedalia.

[1] Actual tax rates will vary from year-to-year due to changes in adopted tax rates, State mandated rollbacks resulting from increased assessed value through reassessment and/or bond issues and debt retirement.

[2] The City of Sedalia rate includes the property tax rate for the Special Business District, which covers the Redevelopment Area.

[3] The Commercial Surcharge is not captured by TIF per the TIF Act.

[4] State of Missouri Blind Pension Fund tax is excluded from TIF per the TIF Act.

Council Agenda

Pre-Council Agenda

Tax Revenue Projections Tables - Build Alternative

Council Agenda

Pre-Council Agenda

Table 4
Summary of Projected Incremental Revenues (PILOTS)
City of Sedalia Midtown TIF

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars														
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Real Property Tax Revenues																
Total Projected Assessed Value [1]		6,070,590	6,359,298	6,359,298	6,550,077	6,550,077	6,746,579	6,746,579	6,948,976	6,948,976	7,157,446	7,157,446	7,372,169	7,372,169	7,593,334	7,593,334
Base Taxable Assessed Value		4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060
Incremental EAV		1,793,530	2,082,238	2,082,238	2,273,017	2,273,017	2,469,519	2,469,519	2,671,916	2,671,916	2,880,386	2,880,386	3,095,109	3,095,109	3,316,274	3,316,274
2013 Tax Rate		5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142	5.8142
Projected PILOTs		**104,300**	**121,100**	**121,100**	**132,200**	**132,200**	**143,600**	**143,600**	**155,300**	**155,300**	**167,500**	**167,500**	**180,000**	**180,000**	**192,800**	**192,800**
Projected EATs [2]		**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**	**69,034**
Total Estimated TIF Revenues		**$ 173,334**	**$ 190,134**	**$ 190,134**	**$ 201,234**	**$ 201,234**	**$ 212,634**	**$ 212,634**	**$ 224,334**	**$ 224,334**	**$ 236,534**	**$ 236,534**	**$ 249,034**	**$ 249,034**	**$ 261,834**	**$ 261,834**

[1] Projected Assessed Values grow over time per an assumed 3% biannual growth rate as well as the planned redevelopment of various properties throughout the Redevelopment Area.

[2] The only source of incremental tax revenues is the Pettis County Ambulance District Sales Tax (0.5%), which was imposed after tax increment financing was approved for the Redevelopment Area. The Redevelopment Area may capture 50% of the revenues generated by this sales tax rate.

Council Agenda

Pre-Council Agenda

Table 5
Distribution of Projected Sales Tax Revenues Not Captured During TIF - Build Alternative
City of Sedalia Midtown TIF

Sales Taxes		Projected Revenues by Program Year in Dollars														
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Projected Taxable Sales		**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**
New & Base EATS Revenues																
Countywide General Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
County Road and Bridge	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City of Sedalia Sales Tax	1.000%	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852
City Transportation Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City Miscellaneous Sales Tax (1)	0.250%	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Miscellaneous Sales Tax (2)	0.250%	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Local Parks Sales Tax	0.375%	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444
Pettis County Ambulance District [1]	0.500%	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034
Total New & Base EATS [2]	**3.875%**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**	**$973,034**

[1] The Pettis County Ambulance District Sales Tax (0.5%) was first imposed after tax increment financing was approved for the Redevelopment Area. Revenues to the Ambulance District represent the "bottom-half" of sales tax revenues generated by the Pettis County Ambulance District, assuming that half of the revenues generated therefrom are captured for tax increment financing.

[2] These projections represent revenues generated by year-end, not time of receipt and allocation to the Special Allocation Fund. Tax revenues generated over the course of the year must exceed the Base before distribution to the Special Allocation Fund.

Council Agenda

Table 6
Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative
City of Sedalia Midtown TIF

			Projected Assessed Value by Year in Dollars														
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
			9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
2008 Base Equalized Assessed Value (Adjusted 2015)			4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060
Taxing Jurisdiction	**Tax Rate**	**% of Rate**	**Projected Real Property Tax Revenues in Dollars**														
Sedalia School District	3.96010	68.11%	169,376	169,376	169,376	169,376	169,376	169,376	169,376	169,376	169,376	169,376	169,376	169,376	169,376	169,376	169,376
City of Sedalia + Special Business District	1.16022	19.96%	49,623	49,623	49,623	49,623	49,623	49,623	49,623	49,623	49,623	49,623	49,623	49,623	49,623	49,623	49,623
State Fair Community College	0.40840	7.02%	17,468	17,468	17,468	17,468	17,468	17,468	17,468	17,468	17,468	17,468	17,468	17,468	17,468	17,468	17,468
County Health Center	0.09090	1.56%	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888
County Road C-13	0.02844	0.49%	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216
Johnson Grass	0.00520	0.09%	222	222	222	222	222	222	222	222	222	222	222	222	222	222	222
Sheltered Workshop	0.09090	1.56%	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888
County	0.07000	1.20%	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994
Total Project Real Property Taxes	**5.8142**	**100.00%**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**	**$248,675**

Note: The Base EAV shown represents Pettis County's adjustment of the originally certified base EAV.

Pre-Council Agenda

Council Agenda

Pre-Council Agenda

Table 7
Distribution of Projected Average Annual Personal Property Taxes
From Redevelopment Project - Build Alternative[1]
City of Sedalia Midtown TIF

New Development	Size	Units	Avg. Annual PP AV /Unit	Average Annual PP AV	Average Annual PP Tax Generated[2]
2016	17	Apartments	$ 5,000	$85,000	$5,000
Totals				**$85,000**	**$5,000**

Taxing District	Tax Rate per $100 of AV	PP Tax Collected 2016+
Sedalia School District	3.9601	3,400
City of Sedalia + Special Business District	1.1602	1,000
State Fair Community College	0.4084	300
County Health Center	0.0909	100
County Road C-13	0.0284	0
Johnson Grass	0.0052	0
Sheltered Workshop	0.0909	100
County	0.0700	100
Total	**5.8142**	**$5,000**

[1]These projections are based on a series of assumptions and should be used only to provide an indication of how the project may perform.

[2] Differences in sums due to rounded totals.

[3] Projection does not account for current personal property tax collections, nor any increases in the value of personal property.

Council Agenda

Pre-Council Agenda

Table 8
Distribution of Projected Commercial Surcharge - Build Alternative [1,2,3]
City of Sedalia Midtown TIF

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars														
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Projected Total Commercial Assessed Value After Redevelopment		5,163,690	5,163,690	5,163,690	5,163,690	5,672,032	5,767,061	5,767,061	6,041,333	6,041,333	6,222,573	6,222,573	6,409,250	6,409,250	6,601,527	6,601,527
Commercial Surcharge		48,022	48,022	48,022	48,022	52,750	53,634	53,634	56,184	56,184	57,870	57,870	59,606	59,606	61,394	61,394
Taxing Jurisdictions	**Factor[3]**															
Sedalia School District	42.4105%	20,400	20,400	20,400	20,400	22,400	22,700	22,700	23,800	23,800	24,500	24,500	25,300	25,300	26,000	26,000
City of Sedalia	18.6830%	9,000	9,000	9,000	9,000	9,800	10,000	10,000	10,500	10,500	10,800	10,800	11,100	11,100	11,500	11,500
State Fair Community College	7.4373%	3,600	3,600	3,600	3,600	3,900	4,000	4,000	4,200	4,200	4,300	4,300	4,400	4,400	4,600	4,600
County Health Center	0.0026%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Road C-13	6.5222%	3,100	3,100	3,100	3,100	3,400	3,500	3,500	3,700	3,700	3,800	3,800	3,900	3,900	4,000	4,000
Johnson Grass	0.1897%	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Sheltered Workshop	2.5154%	1,200	1,200	1,200	1,200	1,300	1,300	1,300	1,400	1,400	1,500	1,500	1,500	1,500	1,500	1,500
County	0.4020%	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Subtotal Commercial Surcharge Taxing Districts in Area	**78.14%**	**$37,600**	**$37,600**	**$37,600**	**$37,600**	**$41,100**	**$41,800**	**$41,800**	**$43,900**	**$43,900**	**$45,200**	**$45,200**	**$46,500**	**$46,500**	**$47,900**	**$47,900**
Subtotal Commercial Surcharge to Other Taxing Districts	21.86%	$10,496	$10,496	$10,496	$10,496	$11,530	$11,723	$11,723	$12,280	$12,280	$12,649	$12,649	$13,028	$13,028	$13,419	$13,419
Total Commercial Surcharge Revenues	**100.00%**	**$48,096**	**$48,096**	**$48,096**	**$48,096**	**$52,630**	**$53,523**	**$53,523**	**$56,180**	**$56,180**	**$57,849**	**$57,849**	**$59,528**	**$59,528**	**$61,319**	**$61,319**

[1]These projections are based on a series of assumptions and should be used only to provide an indication of how the proposed project concept may perform.
[2]The commercial surcharge is levied against the value of commercial property only, even in a mixed-used project.
[3]Based on information provided by Pettis County for distribution of commercial surcharge to all affected taxing jurisdictions.

Council Agenda

Pre-Council Agenda

Table 9
Summary of Fiscal Impact of Redevelopment Project on Affected Taxing Districts (Base and Increment)
City of Sedalia Midtown TIF

Affected Taxing District	Projected Revenues by Program Year in Dollars														
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Sedalia School District	193,176	193,176	193,176	193,176	195,176	195,476	195,476	196,576	196,576	197,276	197,276	198,076	198,076	198,776	198,776
City of Sedalia + Special Business District	695,771	695,771	695,771	695,771	696,571	696,771	696,771	697,271	697,271	764,534	831,497	831,797	831,797	832,197	832,197
State Fair Community College	21,368	21,368	21,368	21,368	21,668	21,768	21,768	21,968	21,968	22,068	22,068	22,168	22,168	22,368	22,368
County Health Center	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988	3,988
County Road C-13	4,316	4,316	4,316	4,316	4,616	4,716	4,716	4,916	4,916	5,016	5,016	5,116	5,116	5,216	5,216
Johnson Grass	322	322	322	322	322	322	322	322	322	322	322	322	322	322	322
Sheltered Workshop	5,188	5,188	5,188	5,188	5,288	5,288	5,288	5,388	5,388	5,488	5,488	5,488	5,488	5,488	5,488
Pettis County Ambulance District 1	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034	69,034
County	271,146	271,146	271,146	271,146	271,146	271,146	271,146	271,146	271,146	271,146	271,146	271,146	271,146	271,146	271,146
Total	1,264,309	1,264,309	1,264,309	1,264,309	1,267,809	1,268,509	1,268,509	1,270,609	1,270,609	1,338,872	1,405,835	1,407,135	1,407,135	1,408,535	1,408,535

Council Agenda

Tax Revenue Projections Tables - No Build Alternative

Table 10
Distribution of Projected Real Property Tax Revenues - No Build Alternative
City of Sedalia Midtown TIF

			Projected Assessed Value by Year in Dollars														
			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
			9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
		Projected Assessed Value	4,277,060	4,319,831	4,319,831	4,363,029	4,363,029	4,406,659	4,406,659	4,450,726	4,450,726	4,495,233	4,495,233	4,540,185	4,540,185	4,585,587	4,585,587
Taxing Jurisdiction	**Tax Rate**	**% of Rate**	**Projected Real Property Tax Revenues in Dollars**														
Sedalia School District	3.9601	68.11%	169,400	171,100	171,100	172,800	172,800	174,500	174,500	176,300	176,300	178,000	178,000	179,800	179,800	181,600	181,600
City of Sedalia + Special Business District	1.16022	19.96%	49,600	50,100	50,100	50,600	50,600	51,100	51,100	51,600	51,600	52,200	52,200	52,700	52,700	53,200	53,200
State Fair Community College	0.4084	7.02%	17,500	17,600	17,600	17,800	17,800	18,000	18,000	18,200	18,200	18,400	18,400	18,500	18,500	18,700	18,700
County Health Center	0.0909	1.56%	3,900	3,900	3,900	4,000	4,000	4,000	4,000	4,000	4,000	4,100	4,100	4,100	4,100	4,200	4,200
County Road C-13	0.02844	0.49%	1,200	1,200	1,200	1,200	1,200	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Johnson Grass	0.0052	0.09%	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Sheltered Workshop	0.0909	1.56%	3,900	3,900	3,900	4,000	4,000	4,000	4,000	4,000	4,000	4,100	4,100	4,100	4,100	4,200	4,200
County	0.07	1.20%	3,000	3,000	3,000	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,200	3,200	3,200	3,200
Total Project Real Property Taxes	**$5.8142**	**100.00%**	**$245,700**	**$248,000**	**$248,000**	**$250,600**	**$250,600**	**$253,100**	**$253,100**	**$255,600**	**$255,600**	**$261,400**	**$261,400**	**$263,900**	**$263,900**	**$266,600**	**$266,600**

Pre-Council Agenda

Council Agenda

Table 11

Distribution of Projected Merchants and Manufacturers Replacement Tax (Commercial Surcharge) - No Build Alternative [1,2,3]

City of Sedalia Midtown TIF

Assesed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars														
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		9	10	11	12	13	14	15	16	17	12	13	14	15	16	17
Projected Total Assessed Value		4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060	4,277,060
Commercial Surcharge		39,777	39,777	39,777	39,777	39,777	39,777	39,777	39,777	39,777	39,777	39,777	39,777	39,777	39,777	39,777
Taxing Jurisdictions	**Percent Factor [3]**															
Sedalia School District	0.4241	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900
City of Sedalia	0.1866	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400
State Fair Community College	0.0744	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
County Health Center	0.0000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Road C-13	0.0652	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
Johnson Grass	0.0019	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Sheltered Workshop	0.0252	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
County	0.0040	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total Commercial Surcharge Taxing Districts in Area	**0.7814**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**	**31,200**
Subtotal Commercial Surcharge to Other Taxing Districts	21.86%	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694	$8,694
Total Commercial Surcharge Revenues	**100.00%**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**	**$39,894**

[1] These projections are based on a series of assumptions and should be used only to provide an indication of how the proposed project concept may perform.

[2] The commercial surcharge is levied against the value of commercial property only, even in a mixed-used project. PGAV estimates that approximately 95% of the base EAV can be attributed to commercial uses.

[3] Based on information from Pettis County for distribution of commercial surcharge to all affected taxing jurisdictions.

Pre-Council Agenda

Council Agenda

Table 12
Distribution of Projected Sales Taxes - No Build Alternative
City of Sedalia Midtown TIF

Revenue Sources		Projected Revenues by Year In Dollars														
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Projected Taxable Sales		**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**	**27,613,593**
Projected Sales Taxes for Normal Distribution																
Countywide General Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
County Road and Bridge	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City of Sedalia Sales Tax	1.000%	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852
City Transportation Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City Miscellaneous Sales Tax (1)	0.250%	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Miscellaneous Sales Tax (2)	0.250%	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Local Parks Sales Tax	0.375%	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444
Pettis County Ambulance District	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
Total Future Sales Tax Revenues	**3.875%**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**	**1,037,926**

Pre-Council Agenda

Council Agenda

Table 13
Summary of Fiscal Impact of No Build Alternative on Affected Taxing Districts
City of Sedalia Midtown TIF

Affected Taxing District	Projected Revenues by Program Year in Dollars														
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Sedalia School District	186,300	188,000	188,000	189,700	189,700	191,400	191,400	193,200	193,200	194,900	194,900	196,700	196,700	198,500	198,500
City of Sedalia + Special Business District	693,148	693,648	693,648	694,148	694,148	694,648	694,648	695,148	695,148	695,748	695,748	696,248	696,248	696,748	696,748
State Fair Community College	20,500	20,600	20,600	20,800	20,800	21,000	21,000	21,200	21,200	21,400	21,400	21,500	21,500	21,700	21,700
County Health Center	3,900	3,900	3,900	4,000	4,000	4,000	4,000	4,000	4,000	4,100	4,100	4,100	4,100	4,200	4,200
County Road C-13	3,800	3,800	3,800	3,800	3,800	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900
Johnson Grass	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Sheltered Workshop	4,900	4,900	4,900	5,000	5,000	5,000	5,000	5,000	5,000	5,100	5,100	5,100	5,100	5,200	5,200
Pettis County Ambulance District	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
County	271,052	271,052	271,052	271,152	271,152	271,152	271,152	271,152	271,152	271,152	271,152	271,252	271,252	271,252	271,252
Total	**1,317,826**	**1,320,126**	**1,320,126**	**1,322,826**	**1,322,826**	**1,325,326**	**1,325,326**	**1,327,826**	**1,327,826**	**1,330,526**	**1,330,526**	**1,333,026**	**1,333,026**	**1,335,726**	**1,335,726**

Pre-Council Agenda

Council Agenda

EXHIBIT B

LEGAL DESCRIPTION
SEDALIA MIDTOWN
REDEVELOPMENT AREA

Beginning at the point of the southwest corner of W. 9th Street and S. Osage Right of Way (ROW) thence north along the west side of Osage Ave. ROW to the north ROW of Broadway Blvd, thence traveling west along the southern property line of 200 and 210 W Broadway Blvd to the property line at Kentucky St, then continuing north to the northwest corner of 210 W Broadway Blvd, thence continuing east along the north property line of aforementioned property to the northeast corner of 210 W Broadway, thence continuing to the northwest corner of 203 W 7th St, thence west along the property line to the northwest corner of 215 W 7th St, thence north to the northwest corner of 210 W 7th St following the western property line to the northwest corner (being the southwest corner of KCP&L property), thence east to the southeast corner of the KCP&L property, thence north to the to the south ROW Line of alley, thence east on the south ROW line of alley to a point south of 606 S Osage Ave., thence north across alley and continuing north on the west line of 606 S Osage Ave to the northwest corner of 520 S Osage Ave, thence west along south ROW line of alley to a point south of the southwest corner of 201 W. 5th St. , thence north across alley to the southwest corner of 201 W 5th St, thence north along the western property line of 201 W 5th St across W 5th St to the north ROW of 5th St, thence east to the southwest corner of 424 S Osage Ave, thence north along the western property line of aforementioned property, to the northwest corner of 412 S Osage Ave, thence west along the south alley ROW line between W 4th St and W 5th St to the west ROW line of Kentucky Ave. thence north on the western side of the right of way to the northwest corner of W. 4th St and S Kentucky Ave. thence east along north ROW line of 4th St. to the west property line of 202 W 4th St thence north to the northwestern corner of 200 W 4th St, thence west along the alley between W 3rd St and W 4th St, continuing to the southwest corner of the said alley and Moniteau Ave., thence traversing along the western right of way along Moniteau Ave, until reaching the northeastern corner of the 234 S Moniteau Ave, thence east to the northwest corner of 310 W 3rd St along the northern property line continuing to the northeastern corner, continuing northward along the property line of 308 W 3rd St to the northwest corner, thence traveling east along the northern property line of 308 W 3rd St to the northeastern corner of 224 S Kentucky St. Thence northwardly traversing the southern alleyway between W 3rd St and W 2nd St. along the west ROW of Kentucky to a point west of the southwest corner of 217 S Kentucky St, thence traveling east across Kentucty and along the southern property line of 217 S Kentucky St to the terminus of the Southern boundary line of the aforementioned property, thence traversing north along the eastern property line of the aforementioned property to the northeastern corner, thence traveling west along the northern property line of 217 S Kentucky St to the western edge of the right of way bounded by property, 214 S Kentucky St and thence north to the southeast corner of 302 W 2nd St, thence traversing east to the southeast corner of 208 W 2nd St, continuing northward on the aforementioned property to the northeast corner, thence continuing west along southern right of way of the alley way between W 2nd St and W Main St to the northwest corner of 400 W 2nd St, thence continuing north along the western property line of 401 W Main St to the northwest corner of the aforementioned property, then continuing straight across W Main St to the boundary of 416 W Main St, thence traversing eastwardly along the southern property line to the southwest corner of 400 W Main St, thence traveling north along the property line of the aforesaid property to the northwest corner, thence continuing west along the property line of 416 W Main St to the point perpendicular to 301 W Benton St, while traveling north

Pre-Council Agenda

Council Agenda

across the Railroad tracks, continuing northwardly along the property line of the aforesaid property to the northwest corner and across Benton St to the boundary of 302 W Benton St, then traversing east along the property line of aforementioned property to the southeast corner of 301 N Moniteau St, thence continuing northwardly along aforementioned property to the northeast corner and continuing across W Jefferson to the southeast corner of 405 W Pettis, thence continuing east along the northern right of way along W Jefferson St to eastern right of way of N Ohio Ave to the southwest corner of 103 E Jefferson St, thence traveling south to northern right of way of the alleyway between Jefferson St and Pacific St, thence east to the South east corner of 104 E Jefferson St directly south across the alleyway to the northwest corner of 206 N Ohio St and continuing south along the eastern property line of the aforesaid property line to the southeast corner of the property, then continuing along the northern border of the right of way along Pacific to the southeast corner of 121 E Pacific St, continuing east across N Lamine Ave to the northeastern corner of 118 N Lamine St, thence continuing southwardly along the eastern property line of the aforementioned property line to the southeast corner of this property, thence traversing directly south across the Railroad Tracts to the northwest corner of 215 E Main St, continuing east along the northern property lines to the northeast corner of 321 E Main St, continuing east across N Washington Ave to the northwestern corner of 500 E Main St, then continuing east the distance of the aforementioned property to its northeast corner, then continuing southward along the eastern property line to northern right of way of E 3rd St, thence continuing east along the northern edge of the right of way to the northeastern corner of E 3rd St and S Hancock Ave, then continuing south along the eastern edge of the right of way along S Hancock Ave to the corner of S Hancock Ave and northeast corner E 6th St, continuing along the northern edge of the right of way along E 6th St across Marvin Ave. to the eastern right of way, thence traveling south along the eastern right of way of S Marvin Ave. to the southeastern most point of S Marvin Ave. prior to E Broadway Blvd. then continuing west along the northern right of way of E Broadway Blvd continuing west across the Railroad Tracts, thence traversing north along the eastern property line of 711 S Lafayette Ave, and continuing northwardly along the eastern property lines of S Lafayette Ave until reaching the northeast corner of 517 S Lafayette Ave, thence continuing east along the southern right of way of the alleyway south of E 5th St, thence traveling north along the eastern property line of 530 E 5th St to the northeast corner for aforementioned property continuing directly north across E 5th St to the southwest corner of 543 E 5th St and along the western property line of property, continuing directly north across the alleyway between E 5th St and E 4th St, thence continuing east along the northern edge of the alley right of way to the southwest corner of 540 E 4th St, then traversing northwardly along the western property line of the aforesaid property, continuing across E 4th St to the southwest corner of 541 E 4th St and following the western property line to terminus of the property, thence traveling westward along the southern edge of the alley's right of way, between E 4th St and E 3rd St, to the northwest corner of 415 E 4th St, thence continuing south of the aforesaid property line crossing E 4th St to the northwest corner of 405 E 5th St., thence continuing west along the southern right of way along E 4th St to the northeast corning of 401 S Lamine Ave, following the eastern property line of the aforementioned property to the southeast corner of 403 S Lamine Ave continuing across the alleyway between E 4th St and E 5th St to the northeast corner of 415 S Lamine Ave, then traveling east along the northern property line of 421 S Lamine Ave to the northeast corner of the aforesaid property, then continuing south along the eastern property line to the terminus of the property, thence traveling east along the northern edge of the right of way along E 5th St

Pre-Council Agenda

Council Agenda

to the southeast corner of 225 E 5th St, then continuing south directly across E 5th St to the northeast corner of 220 E 5th St and continuing along the eastern property edge to the southeast corner, thence traveling west along the southern property line of the aforementioned property line, to a point perpendicular with the northeast corner of 201 E 6th St, thence continuing south across the alleyway between E 6th St and E 5th St to the northeast corner of the aforesaid property, thence traveling south along the eastern edge of the property line of 201 E 6th St to the terminus of the property, thence traversing east along the northern edge of E 6th St's right of way to the southwest corner of 301 E 6th St, thence continuing south along the eastern edge of the right of way of S Massachusetts Ave to the northwest corner of 311 E Broadway Blvd, thence continuing along west along the alleyway between E Broadway Blvd and E 7th St to the northeast corner of 209 E Broadway Blvd, thence continuing along the eastern property line of the aforesaid property to the terminus, thence continuing along the southern edge of the property line to the southwest corner of 201 E Broadway Blvd, thence traversing south directly across E Broadway Blvd to the corner of 200 E Broadway Blvd, thence continuing along the eastern edge of the right of way following S Lamine Ave to the northwest corner of 902 S Massachusetts Ave, thence following the southern edge of the right of way along E 9th St to the point of beginning.

And including parcels:

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Pre-Council Agenda

Council Agenda

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STAFF AND CONSULTANT'S REPORT TO CITY COUNCIL

DATE: APRIL 22, 2016

TO: CITY OF SEDALIA CITY COUNCIL
FROM: CITY STAFF AND CONSULTANTS (LAUBER MUNICIPAL LAW, LLC)
RE: SECOND AMENDMENT TO THE SEDALIA MIDTOWN TAX INCREMENT FINANCING REDEVELOPMENT PLAN

Project Name: Sedalia Midtown Tax Increment Financing Redevelopment Plan – Second Amendment

General Location: Generally located in historic downtown Sedalia, Missouri and is bounded generally by 9th Street and Broadway Boulevard on the south; Moniteau Avenue on the west; Marvin Street on the east; and Jefferson Street on the north consisting of 178 parcels and abutting public rights-of-way.

BRIEF OVERVIEW

The proposed second amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan deals with shifting priorities to identified areas of greater need including the addition of renovations to the Uptown Theater and the historic Lona Theater (Liberty Center), and the implementation of a business incentive program. In addition to these new components to the Redevelopment Project, the Second Amended Plan includes the following components that were approved under the Original TIF Plan and First Amended Plan: comprehensive streetscape improvement program; stabilization and structural repair of the Sedalia Trust Building; and demolition of the Broadway Arms Building.

BACKGROUND

On October 28, 2008, the Tax Increment Financing ("**TIF**") Commission of the City of Sedalia, Missouri (the "**TIF Commission**") held a public hearing and voted to recommend approval of the Sedalia Midtown Tax Increment Financing Redevelopment Plan (the "**Original Plan**") to the City Council. On November 17, 2008, the City Council passed an ordinance approving the Original Plan. The Redevelopment Project under the Original Plan consisted of:

1. Comprehensive Streetscape Improvement Program
2. Construction of a new Community Center

To date, most of the streetscape improvements have been completed, but construction of a new Community Center has not been initiated. In April 2014, the TIF Commission met to discuss the status of the Redevelopment Project as well as a need to shift priorities regarding redevelopment of midtown Sedalia. This precipitated the proposed Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("**First Amended Plan**").

On December 3, 2014 the TIF Commission held a public hearing and voted to recommend approval of the First Amended Plan. On January 5, 2015, the City Council passed an ordinance

Pre-Council Agenda

Council Agenda

approving the First Amended Plan. The Redevelopment Project in the First Amended Plan contemplated the following within the designated redevelopment area:

1. Comprehensive Streetscape Improvement Program
2. Construction of a new Community Center
3. Rehabilitation of the State Fair Community College McLaughlin building
4. Demolition of the Broadway Arms Building
5. Stabilization and Rehabilitation of the Sedalia Trust Building

Since the approval of the Original Plan and the First Amended Plan, the State Fair Community College abandoned the McLaughlin Building project and the City began conceptual development of a Community Center in Liberty Park, outside of the TIF District, through the Sedalia Parks and Recreation Department. Based on these changes to the Redevelopment Project, the City solicited proposals on January 8, 2016 to implement the Sedalia Midtown TIF Plan. On January 27, 2016, the City filed the Second Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan, which said plan was later revised and submitted to the City Clerk on February 26, 2016 and March 31, 2016 (the "**Second Amended Plan**"). The Second Amended Plan contemplates the following Redevelopment Project:

1. Comprehensive Streetscape Improvement Program
2. Stabilization and Rehabilitation of the Sedalia Trust Building
3. Demolition of the Broadway Arms Building
4. Rehabilitation of the Uptown Theater
5. Rehabilitation of the Liberty Center
6. Business Incentive Program

SUMMARY OF THE SECOND AMENDED PLAN

The proposed Second Amended Plan amends the scope of the Redevelopment Project. Additionally, a decrease in TIF revenue projections since 2008 requires modification to funding from this revenue source. The modifications to the Original Plan and First Amended Plan are substantial enough to warrant a formal amendment according to TIF Act procedures.

Summary of the Redevelopment Project

Comprehensive Streetscape Improvement Program. The streetscape improvement program was included in the Original Plan and First Amended Plan. The overall cost of the streetscape improvements was decreased and the amount funded by TIF Revenue was also decreased in the First Amended Plan. This component of the overall Redevelopment Project has not changed from the approved First Amended Plan.

Stabilization and Rehabilitation of the Sedalia Trust Building. Stabilization and structural repair of the Sedalia Trust Co. building was included in the First Amended Plan and funded to the extent of a maximum of $150,000. Initial repairs to the building began in November 2014. During the repairs, concerns arose regarding damage to the adjoining structure. Friends of the Sedalia Trust negotiated the purchase of the adjoining property to minimize the liability and to increase the marketability of the Trust building property. The requested reimbursement for stabilization and repair increased from $150,000 in the First Amended Plan to $495,000 to this Second Amended Plan.

Demolition of the Broadway Arms Building. Demolition of the Broadway Arms Building has been identified as a priority for redevelopment. The Broadway Arms was built in the 1920s and formerly served as an apartment building. It has been abandoned for almost 20 years and is considered a dangerous building and significant hindrance to redevelopment of the block. Prospective buyers/developers have found that the cost to demolish the structure is cost prohibitive due to the presence of asbestos and the costs associated with remediation.

Renovation and rehabilitation of the historic Uptown Theater. The Uptown Theater was constructed in 1936 as a cinema. It has been vacant since the mid-1970's and suffered extensive deterioration over an extended time due to failing roofing surfaces and inadequate gutters and downspouts. The owner has attempted several fundraising and solicitation campaigns; however, these campaigns have not raised the amount of money necessary to renovate the building. The Uptown Theater contributes to the detrimental underlying conditions of the conservation area due to its vacancy, deterioration and lack of community planning. The rehabilitation of the structure into a downtown event center will serve to provide increased activity to the downtown area through staging of concerts and other stage shows, art films and other entertainment venues.

Renovation and rehabilitation of the historic Lona Theatre ("Liberty Center") building. The Liberty Center Association for the Arts, Inc. has undergone much needed updates and renovations in the form of an addition to the original building as well as some improvements to the lobby area of the original building; however, during the renovation additional improvements were identified for the existing building. Unfortunately, the funds raised for the original renovations was not enough to cover the additional improvements necessary for the existing building. Further, the amount of money the Liberty Center currently brings in is only enough to cover minor maintenance costs and operation costs. There are still aspects of the building that contribute to the conservation factors as outlined in the Original Plan that need to be addressed. The Liberty Center is intended to be used for events such as a dinner theater, plays, rental of the building, etc.

Business Incentive Proposal. The business incentive program is a program to help incentivize small business start-ups in the midtown area. Sedalia Downtown Development, Inc. will administer a revolving loan program over the next 5 years, offering new or expanding retail businesses the opportunity to borrow low-interest improvement loans in the amounts from $5,000 to $10,000.

Lastly, in the First Amended Plan, funding for professional fees in the amount of $50,000 to cover the costs of the initial approval and the amendment of the Original Plan, as well as the ongoing costs of administration was added to the overall project. Funding for professional fees are still included in the Second Amended Plan and in the same amount as the First Amended Plan ($50,000).

City staff believes that the inclusion of these priorities is critical to advancing the goals of the Original Plan and First Amended Plan, specifically remediation of the conservation area conditions and improve the overall economic conditions in midtown Sedalia.

Comparison of Costs

A comparison of the costs in the Original Plan, First Amended Plan and the Second Amended Plan follows:

Estimated Redevelopment Plan & Project Costs

	ORIGINAL TIF PLAN	FIRST AMENDED PLAN	SECOND AMENDED PLAN
Streetscape Enhancement Program (All Phases)	$6,400,000.00	$6,300,000.00	$6,300,000.00
Community Center	$20,240,000.00	$20,240,000.00	$0
Sedalia Trust Building		$1,500,000.00	$1,500,000.00
State Fair Community College McLaughlin Building		$2,000,000.00	$0
Broadway Arms Demolition		$125,000.00	$125,000.00
Professional Fees		$50,000.00	$50,000.00
Uptown Theater			$600,000.00
Liberty Center			$1,603,000.00
Business Incentive			$125,000.00
TOTAL	**$26,640,000.00**	**$30,215,000.00**	**$10,303,000.00**

Anticipated Redevelopment Plan & Project Implementation Costs to be Paid by TIF Bonds and/or Other Obligations

	ORIGINAL TIF PLAN	FIRST AMENDED PLAN	SECOND AMENDED PLAN
Streetscape Enhancement Program (All Phases)	$5,000,000.00	$700,000.00	$700,000.00
Community Center	$1,500,000.00	$400,000.00	$0
Sedalia Trust Building		$150,000.00	$495,000.00
State Fair Community College McLaughlin Building		$1,200,000.00	$0
Broadway Arms Demolition		$100,000.00	$100,000.00
Professional Fees		$50,000.00	$50,000.00
Uptown Theater			$400,000.00
Liberty Center			$703,000.00
Business Incentive			$125,000.00
TOTAL	**$6,500,000.00**	**$2,600,000.00**	**$2,573,000.00**

Anticipated Redevelopment Plan & Project Implementation Costs to be Financed through alternative means

	ORIGINAL TIF PLAN	FIRST AMENDED PLAN	SECOND AMENDED PLAN
Streetscape Enhancement Program (All Phases)	$1,400,000.00	$5,600,000.00	$5,600,000
Community Center	$18,740,000.00	$19,840,000.00	$0
Sedalia Trust Building		$1,350,000.00	$1,005,000.00
State Fair Community College McLaughlin Building		$800,000.00	$0
Broadway Arms Demolition		$25,000.00	$25,000
Professional Fees		$0	$0
Uptown Theater			$200,000.00
Liberty Center			$900,000.00
Business Incentive			$0
TOTAL	**$20,140,000.00**	**$27,615,000.00**	**$7,730,000.00**

Procedural Aspects

The Second Amended Plan has been subjected to all of the procedural requirements for an amendment of a tax increment financing plan after it has been approved by ordinance as set forth in Section 99.825.1, RSMo. A revised cost-benefit analysis was prepared in anticipation of this amendment, and is included to update the previous analysis. Updated letters indicating a commitment for financing and the developer's affidavit have been included. An update to the Conservation Area study was provided by PGAV Consulting for the First Amended Plan which was approved on January 5, 2015. A further update was not requested because there has not been any significant improvements in the area that fully remediate the conservation conditions.

In order for the TIF Plan to be adopted, state statutes require that the City Council make the following six findings:

1. The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;
2. The redevelopment plan conforms to the comprehensive plan for the development of the municipality as a whole;
3. The estimated dates, which shall not be more than twenty-three years from the adoption of the ordinance approving a redevelopment project within a redevelopment area, of completion of any redevelopment project and retirement of obligations incurred to finance redevelopment project costs have been stated, provided that no ordinance approving a redevelopment project shall be adopted later than ten years from the adoption of the ordinance approving the redevelopment

plan under which such project is authorized and provided that no property for a redevelopment project shall be acquired by eminent domain later than five years from the adoption of the ordinance approving such redevelopment project;

4. A plan has been developed for relocation assistance for businesses and residences;
5. A cost-benefit analysis showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the redevelopment area. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible;
6. A finding that the TIF Plan does not include the initial development or redevelopment of any gambling establishment.

The TIF Commission held a public hearing on April 13, 2016 at which it heard and considered all protests, objections, comments and other evidence presented. The TIF Commission unanimously recommended by approval of Resolution 2016-01 that the City Council of the City of Sedalia should:

1. Re-affirm the findings previously made by the City Council pursuant to Section 99.810, RSMo, when it approved the Original TIF Plan; and

2. Approve the Second Amendment to the Sedalia Midtown TIF Plan by ordinance.

On April 25, 2016, the City Council held a meeting, open to the public, to discuss the Second Amendment to the Sedalia Midtown TIF Plan. At the conclusion of that meeting the City Council directed staff to bring back an Ordinance approving the Second Amended TIF Plan to the City Council's May 2, 2016 meeting for the Council's consideration. In addition, the Council directed staff to prepare and send a letter to the various entities that submitted proposals stating that, if the Council approves the Second Amended TIF Plan, funding for the various line items will occur on a pay-as-available basis. That letter is included in the Council's May 2, 2016 packet. Further, if the Second Amended Plan is approved, City staff will begin negotiating contracts with each of the entities outlining the details regarding the distribution and use of TIF Funds.

ANALYSIS OF REQUIRED STATUTORY FINDINGS

FINDING # 1 - ***A finding must be made that the development area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of tax increment financing.***

Conservation Area Designation

In 2008, when the City approved the Original Plan, it also found and designated the Redevelopment Area as a Conservation Area. A Conservation Area is defined in Section 99.805(3), RSMo, as:

> *any improved area within a redevelopment area within the territorial limits of a city in which 50% or more of the structures in the area have an age of 35 years or more which is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or*

Pre-Council Agenda

Council Agenda

sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. At least three factors must be met for a designation of a Conservation Area.

Sections 2 and 3 of the Original TIF Plan contain a conservation study, prepared by PGAV Urban Consulting ("**PGAV**"). PGAV identified the factors and findings meeting the definition of a Conservation Area in the Redevelopment Area as follows:

1. **Age.** The threshold question is whether more than 50% of the structures in the Redevelopment Area are 35 years of age or older. Approximately 91% of the structures in the Redevelopment Area are 35 years of age or older, as determined by the field work performed by PGAV. PGAV also noted that central and other portions of the Redevelopment Area represent some of the oldest platting in the City and many of the structures are historic.
2. **Obsolescence.** Obsolescence is defined as the condition or process of falling into disuse. Obsolescence was observed by PGAV in 14 (100%) of the 14 blocks that make-up the Redevelopment Area. Obsolete conditions were evidenced by instances of functionally obsolete buildings, obsolete platting, vacant or partially vacant buildings that are economically obsolete, and obsolete site improvements.
3. **Deterioration.** Deterioration of site improvements refers to the physical and economic deterioration of the improvements within the Redevelopment Area. Physical deterioration refers to physical deficiencies, or disrepair in buildings, or site improvements requiring treatment or repair. Deterioration was observed by PGAV throughout the Redevelopment Area. Many buildings in the area show signs of deterioration such as cracked or crumbling masonry and foundations. Additionally, severe deterioration in parking lots, streets, sidewalks and curbs and gutters were noted.
4. **Depreciation of physical maintenance.** This factor refers to an on-going lack of maintenance of buildings and site improvements within the Redevelopment Area. Depreciation of physical maintenance was observed by PGAV in 100% of the 14 blocks which make-up the Redevelopment Area. Many commercial structures in the area are in need of repainting or repair and many commercial parking lots need to be striped or sealed. A majority of the residential structures are in need of repairs or replacement of doors, windows, porches, and roofing materials.
5. **Excessive land coverage.** Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. According to PGAV, excessive land coverage was present in 11 (78%) of the 14 blocks of the Redevelopment Area. Properties utilizing nearly 100% of the land area for parking or other activities are numerous throughout the Redevelopment Area.
6. **Lack of community planning.** Lack of community planning relates to development prior to or without the benefit or guidance of a community plan. Lack of community planning was identified by PGAV on 10 (71%) of the 14 blocks in the Redevelopment Area. The majority of historic downtown was developed without the benefit or guidance of a community plan. PGAV noted instances of incompatible land-use relationships between industrial and residential uses, small irregularly sized commercial parcels, and overhead power line poles in the middle of the sidewalks which are all indicators of a lack of community planning.

In summary, the Conservation Study concluded that the proposed redevelopment area on the whole meets the TIF statutory requirements for a "conservation area" due to more than 50% of the structures in the Area are 35 years old or older; obsolescence; deterioration; depreciation of physical maintenance; excessive land coverage; and lack of community planning. The study further concludes

that these conservation factors are detrimental to the public health, safety, morals, or welfare and may become a blighted area. Further examples of the type of factors making the area a conservation area include: obsolescence of site improvements represented by vacant buildings, deteriorated sidewalks, deteriorated curbs and gutters. Many buildings need to be repainted. Also, repair to the facades, soffits, fascia, signage, roofs, porches, doors, windows, etc. are also needed for many buildings in the Redevelopment Area. In addition, there is little or no landscaping in the area and there are no minimum setbacks for existing buildings.

"But For" Test

The "but for" test requires that a finding be made that the Redevelopment Area as a whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing; i.e., "but for" the use of TIF, the area is not anticipated to be developed. The City solicited bids for proposals on January 8, 2016. The City did not receive any bids for development of the entire Redevelopment Area; however, several individual property owners did submit bids for improvements to their property. In short, there is an extraordinary cost to develop the Redevelopment Area for any one developer to take on. Based on the proposals received, which are incorporated into the Second Amended Plan at Exhibit B-2, those individual projects would not occur without TIF financing.

As required by the TIF statute, Exhibit D of the Second Amended Plan includes the affidavit of Gary Edwards, City Administrator, attesting that the statutory requirements for a conservation area for the area on the whole and the "but for" test have been met; i.e., that the area has not been subject to growth and redevelopment through investment by private enterprise, and without TIF assistance, the Redevelopment Project contemplated by the Second Amended Plan would not be reasonably expected to occur without such assistance.

Staff and Consultant Recommendation: There is sufficient evidence for the City Council to reaffirm its findings from Ordinance No. 9694 that (1) the area as a whole is a "Conservation Area" as described by state statutes and the Original TIF Plan; and 2) that the proposed redevelopment area has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of tax increment financing and that the City has submitted the required affidavit to that effect.

FINDING # 2 - ***A finding must be made that the proposed Second Amended Plan conforms to the comprehensive plan for the development of the City as a whole.***

The Community Development Director submitted a memorandum verifying that the Second Amended Plan is in agreement and accordance with the City's comprehensive plan, "The Sedalia Master Plan" was adopted by the City's Planning and Zoning Commission in 2008 and last updated in 2014. The memorandum is included in the Second Amended Plan as Exhibit C.

The goals of the comprehensive plan for the midtown area include: commercial/mixed-use development; infill/redevelopment; growth and development to keep the area from further physical and fiscal decline; entrepreneurship. The Second Amended Plan conforms to the City's comprehensive plan as it proposes to make infrastructure and streetscape improvements, including, public parking improvements, new street lights and safety enhancements, new traffic signals and improved storm water drainage, water mains and fire hydrants; stabilization and structure repair of the

Sedalia Trust Building; demolition of the Broadway Arms Building; rehabilitation of the Uptown Theater; and rehabilitation of the Liberty Center building. All of these improvements will help eradicate vacancy in the downtown area and retain the historic character of the area. The proposed Redevelopment Project serves a public interest in maintaining a healthy community and will benefit all citizens of Sedalia.

Staff and Consultant Recommendation: There is sufficient evidence for the City Council to reaffirm the findings previously made pursuant to Section 99.810, RSMo, when it approved the Original TIF Plan and find that the Second Amended Plan is in conformance with the City's Comprehensive Plan.

FINDING # 3 - ***A finding must be made that the estimated dates for the completion of projects and retirement of obligations incurred to finance the development do not exceed twenty-three years from the time a redevelopment project is authorized, that no redevelopment project is scheduled to be authorized within ten years after of the adoption of the Original TIF Plan, and that no property will be secured by eminent domain later than five years from the adoption of the ordinance approving the development project.***

The Second Amended Plan includes a provision that any Ordinance approving any Redevelopment Project, or amendment thereto, will not be adopted later than ten (10) years from the adoption of the Original TIF Plan. The Original TIF Plan was approved on November 14, 2008. No additional projects or amendments thereto can be approved later than November 14, 2018.

Further, the Second Amended Plan includes a provision that the Redevelopment Project will be completed prior to the date that is not more than 23 years from the adoption of the Ordinance approving the Redevelopment Project.

Lastly, no property for the Redevelopment Project shall be acquired by eminent domain. The statutory five year period has expired.

Staff and Consultant Recommendation: There is sufficient evidence for the City Council to reaffirm the findings previously made pursuant to Section 99.810, RSMo, when it approved the Original TIF Plan and find that the Second Amended Plan contains information that dates for completion of projects and retirement of obligations incurred to finance the development are not more than twenty-three years from the adoption of the ordinance approving a development project within the development area, that no project is scheduled or permitted to begin more than ten years after the adoption of the ordinance authorizing the Original TIF Plan, and that the proposed plan meets the statutory requirement regarding the acquisition of property by eminent domain.

FINDING # 4 - ***A finding must be made that a plan has been developed for relocation assistance for businesses and residences.***

Attachment 6 of the Original TIF Plan includes a relocation plan for businesses and residences within the redevelopment area, which satisfies the requirement for this finding. The relocation plan is unchanged and remains in effect. Further, the relocation plan complies with State statutes and the City's policy for relocation assistance.

Staff and Consultant Recommendation: There is sufficient evidence for the City Council to reaffirm the findings previously made pursuant to Section 99.810, RSMo, when it approved the Original TIF Plan and find that a plan to provide relocation assistance for businesses and residences has been developed.

FINDING # 5 - ***A finding must be made that a cost-benefit analysis has been prepared showing the economic impact of the Second Amended Plan on each taxing district which is at least partially within the boundaries of the development area, that the analysis shows the impact on the economy if the project is not built, as well as if it is built pursuant to the development plan under consideration, that the cost-benefit analysis includes a fiscal impact study on every affected political subdivision, and that there is sufficient information from the developer for the commission to evaluate whether the project as proposed is financially feasible.***

A revised cost-benefit analysis is attached to the Second Amended Plan as Exhibit B-1. The tables in Exhibit B-1 show projected revenues to the taxing entities for the period of 2016 to 2030. These projections assume two scenarios; (1) with redevelopment, and (2) without redevelopment. For both scenarios, the market value on existing uses is assumed to grow 3% at reassessment (odd-numbered years). No annual increases are assumed for sales tax receipts because sales growth has not kept pace with initial estimates. However, there is some potential for increased sales tax receipts depending on whether the Ambulance District commits a portion of its sales tax. To date, the Redevelopment Area has generated only a small amount of incremental sales taxes.

The total projected revenues to the taxing entities for the period from 2016 to 2030 under the "with redevelopment" scenario is $19,779,328. For the "without redevelopment," the total projected revenues to the taxing entities for this same period is $19,908,590. This presents a question as to why a taxing district would approve this plan. The cost-benefit analysis is based on assumptions. It assumes in the "without redevelopment" scenario that there is no base level unlike the "with redevelopment" scenario. Further, a 3% growth rate was used for both the "with development" and "without development". Typically, that is not the case. In most cases when property is improved, the growth rate also increases as opposed to if no improvements were made. Further, with redevelopment there is a potential that the revenues will exceed the projections because the proposed improvements would make the property within the Redevelopment Area more valuable.

Currently, this is a pay-as-you-go type TIF project which means that the improvement costs are paid up front and then reimbursed, if funds are available, as set forth in the Second Amended Plan. The total project costs for the Redevelopment Project is $10,303,000. The amount being requested to be funded by the TIF is $2,573,000. Table 4 in the cost-benefit analysis projects that the total estimated amount of TIF Revenues that will be generated over the course of the Second Amended TIF Plan is $3,324,810. Further, in the Original TIF Plan it was contemplated that the City, as the Master Developer, could use any number of funding sources, such as: incremental revenues (pay-as-you-go), issuance of TIF Bonds, improvements and investments by private parties, other types of financing mechanisms (tax credits, Transportation Development District, Neighborhood Improvement District, grant, loans, etc.), or other funds available to the City. The Second Amended Plan does not propose any change to the Original TIF Plan in this respect and could use any one of the proposed funding sources or a combination thereof. Exhibit A to the Second Amended Plan includes a letter from Mr. Edwards, City Administrator, reconfirming the City's role as Master Developer of the Redevelopment Projects.

The City staff has reviewed in detail the overall financial aspects of the proposed Second Amended Plan and its component redevelopment projects. This analysis includes assumptions regarding potential tenants and projected TIF revenues from these uses. Based on the information provided in the Second Amended Plan and our analysis and review, the City's staff and consultants believe that sufficient information has been provided in the proposed Second Amended Plan for the TIF Commission to evaluate the financial feasibility of this plan and its redevelopment project.

Staff and Consultant Recommendation: There is sufficient evidence for the City Council to reaffirm the findings previously made pursuant to Section 99.810, RSMo, when it approved the Original TIF Plan and find that a cost-benefit analysis has been prepared showing the economic impact of the Second Amended Plan on each taxing district which is at least partially within the boundaries of the development area, that the analysis shows the impact on the economy if the project is not built, as well as if it is built pursuant to the development plan under consideration, that the cost-benefit analysis includes a fiscal impact study on every affected political subdivision, and that there is sufficient information for the City Council to determine if the project is financially feasible.

FINDING # 6 - ***A finding must be made that the Second Amended Plan does not include the initial development or development of any gambling establishment.***

A review of the TIF Plan indicates that the initial development or development of any gambling establishment is **not** included.

Staff and Consultant Recommendation: There is sufficient evidence for the City Council to reaffirm the findings previously made pursuant to Section 99.810, RSMo, when it approved the Original TIF Plan and find that the TIF Plan does not include the initial development or redevelopment of any gambling establishment.

CONCLUSION

The City's staff and consultants have prepared and reviewed the proposed Second Amended Plan. In conducting a thorough review of the proposed Second Amended Plan and its component redevelopment project and revised financial information, City staff along with the assistance of its legal consultant, concludes that the Second Amended TIF Plan generally provides sufficient information to demonstrate that the statutorily required six findings have been met (see specifically Section 10 of the Second Amended Plan) and that the City Council has information that provides it with a sufficient basis to recommend approval of the Second Amended Plan and associated Redevelopment Project and revised financial information.

April 27, 2016

Dear :

Thank you very much for your interest in and support for the revitalization of Sedalia's important downtown area. As you are aware, on April 13, 2016 the Tax Increment Financing Commission recommended that the City Council approve the Second Amendment to the Sedalia Midtown Tax Increment Financing ("TIF") Plan. Included in the TIF Plan was a line item for your project. On April 25, 2016, the City Council reviewed the TIF Plan and heard testimony regarding each of the line items. At the conclusion of the City Council's April 25th meeting, Council directed staff to prepare an ordinance approving the TIF Plan for consideration at its May 2, 2016 meeting. Assuming the City Council approves the TIF Plan ordinance, the City will need to enter into an agreement with you to set forth the terms for the distribution and use of the funds.

The purpose of this letter is to address the funding of your individual project. Specifically, you have asked the City to provide the funds necessary to complete your project. Then, when TIF revenues become available, the City will be reimbursed from the TIF. As you know, it is the City Council's responsibility to guard public funds and make sure the full faith and credit of the City is protected. In order for the City to provide you the necessary funds to complete your project would require the City to either obtain a loan, use money from the City's annual budget, take money from the City's reserve funds, or a combination of these options. Our financial analysis of your request indicates that the TIF would generate enough revenue over the life of the TIF to fund all the project line items, however, what that analysis does not take into consideration are factors such as municipal emergency needs or other unanticipated city costs. It is important for the City Council to consider all of these matters when making a decision. Also, based on the total amount of money being requested, the anticipated TIF revenue could be very close to the amount of debt service expenditure needed for all of these line items. That may be cutting it too close. On the other hand, it also is important for the Council to provide opportunities, when possible, for the revitalization of the downtown area.

Consequently, the TIF will provide funding for your project on a Pay-As-Available basis. In other words, as private investment increases in the Midtown TIF District and the Sedalia City Council is assured that sufficient funding is available, funding will be released for your project. Assuming the City Council approves the TIF Plan at its May 2, 2016 meeting, we will immediately begin negotiating a contract with

your organization outlining this Pay-As-Available proposal. It is our hope that the contract can be finalized by the City Council's first meeting in June (June 6, 2016). Further, we are asking that you prioritize the various line items within your proposal so that these can be funded first as dollars become available. This prioritization will be included in the contract.

Again, thank you for your interest in downtown Sedalia. The City will do all it can to assist with your proposal while protecting Sedalia's financial stability.

Sincerely,

Stephen J. Galliher
Mayor

Office of the Mayor

TO: Members of City Council

FROM: Mayor Stephen Galliher

DATE: April 28, 2016

RE: Appointments to City Boards and Commissions

I would like to make the following recommendations:

New appointments:

BOARD	MEMBER	TERM
Animal Advisory Control Board		
	Leona Payne 3140 Cannon Drive	Completing Pete Sublett's Term Expiring 06-2016 Authorizing a 3 Year Term 06-2016 to 06-2019
Planning & Zoning Commission		
	Jeff Leeman 913 Royal Boulevard	City Council Representative

Reappointments:

BOARD	MEMBER	TERM
Airport Board		
	Terry Sunnarborg 3245 Cunningham Drive	6 Year Term Expiring 06-2022
Central Business & Cultural District Board of Directors		
	Erica Eisenmenger 1690 Hickory Lane	3 Year Term Expiring 06-2019
Citizens Traffic Advisory Commission		
	Shirley Neff 1403 S. Mildred Avenue	3 Year Term Expiring 06-2019

Pre-Council Agenda

Council Agenda

Reappointments (continued):

BOARD	MEMBER	TERM
Park Board		
	William Woolery 624 West 7th Street	3 Year Term Expiring 06-2019
	Roy Poynter 605 South Engineer Avenue	3 Year Term Expiring 06-2019
	Chris Stewart 1624 W. 11th Street	3 Year Term Expiring 06-2019
Planning & Zoning Commission		
	Jim Norton 900 D Winchester Drive #8	4 Year Term Expiring 06-2020
Police Personnel Board		
	John Schmidt 1002 East 13th Street	5 Year Term Expiring 06-2021
	Les Harrell, Jr. 1321 South Garfield	5 Year Term Expiring 06-2021
Public Library Board		
	Reva Woodward 900 South Missouri	3 Year Term Expiring 06-2019
	Norman Bell 2415 Golf Drive	3 Year Term Expiring 06-2019
	John Snelling 1220 South Barrett Avenue	3 Year Term Expiring 06-2019
Public Works Board		
	Trish Yasger 713 Katy Circle	4 Year Term Expiring 06-2020
Sedalia Historic Commission		
	Roberta Myers 1401 W. 4th Street	*Correction* 3 Year Term Term Expiring 07-2019

City of Sedalia
Department Bills 5-2-2016

Vendor Name	Invoice Number	Amount
360training.com	39319	$ 769.50
Apac-Missouri Inc	9000300224	$ 153.12
Apac-Missouri Inc	900300017	$ 271.92
Associated Door Co	35646	$ 807.50
AT & T	0416	$ 65.00
AT & T	0516	$ 82.00
AT & T	0516A	$ 212.97
Barco Municipal Products Inc.	219639	$ 155.33
Boone Quarries	226101	$ 255.81
Boone Quarries	226959	$ 359.12
Bradley Blankenship	0516	$ 31.32
Bradley Blankenship	0516A	$ 38.00
Bryant Motor Co	132804	$ 467.64
Bryant Motor Co	87434	$ 944.60
Bryant Motor Co	90005	$ 1,271.50
Caterpillar Financial	0516	$ 15,348.37
Certified Repair Service Llc	2016-195	$ 1,301.55
Certified Repair Service Llc	2016-212	$ 1,332.01
Champion Brands LLC	498832	$ 737.86
Charter Communications	0416-11	$ 324.28
Charter Communications	0416-12D	$ 173.51
Charter Communications	0416-13	$ 212.69
Charter Communications	0416-14	$ 89.98
Charter Communications	0416-MUNI	$ 215.00
Charter Communications	0416-12A	$ 89.98
Charter Communications	0416-12C	$ 130.00
Charter Communications	0416-19A	$ 130.39
Chris Mittenburg	0516	$ 40.36
Cintas Corp #379	379224891	$ 824.25
Cintas Corp #379	379225877	$ 824.25
City of Sedalia	0416	$ 137.02
Clark's Tool & Equipment	173220	$ 30.30
Conrad Fire Equipment Inc	506295	$ 235.37
Cooperative Workshops Inc	44129	$ 5,259.82
Cooperative Workshops Inc	44131	$ 14,299.77
Corky'S Equipment	013503	$ 678.76
Courtney Blaszczyk	0416	$ 109.55
Crown Power & Equipment Co	49006L	$ 106.42
D C Battery Inc	074163	$ 165.00
Denise Bryant	0416	$ 30.00
Don's Truck Towing & Truck Wash	129057	$ 90.00
DSG Equipment & Supplies	57044	$ 30.00
Eagle Capital Corporation	3106	$ 621.94
Eagle Capital Corporation	3107	$ 630.10
Eagle Capital Corporation	3134	$ 604.09
Eagle Capital Corporation	3135	$ 588.54
Eagle Capital Corporation	3136	$ 615.57
Eagle Capital Corporation	3137	$ 606.64
Eagle Capital Corporation	3138	$ 618.12
Eagle Capital Corporation	3142	$ 561.51
Eagle Capital Corporation	3143	$ 591.85
Eagle Capital Corporation	3144	$ 559.25

Pre-Council Agenda

Council Agenda

City of Sedalia
Department Bills 5-2-2016

Vendor Name	Invoice Number	Amount
Eagle Capital Corporation	3145	$ 596.95
Eagle Capital Corporation	3146	$ 605.37
Ed M Feld Equip Co Inc.	0294270-IN	$ 78.00
Empire District	0316-12	$ 189.32
Empire District	0316-12A	$ 248.28
Empire District	0316-14F	$ 230.60
Empire District	0316-14H	$ 160.59
Empire District	0316-17A	$ 133.32
Empire District	0316-18	$ 1,286.51
Empire District	0316-19	$ 94.27
Empire District	0316-20	$ 274.80
Empire District	0316-21	$ 330.59
Empire District	0316-61	$ 942.83
Empire District	0316-61A	$ 495.47
Empire District	0316-61B	$ 25.00
Empire District	0316-61L	$ 27.94
Empire District	0316-61M	$ 92.79
Empire District	0316-61N	$ 57.42
Empire District	0316-65	$ 135.54
Employee Screening Service Llc	188385	$ 254.00
Engineering Surveys & Services	ESS068193	$ 185.00
Engineering Surveys & Services	ESS068222	$ 241.00
Engineering Surveys & Services	ESS068227	$ 125.00
Environmental Products & Acc Llc	222743	$ 1,494.09
Environmental Products & Acc Llc	222744	$ 916.00
Environmental Products & Acc Llc	222806	$ 66.94
Fastenal	MOSED159583	$ 423.84
Fedex	52-391-65283	$ 21.27
Fischer Concrete Service Inc	31653	$ 1,891.19
Fischer Concrete Service Inc	31654	$ 517.02
Fischer Concrete Service Inc	31655	$ 589.32
Fischer Concrete Service Inc	31849	$ 6,224.73
Fischer Concrete Service Inc	31850	$ 1,125.27
Fischer Concrete Service Inc	32015	$ 6,835.37
Fischer Concrete Service Inc	31656	$ 278.40
Fischer Concrete Service Inc	31848	$ 1,163.50
Foley Industries	PS440016996	$ 146.10
Foley Industries	PS440017034	$ 17.40
Foley Industries	SS710000751	$ (536.00)
Foley Industries	SS7100008932	$ 536.00
Fort Bend Services Inc.	0200802-IN	$ 2,119.50
Forklifts Of Central Missouri Inc	S0056376	$ 1,197.94
Forklifts Of Central Missouri Inc	S0058321	$ 106.79
Forklifts Of Central Missouri Inc	S0058364	$ 1,701.96
Forklifts Of Central Missouri Inc	S0058366	$ 1,682.73
Forklifts Of Central Missouri Inc	S0059221	$ 500.00
Forklifts Of Central Missouri Inc	S0059227	$ 313.15
Forklifts Of Central Missouri Inc	S0059523	$ 18.04
Forklifts Of Central Missouri Inc	WO120609	$ 2,640.42
Forklifts Of Central Missouri Inc	WO120610	$ 1,341.00
Forklifts Of Central Missouri Inc	WO120611	$ 140.00
Forklifts Of Central Missouri Inc	WO120613	$ 500.40

Pre-Council Agenda

Council Agenda

City of Sedalia
Department Bills 5-2-2016

Vendor Name	Invoice Number		Amount
Gene Woolery	698311	$	45.00
Graphics Enterprises, Inc	AR657221	$	288.96
Greg Harrell	0416	$	76.59
Greg Smith	0416	$	84.22
H.D. Industries Inc	24016	$	129.44
Hach Company	9875338	$	448.89
Hach Company	9882743	$	1,446.75
Hank's Portable Toilets & Septic T	2694	$	63.75
Hillyard - Columbia	601787385	$	20.90
Hillyard - Columbia	602027214	$	24.75
I-Land Internet Services	1789504	$	59.95
I-Land Internet Services	1789505	$	3.99
I-Land Internet Services	1784120	$	49.95
I-Land Internet Services	1784121	$	3.99
IBT, Inc.	6755346	$	511.38
Jim's Express Tire and Auto	1-89981	$	46.00
Jim's Tire Service Inc	1-89976	$	40.00
KCP&L	0416-05	$	107.60
KCP&L	0416-12	$	328.38
KCP&L	0416-14	$	20.00
KCP&L	0416-14A	$	19.88
KCP&L	0416-14C	$	110.89
KCP&L	0416-14D	$	92.93
KCP&L	0416-14E	$	47.01
KCP&L	0416-14F	$	140.80
KCP&L	0416-14G	$	36.34
KCP&L	0416-14H	$	549.99
KCP&L	0416-14M	$	20.00
KCP&L	0416-14N	$	40.74
KCP&L	0416-14P	$	30.13
KCP&L	0416-14Q	$	28.27
KCP&L	0416-14R	$	30.37
KCP&L	0416-14S	$	32.26
KCP&L	0416-14T	$	29.87
KCP&L	0416-14U	$	29.80
KCP&L	0416-17	$	19.88
KCP&L	0416-18	$	814.92
KCP&L	0416-20	$	433.57
KCP&L	0416-24	$	19.30
KCP&L	0416-24C	$	91.06
KCP&L	0416-24D	$	17.19
KCP&L	0416-61C	$	789.56
KCP&L	0416-61M	$	257.82
KCP&L	0416-65	$	268.75
KCP&L	0416-Comp	$	1,196.16
KCP&L	0416-Muni Bldg	$	2,098.59
KCP&L	0416-12A	$	696.49
KCP&L	0416-61H	$	17.19
KCP&L	0416-61J	$	144.51
KCP&L	0416-61K	$	18.21
KCP&L	0416-61L	$	176.24
KCP&L	0416-61Q	$	94.77

Pre-Council Agenda

Council Agenda

City of Sedalia
Department Bills 5-2-2016

Vendor Name	Invoice Number	Amount
KCP&L	0416-61Y	$ 88.06
KCP&L	0416-SL	$ 35,657.90
Kenneth Schlesselman	0416	$ 168.93
Klein's Saw Shop & Small Engines	0516	$ 111.65
Legacy Safety & Security	6	$ 480.00
Main Street Logo	2975	$ 54.00
Main Street Logo	2978	$ 60.00
Main Street Logo	2982	$ 45.00
MCI	0416	$ 198.01
Midland Printing Company	50171	$ 44.46
Midland Printing Company	82846	$ 123.10
Missouri Department of Natural Re	0516	$ 45.00
Missouri Department of Natural Re	0516A	$ 45.00
Missouri Municipal League	200009070	$ 130.00
Missouri Police Chiefs Assoc	186	$ 75.00
Missouri Police Chiefs Assoc	3551	$ 75.00
NAPA Of Sedalia Genuine Parts C	419994	$ 22.00
Nartec Inc	8482	$ 176.04
NFPA	6687638	$ 130.01
Open Door Thrift Shop	778633	$ 12.00
O'Reilly Automotive Inc.	0114-392788	$ 48.14
O'Reilly Automotive Inc.	0247-435679	$ 34.29
O'Reilly Automotive Inc.	0247-436708	$ 159.97
Otten Small Engine Service	187497	$ 41.05
Otten Small Engine Service	188573	$ 107.64
Pictometry International Corp	SI031702	$ 42,854.75
Printlynx	117026	$ 47.20
Printlynx	117147	$ 106.06
Printlynx	117148	$ 18.00
Printlynx	117181	$ 101.91
Progressive Business Publications	0416	$ 299.00
Public Safety Center Inc	5667803	$ 146.75
Qscend Technologies Inc	7549	$ 300.00
Quicksilver Water	759836	$ 52.50
Rac-Jac Properties	0416-12	$ 32.50
Rac-Jac Properties	0416-13	$ 529.55
Rac-Jac Properties	0516	$ 5.30
Roberts & Associates	09018397	$ 125.00
S & T Landscaping & Irrigation LL(	5935	$ 125.00
Schultz Wrecking Service	0416	$ 3,300.00
Sedalia Electric Motors Inc	8576	$ 55.00
Sedalia Electric Motors Inc	8577	$ 600.00
Sedalia Electric Motors Inc	8591	$ 1,640.00
Sedalia Noon Day Optimist	0416	$ 147.95
Sedalia Starter & Alternator Servic	23084	$ 256.00
Sentinel Emergency Solutions	41265	$ 104.00
SMC Electric Supply	60216835-02	$ 19.33
SMC Electric Supply	60216835-03	$ 90.79
SMC Electric Supply	60217283-00	$ 42.00
Smith Paper & Janitor Supply	606090	$ 29.35
Smith Paper & Janitor Supply	606576	$ 91.49
Smith Paper & Janitor Supply	607621	$ 33.18

Pre-Council Agenda

Council Agenda

City of Sedalia
Department Bills 5-2-2016

Vendor Name	Invoice Number	Amount
Smith Paper & Janitor Supply	608637	$ 35.07
Smith Paper & Janitor Supply	608710	$ 42.52
Smith Paper & Janitor Supply	CM605596	$ (48.20)
Smith Paper & Janitor Supply	605344	$ (127.60)
Smith Paper & Janitor Supply	604100	$ 352.64
Smith Signs	7852	$ 15.00
SPIAA	0416-Hendricks	$ 269.00
SPIAA	0416-Woolery	$ 269.00
Staples Business Advantage	3298321708	$ 15.78
Staples Business Advantage	3298321912	$ 73.98
Staples Business Advantage	3298321915	$ 43.39
Staples Business Advantage	3299002714	$ 123.00
Staples Business Advantage	3299002868	$ 131.42
Staples Business Advantage	3299580204	$ 15.28
Staples Business Advantage	3299580249	$ 24.49
Tallman Company	S136945	$ 62.94
Tallman Company	S137028	$ 191.01
Tapco	I522865	$ 73.96
TG Technical Services Llc	11548	$ 214.00
The Sedalia Area Chamber Of Cor	101	$ 9.00
The Spay And Neuter Clinic	740368	$ 643.00
TheRedForce	SFD 160415	$ 184.00
Tim's Tree Service Llc	4301	$ 400.00
Tim's Tree Service Llc	4302	$ 350.00
Tire Centers Llc	6500153228	$ 650.40
Tire Centers Llc	6500153401	$ 630.70
Tire Centers Llc	6500153473	$ 583.45
Trans-Central Suppliers Inc	0234350	$ 178.68
Trans-Central Suppliers Inc	0234362	$ 51.13
Trans-Central Suppliers Inc	0234450	$ 129.04
Trans-Central Suppliers Inc	0234483	$ 428.52
Trans-Central Suppliers Inc	0234484	$ 73.68
Trans-Central Suppliers Inc	0234499	$ 107.06
Trans-Central Suppliers Inc	0234514	$ 399.60
UMB Bank N. A.	382224	$ 1,961.00
United Rotary Brush Corp	CI184566	$ 488.94
Usa Bluebook	918944	$ 189.08
Verizon Wireless	9764049626	$ 2,703.98
Wal-Mart Community/RFCSLLC	00435	$ 108.58
Wal-Mart Community/RFCSLLC	01179	$ 91.44
Wal-Mart Community/RFCSLLC	01342	$ 48.97
Wal-Mart Community/RFCSLLC	01474	$ 11.74
Wal-Mart Community/RFCSLLC	04611	$ 139.08
Warehouse Tire & Muffler	198659	$ 215.08
Warehouse Tire & Muffler	198955	$ 667.62
William Twenter	0416	$ 139.76
Wilson & Company Inc	65230	$ 1,335.00
Woods Super Market	0314	$ (8.99)
Woods Super Market	113	$ 15.99
Woods Super Market	99	$ 39.16
Total Invoices To Be Paid		$ 211,832.60

Pre-Council Agenda

Council Agenda