

Sedalia Midtown TIF Redevelopment Plan & Project

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City of Sedalia, Missouri**

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PGAVURBANCONSULTING
ST. LOUIS, MISSOURI

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SECTION 1

INTRODUCTION

CONCEPT OF TAX INCREMENT FINANCING

In pursuit of the redevelopment of a declining area or to induce the development of an area which has been deficient in growth and development, the State of Missouri provides various statutory tools which a municipality may utilize in order to initiate private and public development/redevelopment. One such tool is Tax-Increment Financing ("TIF"), as defined by the Real Property Tax Increment Allocation Redevelopment Act (Sections 99.800 to 99.865, R.S.Mo.), hereinafter referred to as the TIF Act. The TIF Act provides for the establishment of tax increment financing districts referred to herein as "Redevelopment Areas." In order to establish a TIF Redevelopment Area, the area proposed for designation must meet certain criteria as defined in the TIF Act. These criteria are established in accordance with one of three types of Redevelopment Areas that may be designated. These types of Redevelopment Areas are:

- Blighted Area;
- Conservation Area; or
- Economic Development Area.

Prior to the designation of a Redevelopment Area, a Redevelopment Plan (the "Plan") must be prepared which identifies specific Redevelopment Projects within the Redevelopment Area. The Plan must outline the objectives which it intends to accomplish, how the Redevelopment Projects accomplish those objectives, and provide a program by which the objectives and the Redevelopment Projects will be accomplished. The purpose of establishing the Redevelopment Area is to reduce or eliminate blighting conditions, foster economic and physical improvements, and enhance the tax base of the taxing districts that levy taxes within the Redevelopment Area.

The concept of TIF is relatively simple. Incremental revenue is created when there is an increase in tax revenues within the boundaries of the designated Redevelopment Area above the annual revenue that the Redevelopment Area generated in the year prior to its establishment. New development is "induced" to occur through the ability to use the incremental revenue created by the new development to finance certain costs of developing or redeveloping an Area. Bonds or other financial obligations can be issued to capture the revenue at the inception of a project to repay these costs.

Typically, bonds or other financial obligations are issued to finance the costs associated with the various capital improvements and Redevelopment Projects that are proposed to occur within the Redevelopment Area. These financial obligations are then retired on an annual basis using the incremental revenue generated by the new development. This revenue is set aside in a special fund known as the "special allocation fund." Incremental revenue generated by new development and deposited to the "special allocation fund" may also be used to pay redevelopment project costs on a "pay-as-you-go" basis, or as incremental revenues are available. During the up to 23-year period in which the incremental revenue is dedicated to the purposes specified in the Plan, all taxing districts that levy ad valorem taxes in the Redevelopment Area continue to receive the taxes based upon the property values and tax rates which existed prior to the new development and adoption of TIF. Those local jurisdictions that levy economic activity taxes (e.g. sales and utility taxes) also continue to collect the amount of these taxes that existed prior to the implementation of a TIF district, in addition to 50% of the new economic activity taxes generated by the project. In

addition, local jurisdictions receive 100% of the new revenues generated by the Merchants and Manufacturers Replacement Tax and 100% of the new personal property taxes.

The TIF Act requires that the city establish a TIF Commission prior to establishing a Redevelopment Area. This body is comprised by six individuals who are appointed by the chief elected officer of the city, two individuals appointed by the county, and three individuals who are appointed by the other taxing districts within the proposed Redevelopment Area. The three appointees representing the other taxing districts are appointed in two ways: Two of the three other taxing district appointments represent the school district(s) that levy(ies) taxes within the Redevelopment Area; and one member is appointed to represent all other taxing districts. The TIF Commission's role is to review and consider the area proposed to be designated as a Redevelopment Area and to make a recommendation to the governing body of the city regarding the establishment of the Redevelopment Area and the associated Redevelopment Plan and Project(s). Once the TIF Commission's initial work is done, the members appointed by the county, the school board and other taxing districts' terms expire. Of the six members appointed by the city, two shall serve for two years, two for three years, and two for four years from the date of initial appointment. Thereafter, the members appointed by the city serve for terms of four years.

There are several advantages in choosing TIF over other redevelopment programs. Because the TIF Act authorizes the TIF revenues to be pledged to bonds or other financial obligations, the developer and the city have funds available at the beginning of the development process when they are typically needed the most. Another advantage is that TIF requires all the taxing entities to share in foregoing the receipt of new revenue during the period in which the obligations are being retired. This is because, unlike tax abatement schemes, the city must dedicate 50% of its local economic activity tax revenue (e.g. sales and utility taxes) that is generated by the new development to the special allocation fund, not just its property tax increment. In addition, in the TIF process the city is vested with control over where and how the increment will be used.

The initial step in establishing the Redevelopment Area is to analyze the area being contemplated for designation. This is necessary to determine whether the area meets the criteria specified in the TIF Act for designation as a Blighted, Conservation, or an Economic Development Area. Once the governing body of a city has determined that the area qualifies, it may approve a Redevelopment Plan. The Redevelopment Plan identifies objectives, policies, Redevelopment Projects, activities and costs necessary to accomplish the redevelopment of the Area. Funding and financing aspects of the Plan are also outlined, as well as Plan schedules and dates for implementation. The text of the TIF Act is provided in **Attachment Six**.

THE AREA

The Sedalia Midtown Redevelopment Area (hereinafter referred to as the "Redevelopment Area" or "Area") contains approximately 163 acres of land and encompasses a large portion of the historic downtown of Sedalia, Missouri and is bounded generally by 9th Street and Broadway Blvd. on the south, Moniteau Avenue on the west, Marvin Street on the east, and Jefferson Street on the north. The boundaries of the Redevelopment Area and Redevelopment Project Areas are shown on **Plate 1 - Redevelopment Area** included in **Attachment One** and further described in the boundary description contained in **Attachment Two**. The Area consists of 178 parcels as well as abutting public rights-of-way. An aerial photo of the Area is included in the **Plate 2 - Aerial Photo** in **Attachment One**.

The Area contains Sedalia's historic "Downtown" area and also includes portions of the City adjacent to Downtown which have been, historically, residential, industrial, and commercial areas.

Throughout this document, references will be made to “Downtown,” which refer to the historic downtown and central business district, and references will also be made to “Midtown” which refer to the Area as a whole. Taken together, Downtown and the adjacent residential, commercial, and industrial areas addressed by this Redevelopment Plan, comprise Midtown.

There is a mix of land uses in the Area which include: a variety of commercial uses, single-family residential uses, industrial uses, vacant parcels, and public parks. Existing land uses within the Area are shown on **Plate 3 – Existing Land Use** in **Attachment One**. A map showing existing zoning is contained in **Attachment One** as **Plate 4 – Existing Zoning**.

PLAN PURPOSE

The primary purpose of this Plan is to establish the process by which redevelopment within the Area can occur. This process will enable the City to carry out the comprehensive redevelopment envisioned by this Plan. Without the assistance provided through TIF, the Area is not likely to experience significant growth and development through investment by private enterprise.

In order to establish an Area as described above, the overall Area must meet certain criteria set forth in the TIF Act. One of the purposes of this Plan is to document the qualifications of the Area with respect to designation under the terms and conditions of the TIF Act. In addition, this document serves as the basis for establishing the general redevelopment program and TIF financing parameters that will financially assist the City and property owners/redevelopers in implementing the redevelopment program. This assistance is anticipated to:

- Facilitate the comprehensive and unified redevelopment of the Area; and
- Result in the construction of necessary improvements (public and private) within the Area.

SECTION 2

REDEVELOPMENT AREA BASIS FOR DESIGNATION & SUMMARY OF THE REDEVELOPMENT PROJECT

BASIS FOR REDEVELOPMENT AREA DESIGNATION

In order to establish a TIF redevelopment area, the area proposed for designation must meet certain criteria set forth in the TIF Act. These criteria are established in accordance with one of three types of redevelopment areas that may be designated. These types of redevelopment areas are:

- Blighted area;
- Conservation area; or
- Economic development area.

As determined by field investigations and analyses undertaken for this Plan, the Area was found to exhibit the requirements necessary for designation under the TIF Act as a Conservation Area. The analysis of existing conditions and evidence of the factors present in the Area are described in detail in **Section 3, Analysis of Conservation Area Factors**. The Conservation Area qualification factors present in the Area are summarized below:

- More than 50% of the structures in the Area are 35 years old or older;
- Obsolescence;
- Deterioration;
- Depreciation of Physical Maintenance;
- Excessive Land Coverage;
- Lack of Community Planning.

Certain factors found in the Redevelopment Area lead to the conclusion that without the use of tax increment financing, as envisioned in this Plan, the Area would not be subject to growth and development by private enterprise in a manner consistent with the development goals and objectives for the Area. These factors are:

- The cost of rehabilitation, demolition and environmental remediation;
- The cost of removal of obsolete utilities; and
- The cost required to construct public infrastructure capable of supporting redevelopment envisioned by this Plan.

SUMMARY OF THE REDEVELOPMENT PROGRAM AND REDEVELOPMENT PROJECT

The City of Sedalia's Redevelopment Program identifies a unified approach to the revitalization and redevelopment of Midtown Sedalia. The Redevelopment Program focuses resources to provide opportunities for infrastructure development and rehabilitation, residential reinvestment, and private investment. Numerous activities will be undertaken as a part of the Redevelopment Program to achieve this goal. These activities include: building rehabilitation, infill development, improvements to the circulation system and road conditions, and enhancement to pedestrian and automotive facilities. Certain activities are also planned to assist in re-establishing an identity for the City's historic Downtown area. These may include lighting, landscaping, sidewalks, and other streetscape activities of a level and type appropriate for the historic district and its gateway corridors (e.g. Ohio, Main, and 3rd Streets). These activities will be undertaken in a manner that encourages private investment in the Area and supports the goal of creating quality, sustainable business and residential environments.

Currently, the City of Sedalia is one of several Missouri communities selected in 2006 for participation in the Downtown Revitalization and Economic Assistance for Missouri ("DREAM") Initiative. Participation in the DREAM Initiative puts the City at the top of the list for state economic development aid and assistance, and also provides the City with expert planning resources. The designation as a DREAM community acknowledges the local investment and achievements of Sedalia's Downtown to date, and the potential for ongoing revitalization in the future. A criterion for selection is a demonstration that the City is willing to provide local resources to leverage the state aid and assistance. TIF is one of the tools recommended by the DREAM Initiative for Sedalia.

The *City of Sedalia, Missouri Comprehensive Plan*, adopted in 1991, set out a number of goals and objectives for managing growth and encouraging efficient land use and development economy. The goals and objectives of the *Comprehensive Plan* addressed by this Plan include:

- Addressing storm water drainage needs;
- Exploring the feasibility of establishing a link to the Katy Trail within the City;
- Support community-based recreation and quality of life services;
- Support the Central Business District as a prime commercial center; and,
- Support Sedalia's capacity to function as a regional center.

In addressing these objectives, this Plan is in conformance with the community's *Comprehensive Plan*.

In 1980 the City of Sedalia adopted a *Development Plan for Downtown Sedalia*. Many of the goals laid out in that plan have since been achieved, including the construction of city-owned parking lots, listing of 91 structures on the National Register of Historic Places; renovation of the Katy Depot; and designation as a National Historic District.

Recognizing the need for further redevelopment and to build on the success of the *Development Plan for Downtown Sedalia*, in 2006 City staff prepared the *Redevelopment Plan for Downtown Sedalia*. This plan identified several goals for the development and revitalization of the downtown, among them: completing a multi-modal connection from the Missouri Pacific Depot to the Katy Depot and Katy Trail, enhancing pedestrian circulation and access throughout the Downtown, and encouraging the stabilization and rehabilitation of existing structures.

The *Blue Ribbon Plan*, prepared in 2006, focused its efforts on a Community Strategic Plan with the ultimate goal to strengthen the community with the encouragement of business and industry.

Key themes in the *Blue Ribbon Plan*, particularly pertaining to Downtown Sedalia, included focusing on preserving the culture and history of Sedalia and establishing a recognizable “sense of place,” restoring the downtown historic district, and the development of an artistic community.

The *Sedalia CHAT Report*, prepared in 2006, forecast housing demand in the area. The *CHAT* report identifies the unique character of downtown with its abundance of buildings ripe for redevelopment and reuse. These buildings have multiple potential uses including residential, office, and retail. The report also acknowledges the need for public incentives and financing programs to attract private investment.

The *Tourism Development Plan*, prepared in 2006 and updated in 2008, indicates the need for the creation of a Master Plan, (to be accomplished through the DREAM initiative). The “Strategies and Action Steps” section of the *Tourism Development Plan* includes the following goals for the historic downtown area: address zoning issues and deteriorated structures, enhance the appeal of the Sedalia Commercial Historic District, complete the Mo Pac Depot (designated as a transportation hub), attract professional businesses, and educate business owners and investors of tax incentives and credits to restore the historic integrity of downtown structures. The *Tourism Development Plan* identifies 25 goals to be completed in the next three years to create interest in the Historic Downtown, Historic Brothel District, and the Katy Depot. The Plan also identifies special events and attractions which include public art and Scott Joplin’s Ragtime, a year-round fully funded “Ragtime Complex.”

The Redevelopment Project is intended to alleviate those conditions that qualify the Area as a “Conservation Area” in order to facilitate the economic revitalization of the Area. It is envisioned that the Redevelopment Project will be accomplished over time and that the City will serve as “Master Developer,” coordinating the Redevelopment Project. Redevelopment Project activities include the use of TIF funds for streetscape, utility, and other public improvements and development including the construction of a new Community Center. These redevelopment activities will be funded from TIF revenues deposited to the “special allocation fund.”

SECTION 3

ANALYSIS OF CONSERVATION AREA FACTORS

INTRODUCTION

This Section sets forth the factors identified in the TIF Act that were found to be present in the Area that meet the definition of a “Conservation Area” according to Section 99.805 of the TIF Act. The TIF Act defines a “Conservation Area” as follows:

...any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area 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. A Conservation Area shall meet at least three of the factors provided in this subdivision for projects approved on or after the effective date of this section... (R.S. MO 99.805(3))

The existing conditions were identified and analyzed to determine if the proposed Redevelopment Area met the qualifying criteria established for a “Conservation Area.” Information gathered for this analysis was derived from several sources. Field investigations were conducted by the staff of PGAV on April 23rd and April 24th 2008. During field investigations, observable exterior conditions were identified.

AGE

The first criterion that must be met to qualify as a “Conservation Area” is that fifty percent of the structures must be at least 35 years of age. Age indicates the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature, and moisture. Additionally, older buildings tend not to be ideally suited for meeting modern-day space and development standards. These typical and problematic conditions associated with “age” can be the initial indicators that other Conservation Area factors may be present in the Area.

Summary of Findings Regarding Age:

Approximately 91% of the structures in the Area are 35 years of age or older, as determined by field work performed by PGAV and also based on the historic development trends which occurred in the Area. Therefore, the Area meets the threshold requirement for a conservation area in that 50% or more of the structures in the Area exceed 35 years of age.

In addition, it should be noted that central and northern portions of the Area represent some of the oldest platting in the City and many of the structures are historic. From a

historic preservation perspective, these structures and platting are important to the fabric of the City, and have been recognized as such formally by their inclusion in the Sedalia Commercial Historic District, which is a National Historic District. However, the sheer age of the platting and structures causes many unique problems associated with their structural preservation, and in terms of platting, present difficulties when redeveloping individual sites while trying to preserve the historic layout of the City.

CONSERVATION AREA FACTORS

As indicated above, PGAV Staff conducted field investigations of observable conditions in the Area. During these field investigations, conditions were noted for individual buildings and sites located within the Area. For the purposes of this report, these findings have been summarized by block on **Plate 5 – Conservation Area Factors in Attachment One** of the **Appendix**. In addition, photographs of various conservation area factors located in the Area are provided in **Attachment Four – Photo Index** in the **Appendix**.

Table 3-1 - Distribution of Conservation Area Factors indicates the distribution of conservation area factors throughout the Area by block as displayed on **Plate 5**. Conservation area factors include: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of individual structures and community facilities; lack of ventilation; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning.

Table 3-1
Distribution of Conservation Area Factors
Sedalia Midtown Redevelopment Area

Number of Factors Present Per Block	Number of Blocks Exhibiting Factors
8	4
7	3
6	4
5	3
	14

As indicated in **Table 3-1**, eleven (11) blocks (79%) contain six or more conservation area factors, three (3) blocks (21%) contain five factors, and no blocks contain zero factors.

A. OBSOLESCENCE

An obsolete building or improvement is one that is becoming obsolete or going out of use -- not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may

include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

- b. Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions that may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. Obsolete Platting:** Obsolete platting would include parcels of limited or narrow size and configuration or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Plats that created inadequate right-of-way widths for streets, alleys and other public right-of-ways, or which omitted easements for public utilities, should also be considered obsolete.
- d. Obsolete Site Improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Summary of Findings Regarding Obsolescence:

Obsolescence was observed in 14 (100%) of the 14 blocks in the 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.

Functionally obsolete buildings in the Area were found scattered throughout the area. These buildings are commercial and residential uses that have become functionally obsolete due to a lack of adequate parking or a building footprint that is inadequate for contemporary retail use. In addition, several former residential uses have been converted to commercial uses. The conversion of residential structures to commercial uses is indicative of the functional obsolescence of these structures as viable residential uses and has resulted in buildings that are also not suitable for modern commercial uses.

Economic obsolescence is present in many of the industrial, commercial and retail buildings in the Area. Examples include the completely vacant Missouri Trust Building and the deteriorated commercial facility at the south side of Main and Mill Streets. The presence of economic obsolescence is also represented by numerous vacancies throughout the Area. First-floor retail and commercial vacancies plague the area with 30 percent of total first-floor space currently being vacant. The second-floor commercial and retail spaces see a dramatic rise in the number of vacancies as 79% of total second-floor space is vacant. Third-floor space is 77% vacant. The predominance of these vacancies is found along Ohio and Main Streets. All of these vacant buildings are economically obsolete because the market has rejected the original intended use.

Older Downtowns such as Sedalia's often suffer from obsolete platting. This is due to the fact that the space requirements for commercial and residential building structures have increased over the past century. As a result, older Downtowns may include many parcels and buildings that were adequate for small scale commercial or residential uses but are inadequate for modern commercial or residential development without significant rehabilitation or expansion of the existing facilities at, more often than not, an extraordinary cost. This is the case for many of the parcels along Ohio and Main Streets.

Obsolescence of site improvements is represented throughout the Area due to the fact that many of the pedestrian facilities, such as sidewalks, within the public right-of-ways do not conform to contemporary standards. The sidewalks exhibit deterioration to the point of dilapidation in 90 percent of the area. The Area also has many overhead utility lines, severely deteriorated curb, curb cuts and gutters. These conditions add to the Area's general obsolescence, and, furthermore, the sidewalks and crosswalks throughout the Area do not conform to the minimum, general requirements for accessibility for people with disabilities according to Americans with Disabilities Act. Obsolescence of site improvements is further evidenced in the Sedalia Water Departments identification of the need to replace some of the water mains and service connections in the Area.

B. DETERIORATION

Deterioration of site improvements refers to the physical and economic deterioration of the improvements of the Area. Physical deterioration refers to physical deficiencies, or disrepair in buildings, or site improvements requiring treatment or repair. Deterioration of buildings which is not easily correctable in the course of normal maintenance may also be evident in buildings, such as defects in secondary components such as doors, windows, porches, and fascia materials, etc., and defects in primary components, such as cracked or damaged foundations, frames, roofs, etc. Physical deterioration of site improvements could include: surface cracking or crumbling and potholes in parking areas, damaged signage, fences, retaining walls, utility poles, and dead or decaying landscaping.

Summary of Findings Regarding Deterioration:

Deterioration was observed throughout the Area. The majority of the buildings in the Area are more than 35 years old. While some of these buildings have been well-maintained, others show signs of deterioration such as cracked or crumbling masonry and foundations. Many of the buildings throughout the Area have damaged siding, soffits and fascia in need of replacement. A majority of the structures in the Area are constructed of brick and are in need of tuck pointing due to step cracking. Partially or completely vacant structures throughout the Area have broken, boarded or bricked-in windows. Many of the residential structures exhibit deterioration of roofing materials as well as other signs of deterioration.

*The Area exhibits severe deterioration in its parking lots, streets, sidewalks and curbs and gutters. The majority of the parking lots in the Area are in need of patching and repaving. Many of the streets throughout the Area are in need of regrading and repaving to resolve the fact that many of the streets in the Area have been layered over with new pavement raising the level of the street to nearly curb-level. Also, in most instances the sidewalks, curbs, storm-drains and gutters in the public right-of-ways exhibit erosion and decay. Photographs depicting examples of these elements of deterioration are shown in **Attachment Four** of the **Appendix**.*

C. DEPRECIATION OF PHYSICAL MAINTENANCE

Depreciation of physical maintenance refers to an on-going lack of maintenance on Area buildings and site improvements and is similar in nature to deterioration, although to a lesser degree. Depreciation of physical maintenance refers to a deferral of normal maintenance such as doors, windows, porches, and fascia materials needing painting, roofs needing to be resurfaced, paved areas needing to be sealed, rusted fences, and overgrown weeds and vegetation.

Summary of Findings Regarding Depreciation of Physical Maintenance:

*Depreciation of physical maintenance was observed in 100% of the 14 blocks in the Area. Many commercial structures in the Area are in need of repainting or repair to minor sections of facades, soffits and fascia, or signage. Many commercial parking lots need to be striped or sealed. Doors, windows, porches and roofing materials are in need of repairs or replacement in a majority of residential structures. Examples of these elements of depreciation of maintenance are shown in **Attachment Four** of the **Appendix**.*

D. 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. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety; and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development because problems associated with lack of parking or loading areas impact adjoining properties.

Summary of Findings Regarding Excessive Land Coverage:

Excessive land coverage was present in 11 (78%) of the 14 blocks in the Area. Properties utilizing nearly 100% of the land area for parking or other activities are numerous throughout the Area. Most of these properties are commercial properties that have little or no landscaping, minimal setbacks, and parking lots that cover nearly all of the property. Commercial properties fronting Ohio and Main Streets, in particular, are examples of excessive coverage. This is often the case in the Area where there are often multiple buildings covering a single parcel with no open space and minimal setback from the street. In addition, there is minimal green space or landscaping in the Area.

E. LACK OF COMMUNITY PLANNING

Indications of a lack of community planning can include:

- Development of the Area prior to or without the benefit or guidance of a community plan;
- Streets in industrial and commercial areas too narrow to accommodate truck movements;
- Street intersections that do not conform to modern traffic engineering standards and practices;
- One-way or dead-end street systems that exist with little regard for overall systematic traffic planning;
- Street parking existing on streets that are too narrow to accommodate two-way traffic and street parking;
- Tracts of land with improper platting that lead to parcels having awkward configurations and/or unusual dimensions for their use;
- Properties that do not enjoy good access to public streets;
- Pockets of residential land use and residential zoning that present incompatible relationships in areas with an industrial or commercial environment; and
- Commercial/industrial parcels that are too small to adequately accommodate appropriate off-street parking and loading requirements.

Summary of Findings Regarding Lack of Community Planning:

Lack of Community Planning was identified on 10 (71%) of the 14 blocks in the Area. The majority of historic downtown was developed without the benefit or guidance of a community plan. There exist instances of incompatible land-use relationships between industrial and residential uses and instances of small, irregularly sized commercial parcels. As noted above in the discussion of obsolescence, areas where there are industrial uses adjacent to residential and pedestrian commercial districts are considered incompatible land-use relationships.

In addition, a lack of community planning is exhibited in the right-of-ways within the Area. There are multiple instances of overhead power line poles in the middle of sidewalks. This condition impedes the progress of pedestrians and people with physical disabilities. The presence of these overhead lines represents a lack of community planning due to the fact that contemporary zoning codes require that utility lines be located away from pedestrian right-of-ways.

LACK OF GROWTH AND DEVELOPMENT BY PRIVATE ENTERPRISE

The Area has been subject to small-scale redevelopment and rehabilitation projects scattered about the Area (such as the Furnell Landmarks Project, the Apartments at 3rd and Massachusetts, and the recent relocation of Woods' Supermarket). In some cases, these projects have been supported by tax credit programs. The application of tax credits to support small-scale projects exemplifies the need for public assistance to support redevelopment within the Area. However, a number of small-scale or large-scale redevelopment projects have yet to occur, as the "extraordinary costs" associated with addressing impediments to redevelopment in the Area have been a disincentive for private investment to proceed. These "extraordinary costs" include costs related to the demolition and reconstruction of infrastructure (e.g. sidewalks, storm water drainage, water main improvements and sanitary sewer improvements), environmental remediation, costs related to the replacement of obsolete utilities, and the costs of constructing new infrastructure.

In addition, PGAV's field investigations noted numerous vacancies throughout the Area, including several large, prominent buildings. The presence of these vacancies and the underutilization of second and third stories reflect the lack of redevelopment activity due to the "extraordinary costs" associated with the rehabilitation or redevelopment of these properties in the Area.

The risk for the City and Midtown property owners is that the synergy generated by these small-scale redevelopment projects has, or will, reach a plateau as remaining infrastructure and future redevelopment projects involve increasing complexity in development issues and financing. To move beyond this plateau by bringing complex or costly projects (due in part to deferred private and public investment) to fruition and fulfilling the City's objectives for comprehensive revitalization for Midtown Sedalia, requires additional financial resources, including tax increment financing and the mitigation of development impediments.

The "extraordinary costs" include the mitigation of the "conservation area factors" as described herein, particularly those factors related to public infrastructure deterioration and obsolescence.

Without additional public assistance through tax increment financing, future large-scale redevelopment projects, public infrastructure reinvestment and repair, and many smaller redevelopment projects resulting from significant private investment activity generated by larger projects and public infrastructure improvements will not occur.

The obsolete nature and condition of certain Area buildings and obsolete platting of some Area properties contributes to the existing economic underutilization found in the Area. The courts of Missouri have recognized economic underutilization as a blighting condition or one that contributes to blight. This premise was explicitly stated by the Missouri Supreme Court case Tierney v. Planned Industrial Expansion Authority of Kansas City, Missouri, 742 S.W. 2d 146, 151 (Mo.1987).

In Tierney at 151, the Missouri Supreme Court stated:

(10) The owners, finally, attack the concept of "economic underutilization" as a basis... They suggest that almost all land could be put to a higher and better use, and argue that the concept of economic under-utilization is so broad as to confer

upon the legislative authority and PIEA the unlimited discretion to take one person's property for the benefit of another, contrary to Mo. Const. Art. I, Sec. 28.

We do not find the fault or the danger perceived. The concept of urban redevelopment has gone far beyond "slum clearance" and the concept of economic underutilization is a valid one. This is explicit in State ex rel. Atkinson v. Planned Industrial Expansion Authority of St. Louis, 517 S.W.2d 36 (Mo. Banc 1975), sustaining the statutes governing this case. Centrally located urban land is scarce. The problems of assembling tracts of sufficient size to attract developers, and of clearing uneconomic structures, are substantial and serious... We need not repeat all of the evidence which was before the city council tending to show that redevelopment of this area would promote a higher level of economic activity, increased employment, and greater services to the public...

In other words, the performance of a use below its economic potential is a symptom of a blighted area when examining uses that generate economic activity, (i.e., commercial uses). As the court stated in Tierney, urban redevelopment is far more than mere slum clearance and includes the concept that economic under-utilization may be used as evidence of blight. The economic underutilization of the Area is further evidence that the Area exhibits those factors that qualify it as a Conservation Area.

SUMMARY

The Area meets the requirements for a Conservation Area with more than three qualification factors outlined in the Act present, and more than 50% of the structures in the Area are 35 years of age or older. Conditions in the Area display evidence of the following factors:

- More than 50% of the structures in the Area are 35 years old or older;
- Obsolescence;
- Deterioration;
- Depreciation of Physical Maintenance;
- Excessive Land Coverage
- Lack of Community Planning.

The presence of these conditions indicates that the Area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area. As such, this analysis shows that the Area meets the criteria for declaration as a Conservation Area within the requirements of the TIF Act.

SECTION 4

REDEVELOPMENT PLAN

PROGRAM OBJECTIVES

The Redevelopment Plan outlines the comprehensive program that the City proposes to undertake to accomplish the objectives for the Area. The objectives forming the basis for the Redevelopment Plan for the Sedalia Midtown Redevelopment Area are outlined in the following paragraphs.

The City's objectives for this Redevelopment Plan are to facilitate redevelopment of the Redevelopment Area, to foster economic redevelopment, and to alleviate those conditions that cause the Area to be a "Conservation Area," including those conditions that may cause the Area to become blighted. This Redevelopment Plan reinforces the "historic" commercial district in Midtown Sedalia and encourages the sustainability of major "gateway corridors" (i.e. Main, Ohio, and 3rd Streets) linking Downtown to other areas of the City. The Redevelopment Plan establishes a program to (1) create opportunities for private and public sector investment, (2) provide new revenue for the affected taxing districts, (3) encourage reinvestment in historic buildings, and (4) create new jobs within the City.

The following, more specific objectives, also form the basis for the Redevelopment Plan:

- To enhance the public health, safety, and welfare of the community by improving the infrastructure, eliminating the conditions that have qualified the Area as a "Conservation Area," under the terms of the TIF Act, and encouraging other public improvements necessary for insuring the Area's stability, existing and future development consistent with this Redevelopment Plan;
- Utilize other available redevelopment mechanisms to facilitate new infill retail/commercial and residential construction through incentives to developers;
- Support reinvestment in the Area's critical infrastructure assets;
- Encourage the rehabilitation and reinvestment in historic structures located within the Area;
- To enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, to the benefit of taxing districts, and to encourage private investment in surrounding areas;
- To promote health, safety, order, convenience, prosperity, and the general welfare, as well as efficiency of economy in the process of development;
- Increase property values in the Area;
- To stimulate construction and permanent employment opportunities and increased demand for services in the Area;
- To provide an implementation mechanism which will accelerate the achievement of these objectives and complement other community and economic development objectives and programs; and
- To further the objectives of the City's previous plans for this Area.

GENERAL LAND USES TO APPLY

The land uses to apply in the Area are displayed in **Attachment One as Plate 6, General Land Use Plan**. **Plate 6** identifies the Area for a mix of uses. This Plan is consistent with the objectives as defined by the *City of Sedalia, Missouri Comprehensive Plan*, which provides the policy guiding land use and development within the Midtown area of the City of Sedalia.

ESTIMATED REDEVELOPMENT PROJECT COSTS

In order to estimate the redevelopment project costs to apply to the Area, the concepts for redevelopment presented in the General Land Use Plan discussed previously must be used. In addition, the following Plan and Project implementation elements and the costs attributable to them must be reflected in the estimated costs:

- The actual land area that will be available for redevelopment purposes. This is based on the amount of land and buildings that is envisioned, at this time, to be used for redevelopment purposes;
- The cost of demolishing existing infrastructure improvements in order to rebuild to required capacity;
- The amount of building construction and rehabilitation;
- The cost of infrastructure improvements required, such as street improvements; curbing and sidewalk improvements, storm and sanitary improvements, and upgrading utilities throughout the Area;
- The miscellaneous costs associated with development, such as loan fees, construction loan interest, permit and inspection fees, appraisals, title insurance, surveying, soils engineering and compaction, architect/engineer fees, environmental testing, etc.;
- Bond or other financial obligations issuance costs which will be incurred over the life of the project; and
- Planning, legal, and financial advisory costs associated with the preparation of this Plan and implementation of the Redevelopment Project, which have been and will be incurred in the future.

The Redevelopment Program for the Area focuses and concentrates resources for streetscape and public infrastructure improvements; these include lighting, landscaping, sidewalks, and other streetscape activities of a level and type appropriate for the historic downtown and the corridors connecting Downtown to the Katy Depot. The Redevelopment Program also focuses resources for the construction of a new Community Center. These activities will be undertaken in a manner that encourages private sector investment in the Area and supports the goal of creating quality business and residential environments.

The Redevelopment Project includes developments undertaken by the City and/or private entities. The City will serve as “Master Developer,” coordinating the development-redevelopment projects.

The TIF Act allows the City and/or any entity designated by the City to incur redevelopment costs associated with implementation of an approved Redevelopment Plan and approved Redevelopment Project. These costs include all reasonable or necessary costs directly incurred, and any costs incidental to, a Redevelopment Project. This Redevelopment Plan provides for the use of TIF revenues to be used, in accordance with Section 99.805(14) R.S.Mo. (2000), 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 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. The construction of a new Sedalia Community Center.

Table 4-1 – Estimated Redevelopment Plan and Redevelopment Project Costs identifies the potential overall costs of implementing the Redevelopment Project, as generally described above. These costs represent the total costs of the Redevelopment Project, regardless of the source of funding. It should be noted that these costs are only estimates and that the actual costs of implementing the Redevelopment Plan and Redevelopment Project may vary from these estimates.

Table 4-1
ESTIMATED REDEVELOPMENT PLAN & PROJECT COSTS
Sedalia Midtown TIF Redevelopment Area
City of Sedalia, Missouri

Redevelopment Plan & Project Cost Items	
Streetscape Enhancement Program (All Phases)	\$6,400,000
Community Center	\$20,240,000
Total Anticipated Redevelopment Plan and Project Costs	\$26,640,000

A detailed pro forma illustrating estimated costs for the construction of the Streetscape Enhancements and the Community Center is included in **Attachment 3** of the **Appendix**.

ANTICIPATED SOURCES OF FUNDS TO PAY COSTS

It is anticipated that there are five principal sources of funds to be used to pay the costs of implementation of this Plan and Project. These sources are:

- Incremental revenues – funds deposited to the “Special Allocation Fund,” and used on a “pay-as-you-go” basis;
- Funds available through the issuance of Tax Increment Financing Bonds (“TIF Bonds”), short and long term notes, loans, certificates or other certificates of indebtedness (herein collectively referred to as “TIF Bonds or other financial obligations”);
- Improvements and investments by private parties;
- The possible use of other types of financing mechanisms such as Brownfield Tax Incentives (both State and Federal), Historic Tax Credits (both State and Federal), a Transportation Development District (TDD), a Neighborhood Improvement District (NID), grant or loan programs or other resources that may be available; and
- Funds available to the City of Sedalia.

The Redevelopment Plan and Redevelopment Project costs may be paid through the issuance of TIF Bonds or other financial obligations or may be paid on a “pay-as-you-go” basis as funds are deposited to the Special Allocation Fund. **Table 4-2, Anticipated Redevelopment Plan & Project Implementation Costs to be Paid by TIF Bonds or Other Obligations**, displays the costs to be paid by TIF.

**Table 4-2
ANTICIPATED REDEVELOPMENT PLAN & PROJECT IMPLEMENTATION
COSTS TO BE PAID BY TIF BONDS AND/OR OTHER OBLIGATIONS
Sedalia Midtown TIF Redevelopment Area
City of Sedalia, Missouri**

Redevelopment Plan & Project Cost Items	
Streetscape Enhancement Program	\$5,000,000
Community Center	\$1,500,000
Total Anticipated Redevelopment Plan and Project Costs to be paid by TIF Bonds and/or other obligations	\$6,500,000

If the City elects to finance or refinance with TIF Bonds or other financial obligations; the principal amount to be financed by TIF revenues may exceed Redevelopment Project Costs to the extent required to establish a reserve fund, to pay costs of issuance, to pay capitalized or accrued interest, and to pay other eligible financing costs.

The primary sources of revenue to retire TIF Bonds or other financial obligations will be those provided for in the Act. As stated in the Act, these sources are:

...payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel or real property in the area selected for the redevelopment project over and above the initial equalized

assessed value of each such unit of property in the areas selected for the redevelopment project...

This source is anticipated to generate incremental revenue resulting from increased EAV following redevelopment of the Area; and

...50% of the total additional revenue from taxes, penalties and interest imposed by the municipality or other taxing districts which are generated by economic activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance...but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied for the purpose of public transportation pursuant to Section 94.660 RSMo, licenses, fees or special assessments...

This source is anticipated to generate incremental revenue from sales and utility taxes levied by the City and other local taxing jurisdictions following redevelopment of the Area.

The City may elect, but is not obligated, to use other sources of revenue to finance these costs; or alternatively, the City may make advances from funds available. These advances would be reimbursed, with interest, as and when there are sufficient monies in the Special Allocation Fund. TIF Bonds or other financial obligations issued for a Project may be marketed through a program developed by the bond underwriter, or they may be privately placed.

The costs associated with implementation of this Plan and Project to be financed by private capital or financing or other sources of revenue are shown in **Table 4-3, Anticipated Redevelopment Plan and Costs to be Privately Financed.**

**Table 4-3
ANTICIPATED REDEVELOPMENT PLAN AND PROJECT
IMPLEMENTATION COSTS TO BE PRIVATELY FINANCED
Sedalia Midtown TIF Redevelopment Area
City of Sedalia, Missouri**

Redevelopment Plan & Project Cost Items	
Streetscape Enhancement Program (All Phases)	\$1,400,000
Community Center	\$18,740,000
Total Redevelopment Plan & Project Implementation Costs to be Privately Financed ¹	\$20,140,000

¹ The City may also contribute its available resources to pay for the costs of City initiated projects.

ANTICIPATED TYPE AND TERM OF THE SOURCES OF FUNDS AND THE TYPES AND TERMS OF THE OBLIGATIONS TO BE ISSUED

It is anticipated that the City will issue TIF Bonds or other types of TIF obligations with a term of retirement for all such issues of not more than 23 years, in an amount not to exceed \$6,500,000 plus the amount required to establish a reserve fund, to pay costs of issuance, to pay capitalized and accrued interest and to pay other eligible financing costs.

The Bonds may be issued in one or more series and may include notes, temporary notes, or other financial obligations to be redeemed by TIF Bonds upon completion of the Project. In addition, these Bonds or other financial obligations may be privately placed. It is the City's intent to pay for the principal and interest on these Bonds or other financial obligations, in any year, solely with money legally available for such purpose within the City's Special Allocation Fund.

Alternatively, and in addition to the obligations outlined above, the City may make an interim advance from its funds (if available) for purposes of paying the costs of implementation of any Redevelopment Plan or Project implementation costs to be financed by TIF revenues. Any such advance may be reimbursed with interest when there are sufficient monies in the Special Allocation Fund. In addition to the obligations outlined above, the City may issue short-term obligations in the form of loans or bond anticipation notes. They would be issued for the purposes and uses as previously set forth in this Redevelopment Plan.

As required by the Act, this Plan contains estimated Redevelopment Project Costs, the anticipated sources of funds to pay for Redevelopment Project Costs, the anticipated type and term of the sources of funds to pay Reimbursable Project Costs, and the general land uses that apply to the Redevelopment Area. This Plan will be implemented through agreements between the City and various property owners. Each agreement shall contain provisions that are in greater detail than as set forth in this Plan and that expand upon the estimated and anticipated sources and uses of funds to implement this Plan. In the event of a conflict between this Plan and any agreement, the Plan shall control.

EVIDENCE OF THE COMMITMENT TO FINANCE PROJECT COSTS AND DEVELOPERS AFFIDAVIT

Attachment Four contains a letter provided by the City Administrator regarding a commitment to finance project costs and an affidavit indicating that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing. It is expected that the majority of the development costs of a selected Redevelopment Project will be financed using conventional financing provided by a developer and/or property owner. At the time of this writing, the financing structure for any TIF Bonds or other financial obligations for the Redevelopment Project is not known. The actual program for TIF Bonds or other financial obligations will be linked to an activity proposed to the City or by the City. Before any Bonds or other financial obligations are issued under the provisions of this Plan, specific evidence of commitments to finance activity costs will be provided in subsequent review of proposed activity by the City Staff and/or the City Council of the City of Sedalia.

EQUALIZED ASSESSED VALUATION

In accordance with the TIF Act, the most recent equalized assessed valuation (EAV) and an estimate of the EAV after redevelopment must be compiled for the Area and shown in this Plan. This data is provided in **Table 4-4**, entitled **Estimated Equalized Assessed Valuation Before and After Development**. A list of the parcels and their EAV is provided as **Exhibit P-1** in **Attachment One**, as well as information on the individual properties within the Area. The data for each parcel of real estate was provided to PGAV by the Pettis County Assessor's Office as being current as of January 2008. This data will not reflect any adjustments that are made to the land or improvements for any parcels that are the result of appeals to Pettis County.

Table 4-4
Estimated Equalized Assessed Valuation (EAV)
Before and After Development
Sedalia Midtown TIF Redevelopment Area
City of Sedalia, Missouri

Assessment Item	Estimated EAV (\$)
Total After Redevelopment	7,304,462
Most Recent EAV Amount	4,892,437
Total Estimated Incremental Values ¹	2,412,025

¹ Represents increment achieved immediately upon project completion and does not illustrate total increment gained throughout the life of the project.

The estimated EAV of the Area after redevelopment is based on the proposed Redevelopment Project described herein. The estimates of market value for building and site improvements comprising the Redevelopment Project are based on a combination of current Pettis County Assessor's data for comparable uses, recent transactions in the general area, and other data assembled by PGAV. The estimate of the EAV before and after redevelopment is based on a "snapshot" in time, as opposed to a more precise projection of what may actually happen on an annual basis as redevelopment occurs.

ESTIMATED DATES FOR COMPLETION OF THE REDEVELOPMENT PROJECT & RETIREMENT OF OBLIGATIONS

The TIF Act requires each redevelopment project to be adopted within 10 years after the approval of the Redevelopment Plan. The TIF Act provides that all redevelopment projects must be completed and all obligations incurred to finance redevelopment project costs must be retired within 23 years after the approval of a redevelopment project. Accordingly the estimated date for approval of the last redevelopment project is not later than October, 2018, and the estimated date for complete implementation of this Redevelopment Plan and the retirement of all obligations incurred to finance redevelopment project costs is October, 2031.

RELOCATION PLAN AND ASSISTANCE

Section 99.810.1 (4) of the TIF Act requires that a relocation plan be developed for the assistance of every resident and/or business which is to be displaced in conjunction with the implementation of the Redevelopment Plan and any Redevelopment Project. In addition, the provisions of Sections 523.200 and 523.215, RSMo (as amended) and its various subsections require that relocation plans have certain minimum requirements as contained therein. A copy of the City's relocation policy is provided in **Attachment Six** of the **Appendix**.

SECTION 5

FINDINGS

Section 99.810 of the TIF Act requires that the City of Sedalia make various findings before the adoption of this Redevelopment Plan. The foregoing sections of this report provide supporting data for the findings.

A CONSERVATION AREA

As documented in Section 3 of this Plan, the Area meets the requirements for designation as a “Conservation Area” by virtue of the predominance of the following factors:

- More than 50% of the structures in the Area are 35 years old or older;
- Obsolescence;
- Deterioration;
- Depreciation of Physical Maintenance;
- Excessive Coverage; and
- Lack of Community Planning.

LACK OF GROWTH & DEVELOPMENT

Based on the data collected and analyzed in the course of the preparation of this Plan, it is hereby found that the Area has not been subject to growth and development. It is further found that it would not reasonably be anticipated to be developed commensurate with its potential without the implementation of this Plan and the Redevelopment Project represented herein. As noted in Section 3, the “extraordinary costs” associated with addressing impediments to redevelopment in the Area have presented a disincentive for private development to proceed. These “extraordinary costs” include costs related to the demolition and reconstruction of infrastructure (e.g. sidewalks, storm water drainage, water main improvements and sanitary sewer improvements), environmental remediation, costs related to the replacement of obsolete utilities, and the costs of constructing new infrastructure. This Plan and Redevelopment Project directly address and seek to cure these aforescribed “extraordinary costs,” which constitute a hindrance to the sustainable and comprehensive development of the Area. Affidavits, signed by the City, are included as a part of this Redevelopment Plan and are provided in the **Appendix as Attachment Four**.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

This Redevelopment Plan conforms to the *Comprehensive Plan* for the development of the municipality as a whole. The goals and objectives of the *Comprehensive Plan* addressed by this Plan include: addressing storm water drainage needs; exploring the feasibility of establishing a link to the Katy Trail within the City; supporting community-based recreation and quality of life services; support the Central Business District as a prime commercial center; supporting Sedalia’s capacity to function as a regional center. In addressing these objectives, this Plan is in conformance with the community’s *Comprehensive Plan*. The Redevelopment Plan fulfills these objectives, in part, by focusing reinvestment in Midtown by conducting infrastructure and streetscape improvements that will address issues related to storm water and sewage management as well as the historic character of the Central Business District (i.e., the Downtown/Midtown area). Such infrastructure improvements will further support the Central

Business District as a prime commercial center, and its capacity to function as a regional center. In furtherance of the objective of supporting Sedalia as a regional center, the construction of a new Community Center, as contemplated herein, which would act as a center for Sedalia residents and residents of the region would serve to support Sedalia as a center of the region. The proposed location of the Community Center in proximity to the Katy Trail would also provide a connection with the Katy Trail within the City of Sedalia.

ESTIMATED DATES OF COMPLETION

It is hereby found that the estimated date for completion of the Project and retirement of obligations to finance said Project, as outlined in the Schedule included in **Section 4** of this Plan, does not exceed a period of more than 23 years from the date of anticipated adoption of the Ordinance that will approve a Redevelopment Project. Neither does this schedule provide for the adoption of an Ordinance approving a Project later than 10 years from the date of adoption of the Ordinance approving this Plan.

RELOCATION ASSISTANCE

It is hereby found that a policy for relocation assistance for businesses and residences has been provided for in this Plan through inclusion by reference to the City's Relocation Policy, Ordinance Number 8947, §1, 1-15-90; and Ordinance Number 8617, § 1, 9-3-91 , and which policy complies with the provisions of Sections 523.200 to 523.215, R.S.MO (as amended). A copy of the Relocation Policy, is provided in **Attachment Six** of the **Appendix**.

Thus, this Plan complies with the provisions of Section 99.810(4) of the TIF Act which requires that a relocation plan be developed for the assistance of every resident and business which is to be displaced in conjunction with the implementation of the Plan and Project.

COST-BENEFIT ANALYSIS

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 Area has been prepared. The analysis shows 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 includes a fiscal impact study on every affected political subdivision, as well as sufficient information for the TIF Commission to evaluate whether the Project is financially feasible.

GAMBLING ESTABLISHMENTS

This Plan does not include the initial development or redevelopment of any gambling establishment.

DEPARTMENT OF ECONOMIC DEVELOPMENT REPORT

By the last day of February of each year, the TIF Commission shall report to the State of Missouri's Director of Economic Development the name, address, phone number and primary line of business of any business that relocates to the Area.

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ATTACHMENT 1

SUPPORTING MAPS & EXHIBIT P-1

Exhibit P-1
Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200320801100C	Commercial	205 E MAIN SEDALIA	STRANGE, DWIGHT ALLEN & FREIDA	\$3,590
15200320801200C	Commercial	207 E MAIN SEDALIA	STRANGE, DWIGHT ALLEN & FREIDA	\$5,640
15200320801300C	Commercial	215 E MAIN SEDALIA	STRANGE, DWIGHT ALLEN & FREIDA	\$9,730
15200320801400C	Commercial	217 E MAIN SEDALIA	SEDALIA COLD STORAGE CO INC	\$92,780
15200320801600C	Commercial	315 E MAIN SEDALIA	CUMMINGS, ROBERT L & SHARON M	\$9,373
15200320801700C	Commercial	317 E MAIN SEDALIA	CUMMINGS, ROBERT L & SHARON M	\$3,344
15200320801900C	Commercial	321 E MAIN SEDALIA	HARRISON, CHARLES E & EDWARD G	\$4,640
15200320900100C	Exempt	105 N LAMINE SEDALIA	CITY OF SEDALIA	\$0
15200321000100C	Commercial	122 E MAIN SEDALIA	FURNELL TR, DAVID C & LYNNE L	\$6,134
15200321000200C	Commercial	120 E MAIN SEDALIA	BACHMAN, THURMAN P & SHIRLEY M	\$16,639
15200321100100C	Exempt	210 E MAIN SEDALIA	SEDALIA WATER CO	\$0
15200321100200C	Commercial	208 E MAIN SEDALIA	NEWBILL, EDWARD N SR & KATHERLI	\$11,568
15200321100300C	Commercial	200 E MAIN SEDALIA	PILANT, HOWARD L & DIANNE M	\$14,304
15200321100400C	Exempt	217 E 2ND SEDALIA	CITY OF SEDALIA	\$0
152003211004001	Comm E Zone	109 S LAMINE SEDALIA	BUSO, PAUL W JR & DONNA	\$6,070
15200321100500C	Commercial	223 E 2ND SEDALIA	BUNCE, WESLEY	\$1,542
15200321100600C	Other	120 S MASSACHUSETTS SEDALIA	MO PUBLIC SERVICE	\$0
15200321200100C	Commercial	308 E MAIN SEDALIA	LOONEY-BLOESS LUMBER & RADIO 8	\$554
15200321200200C	Residentia	316 E MAIN SEDALIA	RHOADS, R WAYNE & M VIOLA	\$410
15200321200300C	Commercial	300 E MAIN SEDALIA	RHOADS, R WAYNE & M VIOLA	\$11,216
15200321200400C	Residentia	301 E 2ND SEDALIA	SIMONS, LLOYD JR & EDITH A	\$6,808
15200321200500C	Residentia	305 E 2ND SEDALIA	VOELKERS, ALLEN J	\$4,883
15200321200600C	Residentia	309 E 2ND SEDALIA	LESTAGE, BRUCE D & DEBRA L	\$3,802
15200321200700C	Residentia	315 E 2ND SEDALIA	SPRINKLE, KENNETH L & BRENDA C	\$4,327
15200321200800C	Residentia	321 E 2ND SEDALIA	THOMPSON, RITA L	\$8,267
15200321300100C	Commercial	400 E MAIN SEDALIA	BLOESS, JOHN A	\$20,467
15200321300200C	Residentia	119 S WASHINGTON SEDALIA	AVERY, DEBORAH K	\$3,395
15200321300300C	Residentia	401 E 2ND SEDALIA	HENDERSON, DAVID D & LINDA K	\$217
15200321300400C	Commercial	405 E 2ND SEDALIA	HENDERSON, DAVID D & LINDA K	\$9,037
15200321300500C	Commercial	409 E 2ND SEDALIA	HENDERSON, DAVID D & LINDA K	\$17,040
15200321300600C	Commercial	501 E 2ND SEDALIA	CRANK, DOUGLAS T	\$6,634
15200321300700C	Commercial	505 E 2ND SEDALIA	CRANK, DOUGLAS T	\$2,067
15200321300800C	Commercial	509 E 2ND SEDALIA	CRANK, DOUGLAS T	\$4,183
15200321300900C	Commercial	513 E 2ND SEDALIA	CRANK, DOUGLAS T & CONSTANCE C	\$5,171
15200321400100C	Commercial	500 E MAIN SEDALIA	UNION PACIFIC RAILROAD CO	\$0
152003214001001	Commercial	501 E MAIN SEDALIA	LOVELAND, WALTER	\$11,929

Exhibit P-1
Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200321400600C	Commercial	501 E 3RD SEDALIA	UNION PACIFIC RAILWAY CO	\$0
15200321500100C	Commercial	519 E 3RD SEDALIA	BAT 1 LLC	\$28,390
15200321500200C	Residentia	511 E 3RD SEDALIA	APPLEMAN, ROBERT S & SHIRLEY M	\$5,061
15200321500300C	Residentia	504 E 2ND SEDALIA	BOOTH, BRITT T	\$3,637
15200321500400C	Residentia	502 E 2ND SEDALIA	W A CRABTREE FIRST, LLC	\$1,902
15200321500500C	Residentia	422 E 2ND SEDALIA	MALNORY, MILTON L & GLENDA S	\$5,056
15200321500600C	Residentia	416 E 2ND SEDALIA	WHITEMAN, LISA	\$5,123
15200321500700C	Residentia	412 E 2ND SEDALIA	PAXTON, IRA L & CLEOTTIA MAE	\$3,323
15200321500800C	Residentia	408 E 2ND SEDALIA	PAXTON, IRA L & CLEOTTIA MAE	\$158
15200321500900C	Residentia	404 E 2ND SEDALIA	BOOTH, BRITT T	\$4,281
15200321501000C	Commercial	400 E 2ND SEDALIA	ATKINS BUILDING SERVICES & PROD	\$420
15200321501100C	Commercial	209 S WASHINGTON SEDALIA	ATKINS, THOMAS E III	\$7,640
15200321501200C	Residentia	411 E 3RD SEDALIA	RHOADS, R WAYNE & M VIOLA	\$4,448
15200321501300C	Residentia	417 E 3RD SEDALIA	LANGE, NORMAN C & MARY E	\$3,219
15200321501400C	Residentia	421 E 3RD SEDALIA	LANGE, NORMAN C & MARY E	\$3,553
15200321501500C	Commercial	501 E 3RD SEDALIA	SPIESS, DAVID L & PATRICIA I	\$10,857
15200321501600C	Commercial	509 E 3RD SEDALIA	STUART, DEBRA S & VICTOR D	\$1,322
15200321501700C	Residentia	515 E 3RD SEDALIA	APPLEMAN, ROBERT S & SHIRLEY M	\$65
15200321600100C	Residentia	200 S WASHINGTON SEDALIA	GILMORE, OPAL L	\$1,440
15200321600200C	Residentia	314 E 2ND SEDALIA	VINSON, RUSSELL E & MARY	\$3,939
152003216002001	Residentia	312 E 2ND SEDALIA	FURNELL INVESTMENTS INC	\$3,939
15200321600300C	Residentia	308 E 2ND SEDALIA	FURNELL INVESTMENTS INC	\$289
15200321600500C	Residentia	205 S MASSACHUSETTS SEDALIA	MOORE, BRYAN M & RACHEL L	\$623
15200321600600C	Residentia	207 S MASSACHUSETTS SEDALIA	JEFFRIES, WILLIAM E JR & JOYCE	\$2,648
15200321600700C	Residentia	301 E 3RD SEDALIA	FURNELL INVESTMENTS INC	\$1,702
15200321601200C	Residentia	208 S WASHINGTON SEDALIA	MYERS, JOHN & VERONICA	\$3,726
15200321700100C	Commercial	220 E 2ND SEDALIA	SEDALIA HEATING & A/C CO INC	\$3,443
15200321700200C	Commercial	218 E 2ND SEDALIA	SEDALIA HEATING & A/C CO INC	\$3,741
15200321700300C	Commercial	216 E 2ND SEDALIA	SCHROEDER INDUSTRIES INC	\$618
15200321700400C	Commercial	212 E 2ND SEDALIA	SCHROEDER TR, PAUL W & RITA J	\$1,728
15200321700500C	Commercial	210 E 2ND SEDALIA	SCHROEDER INDUSTRIES INC	\$883
15200321700600C	Commercial	203 S LAMINE SEDALIA	SCHROEDER INDUSTRIES INC	\$4,339
15200321700700C	Commercial	211 S LAMINE SEDALIA	SCHROEDER TR, PAUL W & RITA J	\$2,310
15200321700800C	Commercial	217 S LAMINE SEDALIA	SCHROEDER TR, PAUL W & RITA J	\$4,099
15200321700900C	Commercial	223 E 3RD SEDALIA	SCHROEDER TR, PAUL W & RITA J	\$10,912
15200321701000C	Commercial	227 E 3RD SEDALIA	SCHROEDER TR, PAUL W & RITA J	\$27,767

Exhibit P-1
Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200321701100C	Commercial	210 S MASSACHUSETTS SEDALIA	SEDALIA HEATING & AIR CONDITIONI	\$1,181
15200321800100C	Commercial	222 E 3RD SEDALIA	CURTIS, DAVID A & RENEE' L	\$5,616
15200321800200C	Commercial	210 E 3RD SEDALIA	CURTIS, DAVID A & RENEE' L	\$14,532
15200321800300C	Commercial	204 E 3RD SEDALIA	QUEEN CITY ELECTRIC CO INC	\$18,969
15200321800400C	Commercial	303 S LAMINE SEDALIA	HAMPTON, JOHN D & WOLFE, DONAL	\$16,723
15200321800500C	Exempt	319 S LAMINE SEDALIA	COUNTY OF PETTIS	\$0
15200321900100C	Exempt	314 S WASHINGTON SEDALIA	CITY OF SEDALIA	\$0
15200322000100C	Commercial	422 E 3RD SEDALIA	ROGERS, CHANNING W & PICKETT,	\$5,158
15200322000200C	Residentia	420 E 3RD SEDALIA	JEFFRIES, WILLIAM E JR & JOYCE	\$4,495
15200322000300C	Residentia	418 E 3RD SEDALIA	CHILES, CHIRLENE M	\$3,918
15200322000400C	Exempt	416 E 3RD SEDALIA	ROMAN CATHOLIC DIOCESE	\$0
15200322000500C	Exempt	410 E 3RD SEDALIA	GAYDOS, JOHN R BISHOP OF JEFFEF	\$0
15200322000700C	Residentia	402 E 3RD SEDALIA	SCHMITT, ANNA MAE	\$4,423
15200322100100C	Comm E Zone	526 E 3RD SEDALIA	KEN-KARE INC	\$10,600
15200322100200C	Commercial	522 E 3RD SEDALIA	GEHLKEN, MICHEAL L	\$22,348
15200322100500C	Residentia	514 E 3RD SEDALIA	GEHLKEN, MICHEAL L & NANCY C	\$534
15200322100700C	Residentia	510 E 3RD SEDALIA	GEHLKEN, MICHEAL L	\$279
15200322100800C	Residentia	506 E 3RD SEDALIA	COFFMAN, WALTER L	\$2,586
15200322100900C	Commercial	504 E 3RD SEDALIA	SPIESS, DAVID L & PATRICIA I	\$1,325
15200322101000C	Commercial	502 E 3RD SEDALIA	SPIESS, DAVID L & PATRICIA I	\$1,370
15200322102100C	Residentia	541 E 4TH	CARVER, JEFFREY A & SHIRLEY J	\$3,019
15200322102200C	Residentia	545 E 4TH SEDALIA	WOLF, GEORGE S	\$393
15200322200100C	Commercial	304 S HANCOCK SEDALIA	PROFFIT, STEPHEN R & LORETTA J	\$16,960
15200322200300C	Residentia	638 E 3RD SEDALIA	FULTON, MICHAEL G	\$3,076
15200322200400C	Residentia	634 E 3RD SEDALIA	FULTON, MICHAEL G & JAMES F	\$108
15200322200500C	Residentia	318 S HANCOCK SEDALIA	YOUNG, HELEN L & LONG, LINDA B &	\$148
15200322200600C	Residentia	316 S HANCOCK SEDALIA	WILLIAMS, MARK A	\$2,422
15200322200700C	Residentia	312 S HANCOCK SEDALIA	MARTINEZ, TONY A & ALICE	\$2,135
15200322500100C	Residentia	404 S HANCOCK SEDALIA	KIDWELL, MARGARET L	\$695
15200322500200C	Residentia	408 S HANCOCK SEDALIA	KIDWELL, MARGARET L	\$9,655
15200322500300C	Residentia	639 E 5TH SEDALIA	MC COWN, THOMAS E	\$12,628
15200322500500C	Residentia	643 E 5TH SEDALIA	OEHRKE, RICHARD E & JUDY K	\$5,514
15200322600100C	Commercial	540 E 4TH SEDALIA	WOLF, GEORGE S	\$5,193
15200322602000C	Commercial	543 E 5TH SEDALIA	JACKSON, THOMAS J	\$17,386
15200322900300C	Commercial	401 S LAMINE SEDALIA	FURNELL, CLELL L & RENA A	\$20,135
15200322900400C	Exempt	403 S LAMINE SEDALIA	PETTIS COUNTY & STATE OF MISSOL	\$0

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Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200322900500C	Commercial	415 S LAMINE SEDALIA	VANCE, WILLIAM M & PAMELA J	\$14,851
15200322900600C	Exempt	421 S LAMINE SEDALIA	PETTIS COUNTY	\$0
15200323000100C	Other	220 E 5TH SEDALIA	SOUTHWESTERN BELL TELEPHONE C	\$0
15200323000200C	Commercial	202 E 5TH SEDALIA	AGNITSCH, STEVEN J & NANCY E	\$24,880
15200323000300C	Exempt	201 E 6TH SEDALIA	FIRST BAPTIST CHURCH	\$0
15200323400100C	Residentia	646 E 5TH SEDALIA	CRABTREE, MARTIN L	\$3,449
15200323400200C	Residentia	638 E 5TH SEDALIA	JEFFRIES, WILLIAM E JR & JOYCE	\$2,835
15200323400300C	Residentia	636 E 5TH SEDALIA	JEFFRIES, WILLIAM E JR & JOYCE	\$443
15200323400400C	Residentia	634 E 5TH SEDALIA	KLEIN, L J & DAKE, KENNETH	\$4,127
15200323400500C	Commercial	632 E 5TH SEDALIA	KLEIN, LAWRENCE J	\$11,965
15200323600200C	Commercial	610 S HANCOCK SEDALIA	JACOBI, CECIL T III & MARLYS R	\$43,632
152003236002001	Commercial	612 S HANCOCK SEDALIA	F D DEVELOPMENT CORP	\$75,219
15200323600300C	Exempt	600 S HANCOCK SEDALIA	CITY OF SEDALIA	\$0
15200323900100C	Exempt	222 E 6TH SEDALIA	FIRST BAPTIST CHURCH	\$0
15200330400100C	Commercial	700 S MASSACHUSETTS SEDALIA	MISSOURI FREEDOM NEWSPAPERS I	\$155,450
15200330400200C	Residentia	201 E BROADWAY SEDALIA	SEDALIA PETTIS COUNTY REDEVELO	\$6,480
15200410000100C	Exempt	N MONITEAU SEDALIA	Sedalia Downtown Development Inc	\$0
15200410000200C	Exempt	N OHIO SEDALIA	Sedalia Downtown Development Inc	\$0
15200410500100C	Commercial	212 W PACIFIC SEDALIA	J A LAMY MANUFACTURING CO	\$40,890
15200410500200C	Commercial	227 W JEFFERSON SEDALIA	NOTT PROPERTIES LTD	\$70,317
15200410600100C	Commercial	108 W PACIFIC SEDALIA	J A LAMY MANUFACTURING CO	\$68,946
15200410700300C	Exempt	206 N OHIO SEDALIA	CITY OF SEDALIA	\$0
15200410800100C	Commercial	301 W BENTON SEDALIA	MISSOURI PUBLIC SERVICE (GAS	\$0
15200411200100C	Commercial	400 W MAIN SEDALIA	RICE INDUSTRIES INC	\$3,062
15200411300100C	Commercial	302 W MAIN SEDALIA	FAULKNER ENTERPRISES INC	\$7,101
15200411300200C	Commercial	304 W MAIN SEDALIA	MELVILLE, RORY M LV TR DTD 6-15-9!	\$5,526
15200411300300C	Commercial	308 W MAIN SEDALIA	WELLER, EDWARD E & RUTH A	\$5,853
15200411300400C	Commercial	320 W MAIN SEDALIA	SEDALIA COLD STORAGE CO INC	\$57,030
15200411400100C	Commercial	202 W MAIN SEDALIA	MAC & JACK OFFICE EQUIP INC	\$9,159
15200411400200C	Commercial	206 W MAIN SEDALIA	MAC & JACK OFFICE EQUIP INC	\$12,419
15200411400400C	Commercial	214 W MAIN SEDALIA	LINDEMANN, KARL R & REBECCA A	\$14,915
152004114004001	Commercial	212 W MAIN SEDALIA	LINDEMANN, KARL R & REBECCA A	\$4,781
15200411400500C	Commercial	218 W MAIN SEDALIA	MAC & JACK OFFICE EQUIP INC	\$5,382
15200411400600C	Commercial	220 W MAIN SEDALIA	LINDEMANN, KARL R & REBECCA A	\$5,254
15200411500100C	Exempt	102 W MAIN SEDALIA	CITY OF SEDALIA	\$0
15200411500200C	Commercial	104 W MAIN SEDALIA	CURRY, CHARLES T & MILDRED K	\$4,853

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Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200411500300C	Commercial	106 W MAIN SEDALIA	CURRY, CHARLES T & MILDRED K	\$5,196
15200411500400C	Commercial	108 W MAIN SEDALIA	CURRY, CHARLES T & MILDRED K	\$5,046
15200411500500C	Commercial	110 W MAIN SEDALIA	CURRY, CHARLES T & MILDRED K	\$5,046
15200411500600C	Commercial	112 W MAIN SEDALIA	CURRY, CHARLES T & MILDRED K	\$5,196
15200411500700C	Commercial	114 W MAIN SEDALIA	CURRY, CHARLES T & MILDRED K	\$5,196
15200411500800C	Commercial	116 W MAIN SEDALIA	BELL, LARRY G & LEA ANNE	\$9,078
15200411500900C	Commercial	118 W MAIN SEDALIA	BELL, LARRY	\$1,597
15200411501000C	Exempt	120 W MAIN SEDALIA	CITY OF SEDALIA	\$0
15200411600100C	Commercial	101 E MAIN SEDALIA	FINLEY, JAMES E & NANCY J	\$63,024
15200411700100C	Commercial	118 E MAIN SEDALIA	KEELE, WESLEY L & SHERYL A	\$20,940
15200411700200C	Commercial	116 E MAIN SEDALIA	ESSER, DAVID E & KAREN P	\$5,609
15200411700300C	Commercial	114 E MAIN SEDALIA	ESSER HOLDINGS LTD	\$3,085
15200411700400C	Residentia	112 E MAIN SEDALIA	LUPER, DONALD E JR & TINA M	\$14,851
15200411700500C	Commercial	110 E MAIN SEDALIA	FREED, DOUGLASS L & NINA C	\$19,043
15200411700600C	Comm E Zone	106 E MAIN SEDALIA	UNION SAVINGS BANK	\$18,490
15200411700700C	Commercial	101 S OHIO SEDALIA	UNION SAVINGS BANK	\$87,235
15200411700800C	Commercial	111 S OHIO SEDALIA	UNION SAVINGS BANK	\$19,712
15200411700900C	Commercial	115 S OHIO SEDALIA	STOVALL, SHAWN & STEFANI	\$4,931
15200411701000C	Commercial	117 S OHIO SEDALIA	WEBB, ANDREW C	\$8,039
15200411701100C	Exempt	121 S OHIO SEDALIA	PETTIS COUNTY VETERANS OF FORE	\$0
15200411701200C	Exempt	123 S OHIO SEDALIA	PETTIS COUNTY VETERANS OF FORE	\$0
15200411701300C	Commercial	107 E 2ND SEDALIA	NAPIER, JAMIE	\$2,448
15200411701400C	Commercial	109 E 2ND SEDALIA	COOK, DIANA G	\$3,616
15200411701500C	Commercial	113 E 2ND SEDALIA	COOK, DIANA G	\$1,590
15200411701600C	Commercial	115 E 2ND SEDALIA	COOK, DIANA G	\$950
15200411701700C	Exempt	117 E 2ND SEDALIA	CITY OF SEDALIA	\$0
15200411800100C	Commercial	100 S OHIO SEDALIA	RHOADS, R WAYNE & M VIOLA	\$8,538
15200411800200C	Commercial	103 W MAIN SEDALIA	SALMONS, JUANITA M	\$6,480
15200411800300C	Exempt	105 W MAIN SEDALIA	CITY OF SEDALIA	\$0
15200411800400C	Exempt	109 W MAIN SEDALIA	CITY OF SEDALIA	\$0
15200411800500C	Exempt	111 W MAIN SEDALIA	CITY OF SEDALIA	\$0
15200411800600C	Commercial	113 W MAIN SEDALIA	SALMONS, CHARLES H & JUANITA M	\$6,995
15200411800700C	Commercial	115 W MAIN SEDALIA	WOLF, GEORGE S	\$19,056
15200411800800C	Commercial	117 W MAIN SEDALIA	WOLF, GEORGE S	\$17,254
15200411800900C	Commercial	119 W MAIN SEDALIA	HAYES, ROBERT A & BETTY ROSE	\$7,101
15200411801000C	Commercial	120 W 2ND SEDALIA	GOSAL, JAGPAL S	\$10,227

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Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200411801100C	Commercial	118 W 2ND SEDALIA	BURKHOLDER, BILLY LEE	\$8,380
15200411801200C	Exempt	108 W 2ND SEDALIA	CITY OF SEDALIA	\$0
15200411801300C	Commercial	110 W 2ND SEDALIA	LOVELAND, DAVID L & SHARON K	\$4,906
15200411801400C	Commercial	124 S OHIO SEDALIA	HOMAN, CHARLES & VICKIE	\$16,810
15200411801500C	Commercial	122 S OHIO SEDALIA	LOVELAND, DAVID L	\$7,066
15200411801600C	Commercial	120 S OHIO SEDALIA	TRUMPP, LEON H & CYNTHIA L &	\$9,408
15200411801700C	Commercial	116 S OHIO SEDALIA	PUMMILL'S SPORTING GOODS INC	\$3,802
15200411900100C	Commercial	201 W MAIN SEDALIA	KINDLE, LOYD E & FRANCES M	\$6,890
15200411900200C	Commercial	203 W MAIN SEDALIA	KINDLE, LOYD E & FRANCES M	\$10,490
15200411900300C	Commercial	207 W MAIN SEDALIA	HARDWICK INVESTMENTS LC	\$4,160
15200411900400C	Commercial	209 W MAIN SEDALIA	HARDWICK INVESTMENTS LC	\$4,110
15200411900500C	Commercial	211 W MAIN SEDALIA	HARDWICK INVESTMENTS LC	\$4,120
15200411900600C	Commercial	213 W MAIN SEDALIA	VORHEES, DIANA K	\$6,750
15200411900700C	Commercial	215 W MAIN SEDALIA	VORHEES, DIANA K	\$10,050
15200411900800C	Commercial	109 S KENTUCKY SEDALIA	LEWIS, JACK H & CYNTHIA K	\$8,221
15200411900900C	Commercial	219 W MAIN SEDALIA	THIRD NATIONAL BANK	\$9,100
15200411901000C	Commercial	103 S KENTUCKY SEDALIA	LEWIS, JACK H & CYNTHIA K	\$980
15200411901600C	Commercial	114 S OSAGE SEDALIA	WELLS ETAL, THEODORE	\$3,997
15200411901700C	Commercial	112 S OSAGE SEDALIA	WELLS, THEODORE ETAL	\$4,042
15200411901800C	Commercial	110 S OSAGE SEDALIA	KINDLE, LOYD E & FRANCES M	\$840
15200412000100C	Commercial	305 W MAIN SEDALIA	HARVEY, JOHN S JR ETAL	\$13,939
15200412000200C	Commercial	321 W MAIN SEDALIA	ALMQUIST, CARL W	\$30,272
15200412100100C	Commercial	401 W MAIN SEDALIA	VAN DYNE, CLIFFORD D & PEGGY D	\$47,162
15200412901100C	Residentia	310 W 3RD SEDALIA	SMITH, DUANE T	\$11,379
15200412901200C	Residentia	308 W 3RD SEDALIA	YOUNG, GERALD A & KRISTINE J	\$18,793
15200412901300C	Residentia	306 W 3RD SEDALIA	W DAVID HARE TR DTD 3-25-97	\$17,547
15200412901400C	Commercial	304 W 3RD SEDALIA	ROBINSON, GEORGE M	\$2,253
15200412901500C	Commercial	302 W 3RD SEDALIA	ROBINSON TR, JACK D	\$1,939
15200412901600C	Commercial	224 S KENTUCKY SEDALIA	ROBINSON, JACK D & GEORGE M	\$1,360
15200413000200C	Exempt	211 S KENTUCKY SEDALIA	CITY FIRE DEPARTMENT #2	\$0
15200413000400C	Commercial	210 W 3RD SEDALIA	ROBINSON, JACK D & GEORGE M	\$8,749
15200413000500C	Commercial	200 W 3RD SEDALIA	EDWARDS, MARK A & CHARLOTTE A	\$16,170
15200413000800C	Exempt	212 S OSAGE SEDALIA	CITY OF SEDALIA	\$0
15200413100100C	Commercial	202 S OHIO SEDALIA	ELWOOD, JASON D & STEPHANIE	\$6,400
152004131001001	Commercial	208-210 S OHIO SEDALIA	RHOADS, R WAYNE & M VIOLA	\$16,077
15200413100200C	Exempt	201 S OSAGE SEDALIA	CITY OF SEDALIA	\$0

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Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200413100300C	Exempt	217 S OSAGE SEDALIA	CITY OF SEDALIA	\$0
15200413100400C	Commercial	110 W 3RD SEDALIA	MILLER TR, GEORGIA I	\$45,965
15200413100500C	Commercial	224 S OHIO SEDALIA	SUTTON, THOMAS D & PATSY	\$52,115
15200413100600C	Commercial	218 S OHIO SEDALIA	SHULL, RUBY K & GEORGE D	\$10,930
15200413100700C	Commercial	216 S OHIO SEDALIA	CURRY, CHARLOTTE J	\$7,952
15200413100800C	Commercial	214 S OHIO SEDALIA	FURNELL FAMILY TR DTD 6-17-02	\$7,965
15200413100900C	Exempt	212 S OHIO SEDALIA	CITY OF SEDALIA	\$0
15200413200100C	Exempt	108 E 2ND SEDALIA	CITY OF SEDALIA	\$0
15200413200200C	Commercial	205 S OHIO SEDALIA	WILKEN, CARL E & BARBARA J	\$9,469
15200413200300C	Commercial	207 S OHIO SEDALIA	WILKEN TR, BARBARA J	\$9,048
15200413200400C	Commercial	209 S OHIO SEDALIA	MC RENTALS INC	\$13,367
15200413200500C	Commercial	211 S OHIO SEDALIA	SEDALIA OPTOMETRIC CLINIC INC	\$13,494
15200413200600C	Commercial	213 S OHIO SEDALIA	MID-MISSOURI TELEPHONE CO	\$0
15200413200700C	Commercial	217 S OHIO SEDALIA	KNIEST, JOHN J ETAL	\$8,921
15200413200800C	Commercial	219 S OHIO SEDALIA	ROWDEN, RANDY & SHIRLEY	\$31,254
15200413200900C	Commercial	227 S OHIO SEDALIA	WAGENKNECHT, MARGIE G	\$0
15200413201000C	Commercial	229 S OHIO SEDALIA	HAGEDORN, TRAVIS S	\$15,328
15200413201100C	Commercial	107 E 3RD SEDALIA	SEPTAGON INDUSTRIES INC	\$78,000
15200413201200C	Commercial	119 E 3RD SEDALIA	FURNELL, CLELL L & RENA A	\$4,980
15200413201300C	Commercial	121 E 3RD SEDALIA	WANSING, CHARLES	\$12,206
15200413201400C	Commercial	123 E 3RD SEDALIA	COBLE, MAX & ROZANNE	\$14,151
15200413201500C	Exempt	220 S LAMINE SEDALIA	CITY OF SEDALIA	\$0
15200413201600C	Exempt	216 S LAMINE SEDALIA	CITY OF SEDALIA	\$0
15200413201700C	Exempt	212 S LAMINE SEDALIA	CITY OF SEDALIA	\$0
15200413201800C	Commercial	208 S LAMINE SEDALIA	HOOVER, LEWIS H & ESTHER C	\$4,872
15200414100100C	Exempt	301 W 3RD SEDALIA	CARNEGIE PUBLIC LIBRARY	\$0
15200414200100C	Commercial	201 W 3RD SEDALIA	FURNELL, DAVID C & LYNNE L	\$28,937
15200414200200C	Exempt	209 W 3RD SEDALIA	BOONSLICK REGIONAL LIBRARY	\$0
15200414200400C	Commercial	202 W 4TH SEDALIA	FLAT CREEK INVESTMENT CO INC	\$21,341
15200414200500C	Commercial	200 W 4TH SEDALIA	HOFHEINS, DONALD C & KITTY C	\$9,747
15200414300100C	Commercial	300 S OHIO SEDALIA	WAGENKNECHT & SWORDS INC	\$15,993
15200414300200C	Exempt	111 W 3RD SEDALIA	OPEN DOOR SERVICE CENTER	\$0
15200414300300C	Exempt	113 W 3RD SEDALIA	CITY OF SEDALIA	\$0
15200414300400C	Commercial	116 W 4TH SEDALIA	FARM & HOME SAVINGS ASSOC	\$53,802
15200414300500C	Commercial	112 W 4TH (1/2) SEDALIA	FELTEN, ROBERT E & SUSAN K	\$13,850
15200414300600C	Commercial	112 W 4TH SEDALIA	FELTON, ROBERT E SUSAN K	\$20,979

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Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200414300700C	Commercial	110 W 4TH SEDALIA	SEDALIA BANK & TRUST CO	\$3,088
15200414300800C	Commercial	108 W 4TH SEDALIA	SEDALIA BANK & TRUST CO	\$333
15200414300900C	Exempt	322 S OHIO SEDALIA	SEDALIA PETTIS COUNTY REDEVELOP	\$0
15200414301000C	Commercial	316 S OHIO SEDALIA	BEARD, RICHARD P & SUSAN R	\$26,608
15200414301100C	Commercial	314 S OHIO SEDALIA	MC SWAIN, TRENA L	\$35,538
15200414301200C	Commercial	308 S OHIO SEDALIA	LASTRADA, REBECCA	\$18,998
15200414301300C	Commercial	304 S OHIO SEDALIA	SCHLOMER, GERALD W	\$26,393
15200414400100C	Exempt	118 E 3RD SEDALIA	CITY OF SEDALIA	\$0
15200414400200C	Exempt	116 E 3RD SEDALIA	PETTIS COUNTY TRUSTEE	\$0
15200414400300C	Commercial	114 E 3RD SEDALIA	SWORDS, JOHN A ETAL	\$880
15200414400400C	Comm E Zone	301 S OHIO SEDALIA	FISCHER, ADAM B & MATHEWSON, JA	\$13,630
15200414400500C	Commercial	305 S OHIO SEDALIA	MOORE, JOAN E	\$13,114
15200414400600C	Commercial	307 S OHIO SEDALIA	SWORDS, JOHN A & MICHELLE A	\$17,420
15200414400700C	Commercial	309 S OHIO SEDALIA	UNDERWOOD, W LYNN & SHIRLEY	\$17,453
15200414400800C	Commercial	313 S OHIO SEDALIA	EGNER, MITCHELL A & BEVERLY K	\$16,111
15200414400900C	Commercial	315 S OHIO SEDALIA	QUEEN CITY ELECTRIC CO INC	\$14,163
15200414401000C	Comm E Zone	103 E 4TH SEDALIA	FURNELL INVESTMENTS INC	\$66,550
15200414401100C	Commercial	113 E 4TH SEDALIA	KINDLE, ELIZABETH J & JOBE, TRAVIS	\$10,957
15200414401200C	Comm E Zone	121 E 4TH SEDALIA	BUCKLEY TR, JAMES T & MARY J	\$19,000
15200414500100C	Exempt	415 S OHIO SEDALIA	PETTIS COUNTY COURT HOUSE	\$0
15200414600100C	Commercial	400 S OHIO SEDALIA	GOSAL, JAGPAL S	\$17,728
15200414600200C	Exempt	111 W 4TH SEDALIA	CITY OF SEDALIA	\$0
15200414600300C	Exempt	117 W 4TH SEDALIA	FIRST METHODIST CHURCH	\$0
15200414600400C	Comm E Zone	120 W 5TH SEDALIA	LEWIS, STEPHEN V & CYNTHIA R	\$32,900
15200414600500C	Commercial	108 W 5TH SEDALIA	AVERY, DEBORAH K	\$15,824
15200414600600C	Commercial	106 W 5TH SEDALIA	AVEY, DEBORAH K	\$10,157
15200414600700C	Commercial	418 S OHIO SEDALIA	WOLFE, LAYMON L & MELODY A	\$20,759
15200414600800C	Comm E Zone	416 S OHIO SEDALIA	GARDNER ETAL, ROBERT S	\$11,950
15200414600900C	Commercial	414 S OHIO SEDALIA	SPARKS, RANDY K & KAREN A	\$14,998
15200414601000C	Commercial	412 S OHIO SEDALIA	BAY, BERNARD L	\$13,289
15200414601100C	Commercial	410 S OHIO SEDALIA	WEBB, ANDREW C & CAROLYN S	\$16,707
15200414601200C	Commercial	408 S OHIO SEDALIA	DIERKER, WAYNE	\$14,918
15200414601300C	Commercial	406 S OHIO SEDALIA	MELTON, GRIGSBY L & DANA L	\$13,984
15200414601400C	Commercial	404 S OHIO SEDALIA	MELTON, GREG L & DANA L	\$14,070
15200414700100C	Commercial	400 S OSAGE SEDALIA	W A CRABTREE FAMILY, LP	\$64,544
15200414700400C	Commercial	424 S OSAGE SEDALIA	FURNELL, DAVID C & LYNNE L	\$8,851

Exhibit P-1
Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200414700500C	Commercial	420 S OSAGE SEDALIA	TWENTER, LARRY J & BEVERLY J	\$3,056
152004147005001	Commercial	412 S OSAGE SEDALIA	FUNK, KEVIN L & MARIA N	\$6,227
15200415800100C	Exempt	201 W 5TH SEDALIA	CITY OF SEDALIA	\$0
15200415900100C	Comm E Zone	500 S OHIO SEDALIA	ESSER HOLDINGS LTD	\$13,230
15200415900200C	Exempt	111 W 5TH SEDALIA	LIBERTY CENTER ASSOCIATION FOR	\$0
15200415900500C	Exempt	108 W 6TH SEDALIA	LIBERTY CENTER ASSOCIATION FOR	\$0
15200415900900C	Commercial	506 S OHIO SEDALIA	LOFTUS, RICHARD J & MARY ANNA	\$26,290
15200416000100C	Exempt	120 E 5TH SEDALIA	NEW CREATION BIBLE CHURCH	\$0
15200416000200C	Comm E Zone	114 E 5TH SEDALIA	KEMPTON, MARK T & RUSSELL, ROBE	\$5,010
15200416000500C	Commercial	110 E 5TH SEDALIA	THOMAS T KEATING TR	\$18,448
15200416000600C	Commercial	108 E 5TH SEDALIA	HARLAN, JERRY W & MARGARET L	\$10,221
15200416000700C	Commercial	104 E 5TH SEDALIA	COMMONWEALTH-GHOSEN THEATRE	\$992
15200416000800C	Commercial	501 S OHIO SEDALIA	MC LAUGHLIN BROTHERS REAL EST	\$25,796
15200416000900C	Commercial	513 S OHIO SEDALIA	MC LAUGHLIN BROTHERS REAL EST/	\$127,795
15200416001000C	Commercial	520 S LAMINE SEDALIA	STEVEN R BYARS TR	\$46,979
15200416001100C	Commercial	510 S LAMINE SEDALIA	KEMPTON, MARK T ROBERT (\$7,005
15200416100100C	Exempt	120 E 6TH SEDALIA	FIRST CHURCH OF CHRIST SCIENTIS	\$0
15200416100200C	Exempt	112 E 6TH SEDALIA	FIRST BAPTIST CHURCH	\$0
15200416100300C	Commercial	110 E 6TH SEDALIA	MC LAUGHLIN BROTHERS REAL EST/	\$3,472
15200416100400C	Exempt	601 S OHIO SEDALIA	SALVATION ARMY	\$0
15200416100500C	Exempt	101 E 7TH SEDALIA	CITY OF SEDALIA	\$0
15200416100600C	Exempt	109 E 7TH SEDALIA	FIRST BAPTIST CHURCH	\$0
15200416100700C	Exempt	115 E 7TH SEDALIA	FIRST BAPTIST CHURCH	\$0
15200416100800C	Exempt	117 E 7TH SEDALIA	FIRST BAPTIST CHURCH	\$0
15200416100900C	Residentia	119 E 7TH SEDALIA	ROYAL RENTALS, LLC	\$14,923
15200416101000C	Exempt	608 S LAMINE SEDALIA	FIRST BAPTIST CHURCH	\$0
15200416101100C	Exempt	606 S LAMINE SEDALIA	FIRST BAPTIST CHURCH OF SEDALIA	\$0
15200416101200C	Residentia	604 S LAMINE SEDALIA	WAGENKNECHT, MARGIE G	\$6,887
15200416200200C	Exempt	109 W 6TH SEDALIA	OPEN DOOR SERVICE CENTER INC	\$0
15200416200500C	Residentia	118 W 7TH SEDALIA	MELVILLE TR, MARCIA S	\$10,254
15200416200600C	Residentia	116 W 7TH SEDALIA	JOHNS, LARRY J BRENDA K (\$14,560
15200416200800C	Commercial	622 S OHIO SEDALIA	PREUITT, WARREN E & CHERYL L	\$34,579
15200416200900C	Commercial	616 S OHIO SEDALIA	REBECCA I CARR TR DTD 6-19-98	\$6,666
15200416201000C	Commercial	612 S OHIO SEDALIA	PITSUL, LILY & IVAN	\$4,342
152004162010001	Commercial	610 S OHIO SEDALIA	YALESA, YELENA & VLAD	\$1,139
15200416201200C	Commercial	608 S OHIO SEDALIA	VAN DYNE, CLIFFORD D & PEGGY D	\$11,590

Exhibit P-1
Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200416300100C	Commercial	600 S OSAGE SEDALIA	NICKS, CHARLES & JENNIFER	\$17,360
15200416300900C	Commercial	210 W 7TH SEDALIA	TWO TWELVE SEVENTH STREET INC	\$44,707
15200416301000C	Commercial	620 S OSAGE SEDALIA	WOOLERY, KENNETH G	\$13,050
15200416301100C	Residentia	610 S OSAGE SEDALIA	HOME QUALITY RENTALS, LLC	\$7,051
15200416301200C	Residentia	606 S OSAGE SEDALIA	DIAZ ETAL, LUIS O	\$12,776
15200440100100C	Exempt	122 E 7TH SEDALIA,	FIRST BAPTIST CHURCH	\$0
152004401001001	Exempt	118 E 7TH SEDALIA	FIRST BAPTIST CHURCH	\$0
152004401001002	Exempt	114 E 7TH SEDALIA	FIRST BAPTIST CHURCH	\$0
15200440100200C	Exempt	112 E 7TH SEDALIA	CALVARY EPISCOPAL CHURCH	\$0
15200440100300C	Commercial	701 S OHIO SEDALIA	RICE JR, JAMES B	\$19,082
15200440100400C	Commercial	703 S OHIO SEDALIA	JOHNNY W & LURLEEN HOLEM TR	\$5,735
15200440100500C	Exempt	705 S OHIO SEDALIA	CALVARY EPISCOPAL CHURCH & RE	\$0
15200440100600C	Exempt	717 S OHIO SEDALIA	EPISCOPAL CHURCH	\$0
15200440100700C	Residentia	117 E BROADWAY SEDALIA	ELLER, MIKE & JERRY	\$23,281
15200440100800C	Comm E Zone	121 E BROADWAY SEDALIA	FLOYD WILLIAM HATFIELD TR	\$41,200
15200440200100C	Commercial	700 S OHIO SEDALIA	CECIL, GERALD O & HELEN E	\$8,912
15200440200200C	Commercial	701 S OSAGE SEDALIA	S C I MISSOURI FUNERAL SERVICES	\$74,909
15200440200300C	Residentia	120 W BROADWAY SEDALIA	PILLIARD, DANIEL & GEORGIA	\$26,701
152004402003001	Residentia	114 W BROADWAY SEDALIA	BALBER, DANIEL L	\$20,186
15200440200500C	Commercial	100 W BROADWAY SEDALIA	SHUMAKE, WILLIAM J & GLENNDA L	\$32,339
15200440200600C	Commercial	712 S OHIO SEDALIA	KEHDE, JOHN A & CHELSEA	\$16,112
15200440200700C	Commercial	710 S OHIO SEDALIA	KEHDE, JOHN A & CHELSEA	\$9,961
15200440200900C	Commercial	704 S OHIO SEDALIA	CECIL, GERALD O & HELEN E	\$6,518
15200440201000C	Commercial	702 S OHIO SEDALIA	LANG, JOHN W & EVELYN M	\$6,925
15200440300100C	Commercial	203 W 7TH SEDALIA	S C I MISSOURI FUNERAL SERVICES	\$9,008
15200440300800C	Exempt	200 W BROADWAY SEDALIA, MO	SOROSIS CLUB	\$0
15200441500100C	Commercial	113 W BROADWAY SEDALIA	BROWN ETAL, WILLIAM F	\$10,512
15200441500200C	Commercial	115 W BROADWAY SEDALIA	BROWN, WILLIAM F ETAL	\$50,430
15200441500300C	Commercial	100 W 9TH MORA	TAUSHANZHI, IGOR & OLGA & UZUN,	\$51,730
15200441600100C	Commercial	100 E BROADWAY SEDALIA	FUNDAMENTALS COMPANY TRUST	\$61,917
15200320800900C	Commercial	118 N LAMINE SEDALIA	STATE FAIR MOVING & STORAGE INC	\$29,750
15200320000200C	Exempt	SEDALIA	MO DEPT OF NATURAL RESOURCES	\$0
15200323400600C	Commercial	622 E 5TH SEDALIA	VOGEL, RAY E	\$4,057
15200411901400C	Commercial	120 S OSAGE SEDALIA	HUNT, WILLIAM J	\$13,155
15200411901500C	Commercial	116 S OSAGE SEDALIA	GOSAL, JAGPAL S	\$5,958
15200413000100C	Exempt	200 S OSAGE SEDALIA	MARKET SQUARE	\$0
15200413000600C	Commercial	222 S OSAGE SEDALIA	DAKE, KENNETH M & BRENDA K	\$19,129

Exhibit P-1
Most Recent Equalized Assessed Valuation (EAV) and Taxpayer Data
City of Sedalia Midtown TIF

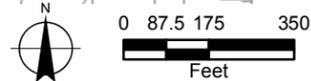
Parcel ID#	Assessor Class	Property Address	Owner Name	2008 Assesed Valuation
15200413000700C	Exempt	218 S OSAGE SEDALIA	CITY OF SEDALIA	\$0
15200415800500C	Exempt	520 S OSAGE SEDALIA	FIRST SLAVIC CHURCH OF SEDALIA	\$0
15200415900700C	Commercial	520 S OHIO SEDALIA	BRISCOE, ROBERT E ETAL	\$20,590
152004159007001	Commercial	516 S OHIO SEDALIA	YANCEY, GARY J	\$11,160
15200415900800C	Commercial	514 S OHIO SEDALIA	RAHM, J KIRK	\$25,170
15200416200100C	Commercial	600 S OHIO SEDALIA	KOENIG, RICHARD E & CATHERINE	\$16,618
152004162001001	Commercial	602 S OHIO SEDALIA	PINKSTON, FORREST D & IRIS E	\$13,994
15200416201300C	Commercial	606 S OHIO SEDALIA	LOFTUS, RICHARD J & GARY J YANCE	\$7,810
15200416201400C	Commercial	604 S OHIO SEDALIA	LOFTUS, RICHARD J & GARY J YANCE	\$10,080
15200440200800C	Commercial	708 S OHIO SEDALIA	CECIL, GERALD O & HELEN E	\$7,053
15200440300600C	Commercial	210 W BROADWAY SEDALIA	GARRISON & MUSICK INC	\$65,703
15200330100600C	Commercial	E BROADWAY SEDALIA	UNION PACIFIC RAILROAD CO	\$0
15200322200800C	Commercial	600 E 3RD SEDALIA	MO DEPT OF NATURAL RESOURCES	\$0
152003301006002	Commercial	704 S HANCOCK SEDALIA	KRIBBS, BRIAN E & SHIRLEY M	\$44,380
15200330100700C	Commercial	701 E BROADWAY SEDALIA	PIKE PROPERTIES LP	\$435,440
15200330400300C	Commercial	209 E BROADWAY SEDALIA	GRIFF'S OF AMERICA INC	\$70,510

Plate 1 Redevelopment Area

Sedalia Midtown Redevelopment Area
City of Sedalia, Missouri

Legend

 Redevelopment Area



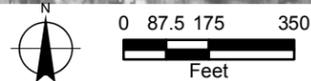
OCTOBER 2008

Plate 2
Aerial Photo

Sedalia Midtown Redevelopment Area
City of Sedalia, Missouri

Legend

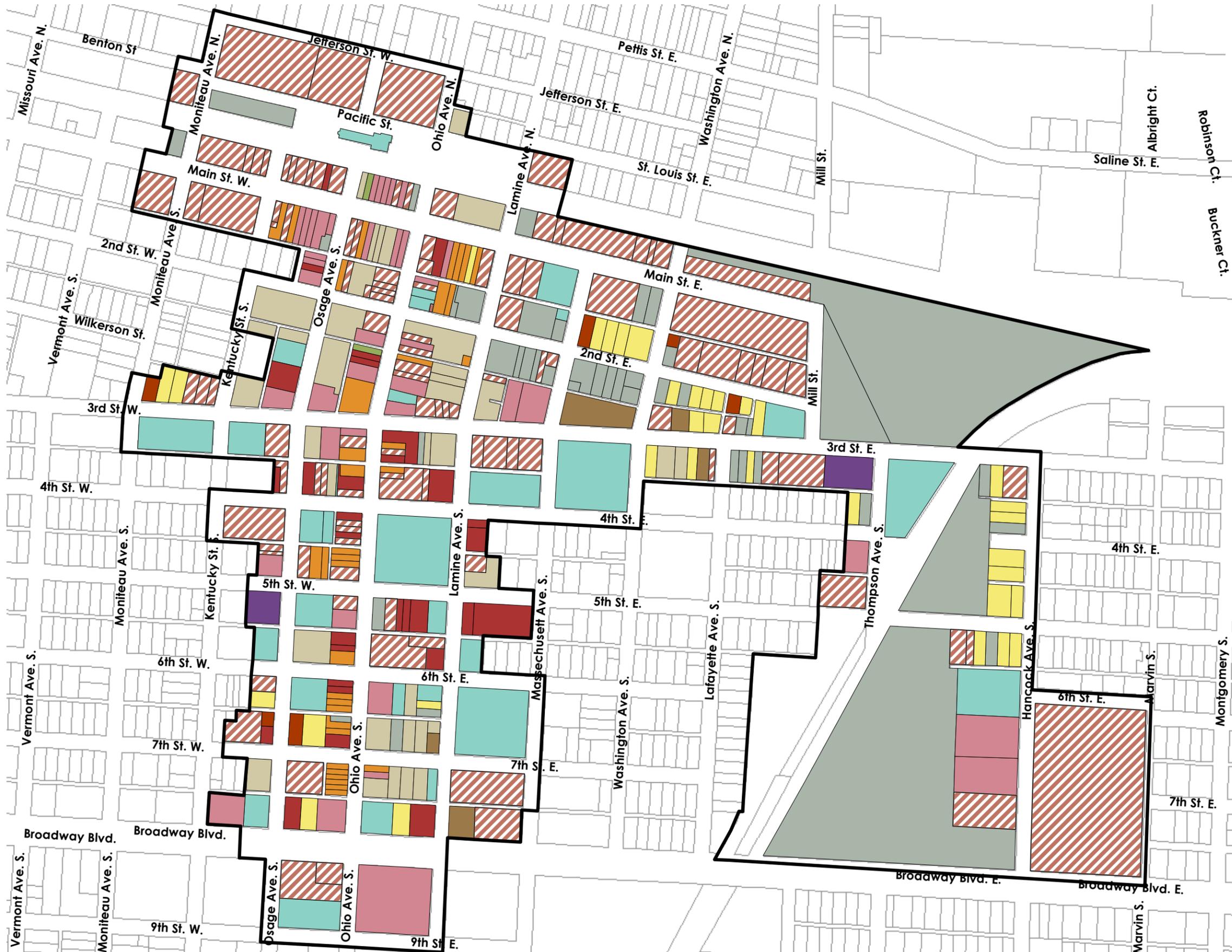
 Redevelopment Area



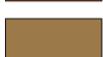
OCTOBER 2008

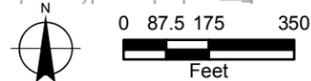
Plate 3 Existing Land Use

Sedalia Midtown Redevelopment Area
City of Sedalia, Missouri



Legend

-  Redevelopment Area
-  Commercial Office
-  Commercial Retail
-  Commercial Service
-  Mixed Use
-  Public/Semi-Public
-  Industrial
-  Single-Family
-  Two Family
-  Multi-Family
-  Park
-  Public Parking
-  Vacant



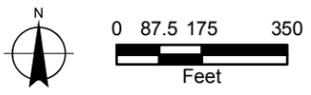
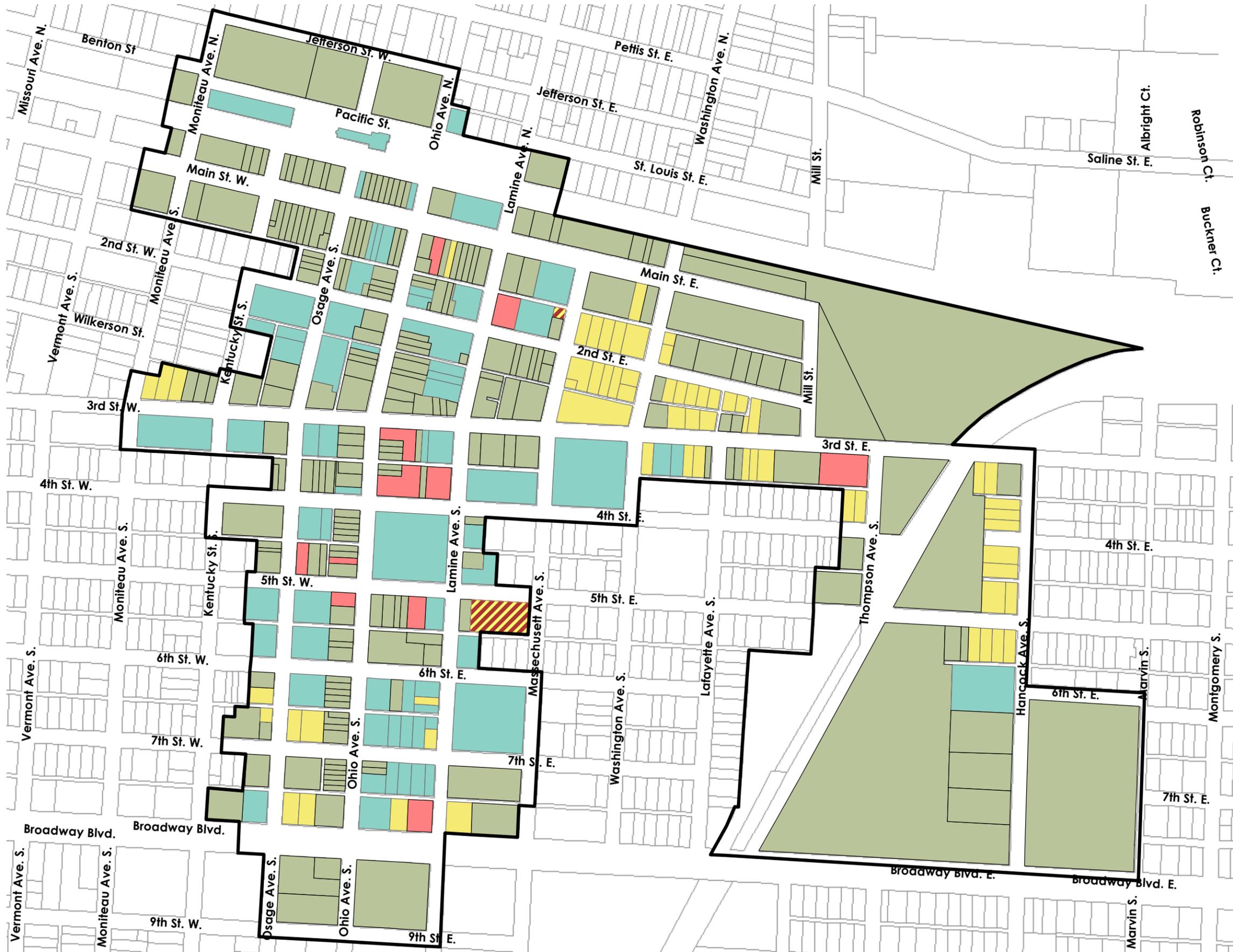
OCTOBER 2008

Plate 4 Existing Zoning

Sedalia Midtown Redevelopment Area
City of Sedalia, Missouri

Legend

-  Redevelopment Area
-  Comm E Zone
-  Commercial
-  Residential
-  Other
-  Exempt



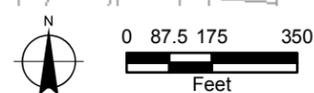
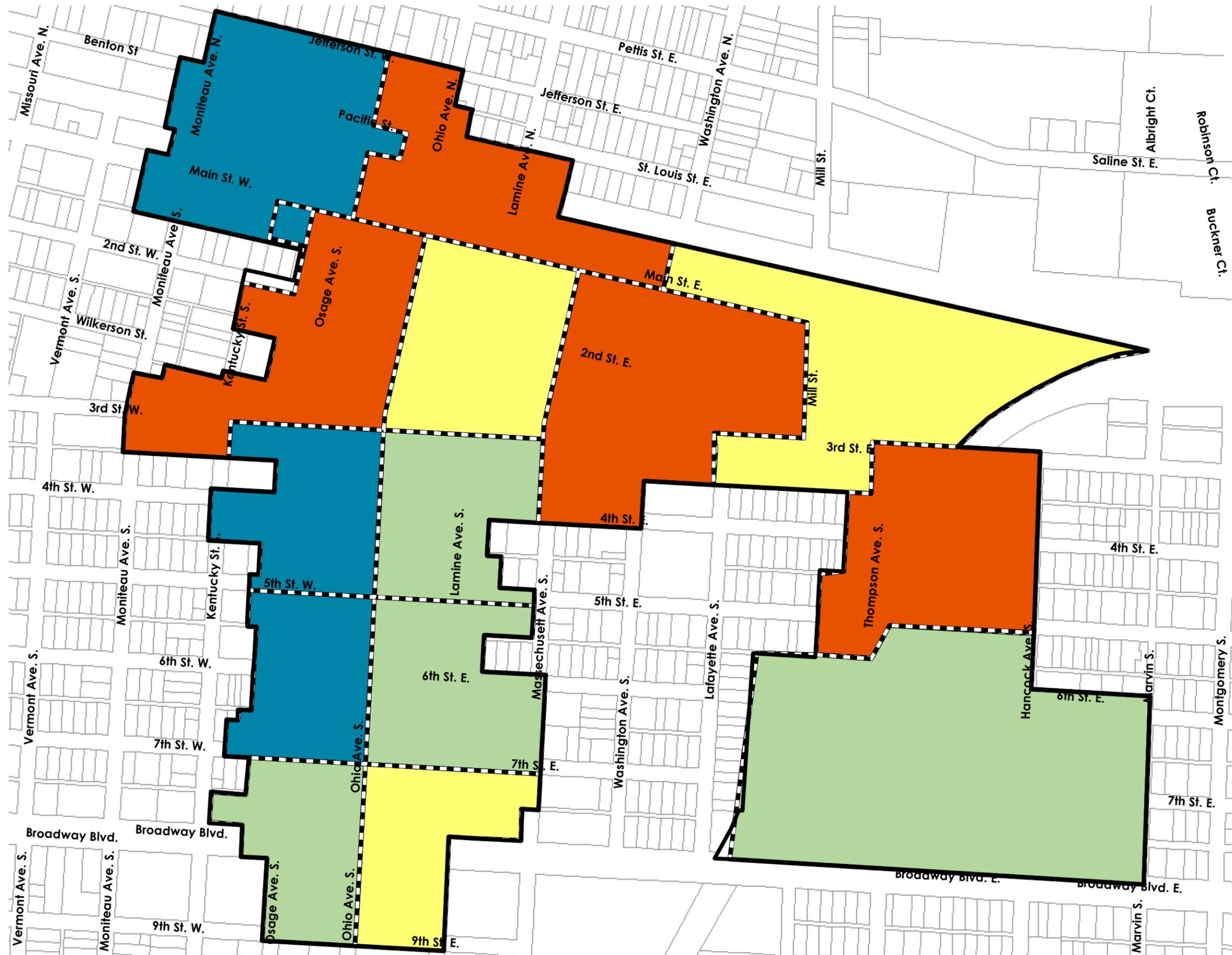
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Plate 5 Conservation Area Factors

Sedalia Midtown Redevelopment Area
City of Sedalia, Missouri

Legend

-  Redevelopment Area
-  Block Boundaries
-  5 Factors
-  6 Factors
-  7 Factors
-  8 Factors



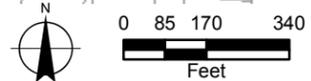
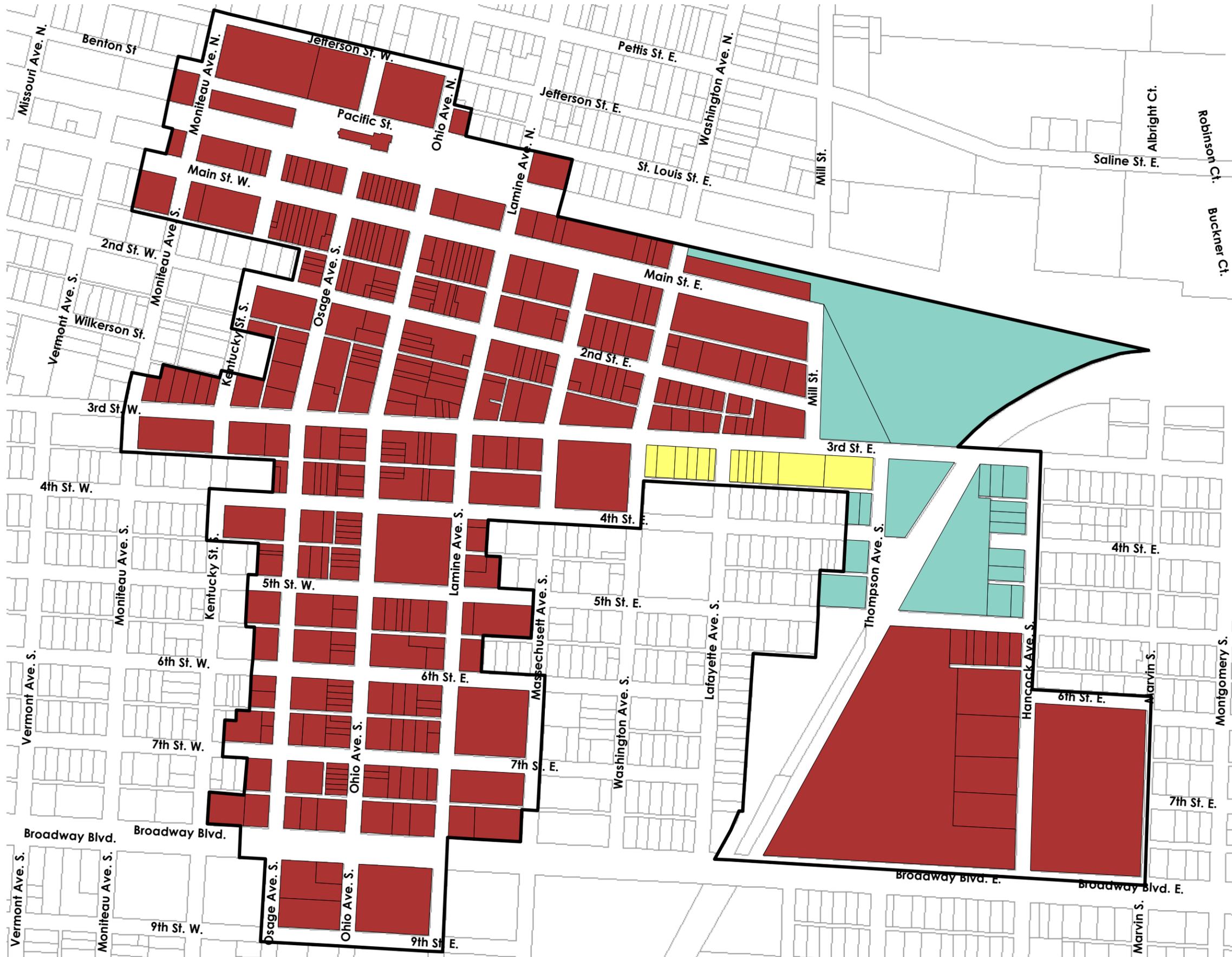
OCTOBER 2008

Plate 6 Future Land Use

Sedalia Midtown Redevelopment Area
City of Sedalia, Missouri

Legend

- Residential
- Central Business District
- Public/Semi-Public
- Redevelopment Area



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PGAVURBANCONSULTING

ATTACHMENT 2

BOUNDARY DESCRIPTION

Proposed Redevelopment Area Description

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 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 Kentucky 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

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

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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152004162014000, 152004402008000, 152004403006000, 152003304003000, 152003301006000,
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ATTACHMENT 3

COMMUNITY CENTER AND STREETSCAPE ENHANCEMENT PROGRAM ESTIMATED REDEVELOPMENT PROJECT CONSTRUCTION COSTS

Attachment 3
Estimated Community Center Project Costs

Construction Cost	Percentage / Sq.Ft. Value	\$ per Unit	Subtotal Costs
Community Center Building	60,000	\$200	12,000,000
Site demolition/remediation Allowance			50,000
General Site Improvements Allowance	10%		1,200,000
Design & Program Contingency	5%		663,000
Total Estimated Construction Costs			\$ 13,913,000

Development Cost	Percentage / Sq.Ft. Value	\$ per Unit	Subtotal Costs
Land Acquisition			320,000
Furnishings and Equipment		\$12	720,000
Communications/data/network	2.0%		278,000
Security Systems	1.0%		139,000
A/E/C Systems	8.5%		1,183,000
Printing and Reimbursables	1.0%		139,000
Geotechnical Testing, Surveys	0.5%		70,000
Total Estimated Development Costs			\$ 2,849,000

Other Costs	Percentage / Sq.Ft. Value	\$ per Unit	Subtotal Costs
Project & Construction Contingency	5%		838,000
Inflation Allowance	15%	(3 years @ 5%)	2,640,000

TOTAL ESTIMATED PROJECT BUDGET	\$ 20,240,000
---------------------------------------	----------------------

Attachment 3

Estimated Streetscape Improvement Program Costs

Area	Subtotal Costs¹
Main Street and Ohio	1,200,000
Ohio Avenue + County Courthouse Square	1,400,000
Ohio Avenue (5th Street to Broadway)	2,000,000
3rd Street to the Katy Depot	1,800,000
Total Estimated Costs	\$ 6,400,000

¹ Subtotal Costs include various street improvements throughout the Midtown district listed in Section 4, Page 4-3.

ATTACHMENT 4

**COMMITMENT LETTER
& AFFIDAVIT**



To: Members, City of Sedalia Tax Increment Finance Commission

From: Keith Riesberg, City Administrator 

Date: October 17, 2008

Re: City of Sedalia Midtown TIF Redevelopment Plan & Project Financial Feasibility

The City will serve as Master Developer of the Redevelopment Project and will leverage incremental tax revenues to attract and facilitate private investment in, and redevelopment of, the Redevelopment Area.

As Master Developer, the City will play a direct role in managing and funding infrastructure improvements and the construction of a new Community Center.

Infrastructure improvements include a comprehensive streetscape improvement program. Streetscape improvements are currently estimated to cost approximately \$6.4 million, of which amount approximately \$5 million is anticipated to be paid from TIF revenues.

The new Community Center will serve as a recreational and civic center for residents of the City of Sedalia and the surrounding region. Construction is estimated to cost approximately \$20 million dollars, of which amount approximately \$1.5 million is anticipated to be paid from TIF revenues.

The City is committed to pursuing all sources of funding to support the Redevelopment Project. By utilizing a combination of TIF, City revenues, federal transportation funds, community development block grant funding and other potential resources to support the Redevelopment Project, the City's desire is to expedite the Project's successful completion.

Attached, please find a letter from Joy Howard of WM Financial Strategies, our financial advisor, expressing her opinion that financing for the City, based on the TIF Plan would be readily obtainable.



WM Financial Strategies

1515 N. WARSON ROAD
SUITE 274
ST. LOUIS, MO 63132
(314) 423-2122

October 22, 2008

City of Sedalia Tax Increment Finance Commission

RE: City of Sedalia
Sedalia Midtown Redevelopment Project
Tax Increment Financing

Dear Commissioners:

I am writing in my capacity of financial advisor to the City of Sedalia. The City intends to use a "pay as you go" process of utilizing incremental revenues to pay for the costs of the redevelopment projects ("*Redevelopment Project Costs*") as set forth below. If the City were to consider issuing bonds, notes or other debt ("*TIF Obligations*") to pay these Redevelopment Project Costs, then an evaluation would have to be made at that time as to the feasibility of issuing such debt, including an evaluation of the ratio of projected revenues to the proposed annual debt services on such debt.

Funds to pay the Redevelopment Project Costs related to the City streetscape project are to be derived primarily from incremental revenues that will be deposited in the Special Allocation Fund or from TIF Obligations, as well as other sources of revenue, including grants and other economic development assistance available to the City of Sedalia as a result of its selection for involvement in the Downtown Revitalization and Economic Assistance for Missouri Initiative ("*DREAM Initiative*").

Based on the current financial condition of the City, the incremental revenues to be generated from this TIF district, availability of revenues from other City funds and its ability to obtain other economic development aid, it is my opinion that the City will be able to finance the Redevelopment Project Costs for the City streetscape project.

Funds to pay the Redevelopment Project Costs related to the community center project are to be derived in part from the incremental revenues that will be deposited in the Special Allocation Fund or from TIF Obligations or other obligations secured in part from the incremental revenues and with revenues from the Parks Department Capital Improvements Sales Tax, the City of Sedalia Capital Improvements Sales Tax, private contributions and funds through the DREAM Initiative. The community center project is not scheduled to occur until at least 2010. Accordingly, it is my opinion that an evaluation of the feasibility of this project, considering the above sources of revenue, should be performed prior to the commencement of the community center project to determine if the City has the ability to finance the project at that time.

Sincerely,

Joy A Howard
Principal

AFFIDAVIT

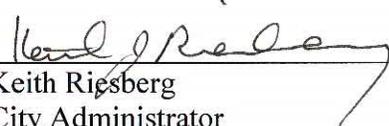
STATE OF MISSOURI)
) SS
COUNTY OF PETTIS)

I, the undersigned, am over the age of 18 years and have personal knowledge of the matters stated herein.

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").

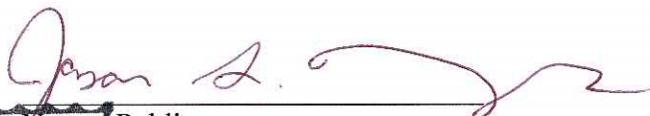
2. I am familiar with the Sedalia Midtown TIF Redevelopment Plan & Project (the "Redevelopment Plan"). The City is establishing certain redevelopment projects within the Midtown Sedalia Redevelopment Area, as described in the Redevelopment Plan. To the best of my knowledge, based upon the Redevelopment 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.



Keith Rigsberg
City Administrator

Subscribed and sworn to before me this 13th day of October, 2008.





My commission expires on: _____

ATTACHMENT 5

PHOTO APPENDIX



Deteriorated bricks, mortar, and windows with vacant upper floors. Indicative of building conditions throughout the Area.



Deteriorated bricks, evidenced by step cracking. Indicative of building conditions throughout the Area.



Deteriorated bricks, mortar, windows, and gutters of building; vacant building.



Deteriorated bricks, mortar, & cracked foundation.



Deteriorated and crumbling sidewalks & curbs, which persist throughout the Area



Sidewalk & parking lot deterioration indicated by crumbling concrete and pooling water.



The above building exhibits step-cracking, deterioration in its bricks & mortar, windows, and supporting column. Curbs & Sidewalks also show deterioration.



Crumbling sidewalks. Inadequate pedestrian infrastructure.



Stucco spread over brick conceals deteriorated bricks and mortar. Water damage evidenced by bubbling and patching along wall.



A severely deteriorated vacant building with deteriorated bricks, mortar, window, doors & load bearing walls.



Deteriorated parking lot and vacant commercial building.



Vacant building with deteriorated bricks, mortar, doors, and gutters.



Crumbling curb with street pavement almost at curb level.



Deteriorated cobblestone streets; inadequate storm water drainage.



Deteriorated windows, bricks, mortar & doors. Deteriorated sidewalks and curbs of a building that is 75 percent vacant.



Deteriorated curbs and storm sewer. Street corners do not comply with ADA standards and do not have curb cuts, indicative of conditions throughout area.



Curb cut with pooling water. Is indicative of conditions throughout the Area.



Completely vacant building with deteriorated bricks, mortar and windows.

ATTACHMENT 6

RELOCATION POLICY

RELOCATION POLICY

Sec. 33-18. Relocation Plan

- (a) *Plan requirement.* Every corporation shall submit a relocation plan as a part of the development plan. Said relocation plan shall provide for the following, and, where applicable, shall also comply with the minimum standards set forth in Section 523.205, RSMo. (1991), including subsections 11 through 15 of said Section:
- (1) Payments to all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the initiation of negotiations for acquisition of the property so occupied; and
 - (2) Property for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and
 - (3) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites for handicapped displaced occupants and sixty (60) days' notices of referral sites for all other displaced occupants and displaced businesses, prior to the date such displaced occupant of displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to displaced occupants hereinafter identified as "designated occupants."
 - (4) Every displaced occupant and every displaced business shall be given a ninety-day notice to vacate.
- (b) *Payments to occupants.* All displaced occupants eligible for payments under subsection (a)(1) of this section shall be provided with relocation payments based upon one of the following, at the option of the occupant:
- (1) A seven hundred and fifty dollar (\$750.00) payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or
 - (2) Actual reasonable costs of relocation including actual moving costs within Pettis County or, if the occupant does not move to another place within Pettis County, what his moving costs would be if moved to another place within Pettis County; utility deposits, key deposits; storage of personal property up to one month; utility transfer and connection fees; and other initial rehousing deposits including first and last months rent and security deposit, the total not to exceed two thousand dollars (\$2,000.00).
- (c) *Handicapped displaced occupant allowance.* In addition to the payments provided in subsection (b) of this section, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed four hundred dollars (\$400.00).
- (d) *Payment to businesses.* All displaced businesses eligible for payments under subsection (a)(1) of this section shall be provided with relocation payments based upon the following, at the option of the business:

- (1) A one thousand five hundred dollar (\$1,500.00) payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or
 - (2) Actual costs of moving including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationary.
- (e) *Payments to certain enterprise zone residents.* In addition to the above benefits, a resident of the city's enterprise zone who is displaced from a dwelling actually owned and occupied by the displaced person as his principal residence for not less than one year prior to the initiation of negotiations for acquisition of the property, and which is decent, safe and sanitary, shall be eligible for the benefits stated in RSMo. Section 135.233(3), (4) and (5), subject to the ten thousand dollars (\$10,000.00) limitation contained in RSMo. Section 135.255.
- (f) *Waiver of payments.* Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be on a form supplied by the city clerk and filed in her office.
- (g) *Notice of relocation benefits.* All occupants and businesses eligible for relocation benefits under this section shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (a)(3) of this section.
- (h) *Persons bound by the plan.* Any redevelopment corporation, its assigns or transferees is required to comply with the provisions of this section and shall certify such compliance to the city administrator. No person shall be entitled to the tax abatement provisions of this chapter if said person has failed to comply with the relocation benefits provided herein.
- (i) *Minimum requirements.* The requirements set out herein shall be considered minimum standards. In reviewing any plan proposed, the city council shall determine the adequacy of the proposal and require additional elements to be provided therein.
- (j) *Amendments to development plan.* A relocation plan in conformance with this section shall be submitted with an amendment to a development plan and shall be applicable to all occupants and businesses within the development area. (Ord. No. 8947, §1, 1-15-90; Ord. No 8617, § 1, 9-3-91.)

ATTACHMENT 7

REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

STATE OF MISSOURI

REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT (TIF ACT)

R.S. MO 99.800 – 99.865

Compiled from published Statutes with all amendments resulting from
actions taken by the General Assembly
through August 28, 2007

PGAV**URBAN**CONSULTING

NOT AN OFFICIAL COPY

**Real Property Tax Increment Allocation
Redevelopment Act (TIF Act)
As of 8/28/07**

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REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT



The following pages of this document consist of a compilation of the provisions of the Real Property Tax Increment Allocation Redevelopment Act (TIF Act) by the Urban Consulting staff of Peckham Guyton Albers & Viets, Inc. (PGAV). This compilation consists of all amendments thereto since its adoption by the Missouri General Assembly. The TIF Act as contained herein is formatted in a more readable outline manner than will be found in official published copies. It is based on official copies of the TIF Act and its subsequent amendments as of August 28, 2007.

It should be noted that this document does not represent an official copy of the TIF Act and should not be quoted, cited, or used in any official legislative or legal capacity. The official copy of the Act (and any amendments thereto) may be obtained from the Office of Legislative Research, the Missouri House or Senate Bill Rooms, or various other official published sources of the Revised Statutes of Missouri. PGAV has provided this document solely for the information and use of its staff and clients and assumes no liability or responsibility for the use (or misuse) of this document.



99.800 - Law, how cited.

Sections 99.800 to 99.865 shall be known and may be cited as the "Real Property Tax Increment Allocation Redevelopment Act".

(L. 1982 H.B. 1411 & 1587 § 1)

99.805 - Definitions.

As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean:

- (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;
- (2) "Collecting officer", the officer of the municipality responsible for receiving and processing payments in lieu of taxes or economic activity taxes from taxpayers or the department of revenue;
- (3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area 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. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

- (4) "Economic activity taxes", the total additional revenue from taxes which are imposed by a municipality and other taxing districts, and which are generated by economic activities within a redevelopment area over the amount of such taxes generated by economic activities within such redevelopment area in the calendar year prior to the adoption of the ordinance designating such a redevelopment area, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments. For redevelopment projects or redevelopment plans approved after December 23, 1997, if a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the economic activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to the redevelopment area;
- (5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:
 - (a) Discourage commerce, industry or manufacturing from moving their operations to another state; or
 - (b) Result in increased employment in the municipality; or
 - (c) Result in preservation or enhancement of the tax base of the municipality;
- (6) "Gambling establishment", an excursion gambling boat as defined in section 313.800, RSMo, and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in sections 313.800 to 313.850, RSMo. This subdivision shall be applicable only to a redevelopment area designated by ordinance adopted after December 23, 1997;

- (7) "Greenfield area", any vacant, unimproved, or agricultural property that is located wholly outside the incorporated limits of a city, town, or village, or that is substantially surrounded by contiguous properties with agricultural zoning classifications or uses unless said property was annexed into the incorporated limits of a city, town, or village ten years prior to the adoption of the ordinance approving the redevelopment plan for such greenfield area;¹**
- (8) "Municipality", a city, village, or incorporated town or any county of this state. For redevelopment areas or projects approved on or after December 23, 1997, "municipality" applies only to cities, villages, incorporated towns or counties established for at least one year prior to such date;
- (9) "Obligations", bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by a municipality to carry out a redevelopment project or to refund outstanding obligations;
- (10) "Ordinance", an ordinance enacted by the governing body of a city, town, or village or a county or an order of the governing body of a county whose governing body is not authorized to enact ordinances;
- (11) "Payment in lieu of taxes", those estimated revenues from real property in the area selected for a redevelopment project, which revenues according to the redevelopment project or plan are to be used for a private use, which taxing districts would have received had a municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the area selected for the redevelopment project exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of section 99.850;
- (12) "Redevelopment area", an area designated by a municipality, in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, an economic development area, an enterprise zone pursuant to sections 135.200 to 135.256, RSMo, or a combination thereof, which area includes only those parcels of real property directly and substantially benefited by the proposed redevelopment project;
- (13) "Redevelopment plan", the comprehensive program of a municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment area as a blighted area, conservation area, economic development area, or combination thereof, and to thereby enhance the tax bases of the taxing districts which extend into the redevelopment area. Each redevelopment plan shall conform to the requirements of section 99.810;
- (14) "Redevelopment project", any development project within a redevelopment area in furtherance of the objectives of the redevelopment plan; any such redevelopment project shall include a legal description of the area selected for the redevelopment project;

¹ **Effective August 28, 2007**

- (15) "Redevelopment project costs" include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or redevelopment project, as applicable. Such costs include, but are not limited to, the following:
- (a) Costs of studies, surveys, plans, and specifications;
 - (b) Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the commission established in section 99.820 for the administration of sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of a redevelopment plan or project;
 - (c) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 - (d) Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
 - (e) Initial costs for an economic development area;
 - (f) Costs of construction of public works or improvements;
 - (g) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued pursuant to sections 99.800 to 99.865 accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
 - (h) All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;
 - (i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or are required to be paid by federal or state law;
 - (j) Payments in lieu of taxes;
- (16) "Special allocation fund", the fund of a municipality or its commission which contains at least two separate segregated accounts for each redevelopment plan, maintained by the treasurer of the municipality or the treasurer of the commission into which payments in lieu of taxes are deposited in one account, and economic activity taxes and other revenues are deposited in the other account;
- (17) "Taxing districts", any political subdivision of this state having the power to levy taxes;

- (18) "Taxing districts' capital costs", those costs of taxing districts for capital improvements that are found by the municipal governing bodies to be necessary and to directly result from the redevelopment project; and
- (19) "Vacant land", any parcel or combination of parcels of real property not used for industrial, commercial, or residential buildings.

(L. 1982 H.B. 1411 & 1587 § 2, A.L. 1986 H.B. 989 & 1390 merged with S.B. 664, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, A.L. 2007 1st Ex. Sess H.B. 1)

Effective 11-28-07

99.810 - Redevelopment plan, contents, adoption of plan, required findings--time limitations--reports by department of economic development, required when, contents.

1. Each redevelopment plan shall set forth in writing a general description of the program to be undertaken to accomplish the objectives and shall include, but need not be limited to, the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the redevelopment area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to section 99.845, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the redevelopment area. No redevelopment plan shall be adopted by a municipality without findings that:
 - (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 plan does not include the initial development or redevelopment of any gambling establishment, provided however, that this subdivision shall be applicable only to a redevelopment plan adopted for a redevelopment area designated by ordinance after December 23, 1997.
2. By the last day of February each year, each commission shall report to the director of economic development the name, address, phone number and primary line of business of any business which relocates to the district. The director of the department of economic development shall compile and report the same to the governor, the speaker of the house and the president pro tempore of the senate on the last day of April each year.

(L. 1982 H.B. 1411 & 1587 § 3 subsec. 1, A.L. 1986 S.B. 664 merged with H.B. 989 & 1390, A.L. 1987 S.B. 367 Revision, A.L. 1991 H.B. 502, A.L. 1993 H.B. 566, A.L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

(2006) Term "acquired" under section refers not to time of filing condemnation petition but to transfer of ownership from property owner to condemnor upon payment of commissioner's award into court or to property owner. State ex rel. Broadway-Washington v. Manners, 186 S.W.3d 272 (Mo. banc).

99.815 - County implementing project within boundaries of municipality, permission required--definition of municipality to include county.

When a county of this state desires to implement a tax increment financing project within the boundaries of a municipality partially or totally within the county, such county shall first obtain the permission of the governing body of the municipality located within the county. When the term "municipality" is used within sections 99.800 to 99.865, such term may be interpreted to include a county implementing a tax incremental financing project.

(L. 1982 H.B. 1411 & 1587 § 3 subsec. 2)

99.820 - Municipalities' powers and duties--commission appointment and powers--public disclosure requirements--officials' conflict of interest, prohibited.

1. A municipality may:
 - (1) By ordinance introduced in the governing body of the municipality within fourteen to ninety days from the completion of the hearing required in section 99.825, approve redevelopment plans and redevelopment projects, and designate redevelopment project areas pursuant to the notice and hearing requirements of sections 99.800 to 99.865. No redevelopment project shall be approved unless a redevelopment plan has been approved and a redevelopment area has been designated prior to or concurrently with the approval of such redevelopment project and the area selected for the redevelopment project shall include only those parcels of real property and improvements thereon directly and substantially benefited by the proposed redevelopment project improvements;

- (2) Make and enter into all contracts necessary or incidental to the implementation and furtherance of its redevelopment plan or project;
- (3) Pursuant to a redevelopment plan, subject to any constitutional limitations, acquire by purchase, donation, lease or, as part of a redevelopment project, eminent domain, own, convey, lease, mortgage, or dispose of, land and other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the municipality or the commission determines is reasonably necessary to achieve the objectives of the redevelopment plan. No conveyance, lease, mortgage, disposition of land or other property, acquired by the municipality, or agreement relating to the development of the property shall be made except upon the adoption of an ordinance by the governing body of the municipality. Each municipality or its commission shall establish written procedures relating to bids and proposals for implementation of the redevelopment projects. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without making public disclosure of the terms of the disposition and all bids and proposals made in response to the municipality's request. Such procedures for obtaining such bids and proposals shall provide reasonable opportunity for any person to submit alternative proposals or bids;
- (4) Within a redevelopment area, clear any area by demolition or removal of existing buildings and structures;
- (5) Within a redevelopment area, renovate, rehabilitate, or construct any structure or building;
- (6) Install, repair, construct, reconstruct, or relocate streets, utilities, and site improvements essential to the preparation of the redevelopment area for use in accordance with a redevelopment plan;
- (7) Within a redevelopment area, fix, charge, and collect fees, rents, and other charges for the use of any building or property owned or leased by it or any part thereof, or facility therein;
- (8) Accept grants, guarantees, and donations of property, labor, or other things of value from a public or private source for use within a redevelopment area;
- (9) Acquire and construct public facilities within a redevelopment area;
- (10) Incur redevelopment costs and issue obligations;
- (11) Make payment in lieu of taxes, or a portion thereof, to taxing districts;
- (12) Disburse surplus funds from the special allocation fund to taxing districts as follows:
 - (a) Such surplus payments in lieu of taxes shall be distributed to taxing districts within the redevelopment area which impose ad valorem taxes on a basis that is proportional to the current collections of revenue which each taxing district receives from real property in the redevelopment area;

- (b) Surplus economic activity taxes shall be distributed to taxing districts in the redevelopment area which impose economic activity taxes, on a basis that is proportional to the amount of such economic activity taxes the taxing district would have received from the redevelopment area had tax increment financing not been adopted;
 - (c) Surplus revenues, other than payments in lieu of taxes and economic activity taxes, deposited in the special allocation fund, shall be distributed on a basis that is proportional to the total receipt of such other revenues in such account in the year prior to disbursement;
 - (13) If any member of the governing body of the municipality, a member of a commission established pursuant to subsection 2 of this section, or an employee or consultant of the municipality, involved in the planning and preparation of a redevelopment plan, or redevelopment project for a redevelopment area or proposed redevelopment area, owns or controls an interest, direct or indirect, in any property included in any redevelopment area, or proposed redevelopment area, which property is designated to be acquired or improved pursuant to a redevelopment project, he or she shall disclose the same in writing to the clerk of the municipality, and shall also so disclose the dates, terms, and conditions of any disposition of any such interest, which disclosures shall be acknowledged by the governing body of the municipality and entered upon the minutes books of the governing body of the municipality. If an individual holds such an interest, then that individual shall refrain from any further official involvement in regard to such redevelopment plan, redevelopment project or redevelopment area, from voting on any matter pertaining to such redevelopment plan, redevelopment project or redevelopment area, or communicating with other members concerning any matter pertaining to that redevelopment plan, redevelopment project or redevelopment area. Furthermore, no such member or employee shall acquire any interest, direct or indirect, in any property in a redevelopment area or proposed redevelopment area after either (a) such individual obtains knowledge of such plan or project, or (b) first public notice of such plan, project or area pursuant to section 99.830, whichever first occurs;
 - (14) Charge as a redevelopment cost the reasonable costs incurred by its clerk or other official in administering the redevelopment project. The charge for the clerk's or other official's costs shall be determined by the municipality based on a recommendation from the commission, created pursuant to this section.
2. Prior to adoption of an ordinance approving the designation of a redevelopment area or approving a redevelopment plan or redevelopment project, the municipality shall create a commission of nine persons if the municipality is a county or a city not within a county and not a first class county with a charter form of government with a population in excess of nine hundred thousand, and eleven persons if the municipality is not a county and not in a first class county with a charter form of government having a population of more than nine hundred thousand, and twelve persons if the municipality is located in or is a first class county with a charter form of government having a population of more than nine hundred thousand, to be appointed as follows:
- (1) In all municipalities two members shall be appointed by the school boards whose districts are included within the redevelopment plan or redevelopment area. Such members shall be appointed in any manner agreed upon by the affected districts;

- (2) In all municipalities one member shall be appointed, in any manner agreed upon by the affected districts, to represent all other districts levying ad valorem taxes within the area selected for a redevelopment project or the redevelopment area, excluding representatives of the governing body of the municipality;
- (3) In all municipalities six members shall be appointed by the chief elected officer of the municipality, with the consent of the majority of the governing body of the municipality;
- (4) In all municipalities which are not counties and not in a first class county with a charter form of government having a population in excess of nine hundred thousand, two members shall be appointed by the county of such municipality in the same manner as members are appointed in subdivision (3) of this subsection;
- (5) In a municipality which is a county with a charter form of government having a population in excess of nine hundred thousand, three members shall be appointed by the cities in the county which have tax increment financing districts in a manner in which the cities shall agree;
- (6) In a municipality which is located in the first class county with a charter form of government having a population in excess of nine hundred thousand, three members shall be appointed by the county of such municipality in the same manner as members are appointed in subdivision (3) of this subsection;
- (7) Effective January 1, 2008, in a municipality which is in a county under the authority of the East-West Gateway Council of Governments, except any municipality in any county of the first classification with more than ninety-three thousand eight hundred but fewer than ninety-three thousand nine hundred inhabitants, the municipality shall create a commission in the same manner as the commission for any county with a charter form of government and with more than one million inhabitants, such commission shall have twelve members with two such members appointed by the school boards whose districts are included in the county in a manner in which such school boards agree, with one such member to represent all other districts levying ad valorem taxes in a manner in which all such districts agree, six such members appointed either by the county executive or county commissioner, and three such members appointed by the cities in the county which have tax increment financing districts in a manner in which the cities shall agree;²
- (8) Effective January 1, 2008, when any city, town, or village under the authority of the East-West Gateway Council of Governments, except any municipality in any county of the first classification with more than ninety-three thousand eight hundred but fewer than ninety-three thousand nine hundred inhabitants, desires to implement a tax increment financing project, such city, town, or village shall first obtain the permission of the county tax increment financing commission created in this subsection within which the city, town, or village is located. In the event such commission votes in opposition to the redevelopment project, such redevelopment project shall not be approved unless at least two-thirds of the governing body of the city, town, or village votes to approve such project;²

² Effective August 28, 2007

(9) At the option of the members appointed by the municipality, the members who are appointed by the school boards and other taxing districts may serve on the commission for a term to coincide with the length of time a redevelopment project, redevelopment plan or designation of a redevelopment area is considered for approval by the commission, or for a definite term pursuant to this subdivision. If the members representing school districts and other taxing districts are appointed for a term coinciding with the length of time a redevelopment project, plan or area is approved, such term shall terminate upon final approval of the project, plan or designation of the area by the governing body of the municipality. Thereafter the commission shall consist of the six members appointed by the municipality, except that members representing school boards and other taxing districts shall be appointed as provided in this section prior to any amendments to any redevelopment plans, redevelopment projects or designation of a redevelopment area. If any school district or other taxing jurisdiction fails to appoint members of the commission within thirty days of receipt of written notice of a proposed redevelopment plan, redevelopment project or designation of a redevelopment area, the remaining members may proceed to exercise the power of the commission. Of the members first appointed by the municipality, two shall be designated to serve for terms of two years, two shall be designated to serve for a term of three years and two shall be designated to serve for a term of four years from the date of such initial appointments. Thereafter, the members appointed by the municipality shall serve for a term of four years, except that all vacancies shall be filled for unexpired terms in the same manner as were the original appointments.

3. The commission, subject to approval of the governing body of the municipality, may exercise the powers enumerated in sections 99.800 to 99.865, except final approval of plans, projects and designation of redevelopment areas. The commission shall hold public hearings and provide notice pursuant to sections 99.825 and 99.830. The commission shall vote on all proposed redevelopment plans, redevelopment projects and designations of redevelopment areas, and amendments thereto, within thirty days following completion of the hearing on any such plan, project or designation and shall make recommendations to the governing body within ninety days of the hearing referred to in section 99.825 concerning the adoption of or amendment to redevelopment plans and redevelopment projects and the designation of redevelopment areas. The requirements of subsection 2 of this section and this subsection shall not apply to redevelopment projects upon which the required hearings have been duly held prior to August 31, 1991.

(L. 1982 H.B. 1411 & 1587 § 3 subsec. 3, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, A.L. 1998 S.B. 707 & 484, A.L. 2003 S.B. 11, [A.L. 2007 H.B. 741, A.L. 2007 1st Ex. Sess H.B. 1](#))³

Effective 11-28-07³

(2000) Proposed city charter amendment requiring two-thirds voter approval on every tax increment financing measure violated section and thus was unconstitutional pursuant to article VI, section 19(a). State ex rel. Hazelwood Yellow Ribbon Committee v. Klos, 35 S.W.3d 457 (Mo.App.E.D.).

³ **Effective August 28, 2007**

99.825 - Adoption of ordinance for redevelopment, public hearing required--objection procedure--hearing and notices not required, when--restrictions on certain projects.

1. Prior to the adoption of an ordinance proposing the designation of a redevelopment area, or approving a redevelopment plan or redevelopment project, the commission shall fix a time and place for a public hearing and notify each taxing district located wholly or partially within the boundaries of the proposed redevelopment area, plan or project. At the public hearing any interested person or affected taxing district may file with the commission written objections to, or comments on, and may be heard orally in respect to, any issues embodied in the notice. The commission shall hear and consider all protests, objections, comments and other evidence presented at the hearing. The hearing may be continued to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing. Prior to the conclusion of the hearing, changes may be made in the redevelopment plan, redevelopment project, or redevelopment area, provided that each affected taxing district is given written notice of such changes at least seven days prior to the conclusion of the hearing. After the public hearing but prior to the adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, changes may be made to the redevelopment plan, redevelopment projects or redevelopment areas without a further hearing, if such changes do not enlarge the exterior boundaries of the redevelopment area or areas, and do not substantially affect the general land uses established in the redevelopment plan or substantially change the nature of the redevelopment projects, provided that notice of such changes shall be given by mail to each affected taxing district and by publication in a newspaper of general circulation in the area of the proposed redevelopment not less than ten days prior to the adoption of the changes by ordinance. After the adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, no ordinance shall be adopted altering the exterior boundaries, affecting the general land uses established pursuant to the redevelopment plan or changing the nature of the redevelopment project without complying with the procedures provided in this section pertaining to the initial approval of a redevelopment plan or redevelopment project and designation of a redevelopment area. Hearings with regard to a redevelopment project, redevelopment area, or redevelopment plan may be held simultaneously.

2. Effective January 1, 2008, if, after concluding the hearing required under this section, the commission makes a recommendation under section 99.820 in opposition to a proposed redevelopment plan, redevelopment project, or designation of a redevelopment area, or any amendments thereto, a municipality desiring to approve such project, plan, designation, or amendments shall do so only upon a two-thirds majority vote of the governing body of such municipality.⁴

3. Tax incremental financing projects within an economic development area shall apply to and fund only the following infrastructure projects: highways, roads, streets, bridges, sewers, traffic control systems and devices, water distribution and supply systems, curbing, sidewalks and any other similar public improvements, but in no case shall it include buildings.

(L. 1982 H.B. 1411 & 1587 § 4, A.L. 1986 S.B. 664 merged with H.B. 989 & 1390, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, **A.L. 2007 H.B. 741**)⁴

Effective 12-23-97

***Two versions of this section are printed here due to a technical drafting error.**⁴

⁴ Effective August 28, 2007

99.825 - Adoption of ordinance for redevelopment, public hearing required--objection procedure--hearing and notices not required, when--restrictions on certain projects.

1. Prior to the adoption of an ordinance proposing the designation of a redevelopment area, or approving a redevelopment plan or redevelopment project, the commission shall fix a time and place for a public hearing and notify each taxing district located wholly or partially within the boundaries of the proposed redevelopment area, plan or project. At the public hearing any interested person or affected taxing district may file with the commission written objections to, or comments on, and may be heard orally in respect to, any issues embodied in the notice. The commission shall hear and consider all protests, objections, comments and other evidence presented at the hearing. The hearing may be continued to another date without further notice other than a motion to be entered upon the minutes fixing the time and place of the subsequent hearing. Prior to the conclusion of the hearing, changes may be made in the redevelopment plan, redevelopment project, or redevelopment area, provided that each affected taxing district is given written notice of such changes at least seven days prior to the conclusion of the hearing. After the public hearing but prior to the adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, changes may be made to the redevelopment plan, redevelopment projects or redevelopment areas without a further hearing, if such changes do not enlarge the exterior boundaries of the redevelopment area or areas, and do not substantially affect the general land uses established in the redevelopment plan or substantially change the nature of the redevelopment projects, provided that notice of such changes shall be given by mail to each affected taxing district and by publication in a newspaper of general circulation in the area of the proposed redevelopment not less than ten days prior to the adoption of the changes by ordinance. After the adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, no ordinance shall be adopted altering the exterior boundaries, affecting the general land uses established pursuant to the redevelopment plan or changing the nature of the redevelopment project without complying with the procedures provided in this section pertaining to the initial approval of a redevelopment plan or redevelopment project and designation of a redevelopment area. Hearings with regard to a redevelopment project, redevelopment area, or redevelopment plan may be held simultaneously.
2. Tax incremental financing projects within an economic development area shall apply to and fund only the following infrastructure projects: highways, roads, streets, bridges, sewers, traffic control systems and devices, water distribution and supply systems, curbing, sidewalks and any other similar public improvements, but in no case shall it include buildings.

(L. 1982 H.B. 1411 & 1587 § 4, A.L. 1986 S.B. 664 merged with H.B. 989 & 1390, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1)

Two versions of this section are printed here due to a technical drafting error.⁵

99.830 - Notice of public hearings, publication and mailing requirements, contents.

1. Notice of the public hearing required by section 99.825 shall be given by publication and mailing. Notice by publication shall be given by publication at least twice, the first publication to be not more than thirty days and the second publication to be not more than ten days prior to the hearing, in a newspaper of general circulation in the area of the proposed redevelopment. Notice by mailing shall be given by depositing such

⁵ Effective August 28, 2007

notice in the United States mail by certified mail addressed to the person or 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 project or redevelopment area which is to be subjected to the payment or payments in lieu of taxes and economic activity taxes pursuant to section 99.845. Such notice shall be mailed not less than ten days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

2. The notices issued pursuant to this section shall include the following:
 - (1) The time and place of the public hearing;
 - (2) The general boundaries of the proposed redevelopment area or redevelopment project by street location, where possible;
 - (3) A statement that all interested persons shall be given an opportunity to be heard at the public hearing;
 - (4) A description of the proposed redevelopment plan or redevelopment project and a location and time where the entire plan or project proposal may be reviewed by any interested party;
 - (5) Such other matters as the commission may deem appropriate.
3. Not less than forty-five days prior to the date set for the public hearing, the commission shall give notice by mail as provided in subsection 1 of this section to all taxing districts from which taxable property is included in the redevelopment area, redevelopment project or redevelopment plan, and in addition to the other requirements pursuant to subsection 2 of this section, the notice shall include an invitation to each taxing district to submit comments to the commission concerning the subject matter of the hearing prior to the date of the hearing.
4. A copy of any and all hearing notices required by section 99.825 shall be submitted by the commission to the director of the department of economic development. Such submission of the copy of the hearing notice shall comply with the prior notice requirements pursuant to subsection 3 of this section.

(L. 1982 H.B. 1411 & 1587 § 5, A.L. 1991 H.B. 502, A.L. 1993 H.B. 566, A.L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

99.835 - Secured obligations authorized--interest rates--how retired--sale --approval by electors not required--surplus fund distribution --exception--county collectors' and municipal treasurers' duties--no personal liability for commission, municipality or state.

1. Obligations secured by the special allocation fund set forth in sections 99.845 and 99.850 for the redevelopment area or redevelopment project may be issued by the municipality pursuant to section 99.820 or by the tax increment financing commission to provide for redevelopment costs. Such obligations, when so issued, shall be retired in the manner provided in the ordinance or resolution authorizing the issuance of such obligations by the receipts of payments in lieu of taxes as specified in section 99.855 and, subject to annual appropriation, other tax revenue as specified in section 99.845. A municipality may, in the ordinance or resolution, pledge all or any part of

the funds in and to be deposited in the special allocation fund created pursuant to sections 99.845 and 99.850 to the payment of the redevelopment costs and obligations. Any pledge of funds in the special allocation fund may provide for distribution to the taxing districts of moneys not required for payment of redevelopment costs or obligations and such excess funds shall be deemed to be surplus funds, except that any moneys allocated to the special allocation fund as provided in subsection 4 of section 99.845, and which are not required for payment of redevelopment costs and obligations, shall not be distributed to the taxing districts but shall be returned to the department of economic development for credit to the general revenue fund. In the event a municipality only pledges a portion of the funds in the special allocation fund for the payment of redevelopment costs or obligations, any such funds remaining in the special allocation fund after complying with the requirements of the pledge, including the retention of funds for the payment of future redevelopment costs, if so required, shall also be deemed surplus funds. All surplus funds shall be distributed annually to the taxing districts in the redevelopment area by being paid by the municipal treasurer to the county collector who shall immediately thereafter make distribution as provided in subdivision (12) of section 99.820.

2. Without limiting the provisions of subsection 1 of this section, the municipality may, in addition to obligations secured by the special allocation fund, pledge any part or any combination of net new revenues of any redevelopment project, or a mortgage on part or all of the redevelopment project to secure its obligations or other redevelopment costs.
3. Obligations issued pursuant to sections 99.800 to 99.865 may be issued in one or more series bearing interest at such rate or rates as the issuing body of the municipality shall determine by ordinance or resolution. Such obligations shall bear such date or dates, mature at such time or times not exceeding twenty-three years from their respective dates, when secured by the special allocation fund, be in such denomination, carry such registration privileges, be executed in such manner, be payable in such medium of payment at such place or places, contain such covenants, terms and conditions, and be subject to redemption as such ordinance or resolution shall provide. Obligations issued pursuant to sections 99.800 to 99.865 may be sold at public or private sale at such price as shall be determined by the issuing body and shall state that obligations issued pursuant to sections 99.800 to 99.865 are special obligations payable solely from the special allocation fund or other funds specifically pledged. No referendum approval of the electors shall be required as a condition to the issuance of obligations pursuant to sections 99.800 to 99.865.
4. The ordinance authorizing the issuance of obligations may provide that the obligations shall contain a recital that they are issued pursuant to sections 99.800 to 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.
5. Neither the municipality, its duly authorized commission, the commissioners or the officers of a municipality nor any person executing any obligation shall be personally liable for such obligation by reason of the issuance thereof. The obligations issued pursuant to sections 99.800 to 99.865 shall not be a general obligation of the municipality, county, state of Missouri, or any political subdivision thereof, nor in any event shall such obligation be payable out of any funds or properties other than those specifically pledged as security therefor. The obligations shall not constitute indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction.

(L. 1982 H.B. 1411 & 1587 § 6, A.L. 1990 H.B. 1564, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

99.840 - Obligation, refunded to pay redevelopment costs, requirements--other obligations of municipality pledged to redevelopment may qualify.

1. A municipality may also issue its obligations to refund, in whole or in part, obligations theretofore issued by such municipality under the authority of sections 99.800 to 99.865, whether at or prior to maturity; provided, however, that the last maturity of the refunding obligations shall not be expressed to mature later than the last maturity date of the obligations to be refunded.
2. In the event a municipality issues obligations under home rule powers or other legislative authority, the proceeds of which are pledged to pay for redevelopment project costs, the municipality may, if it has followed the procedures in conformance with sections 99.800 to 99.865, retire such obligations from funds in the special allocation fund in amounts and in such manner as if such obligations had been issued pursuant to the provisions of sections 99.800 to 99.865.

(L. 1982 H.B. 1411 & 1587 § 7)

99.843 - Greenfield areas, no new projects to be designated, when. ⁶

Notwithstanding the provisions of sections 99.800 to 99.865 to the contrary, no new tax increment financing project shall be authorized in any greenfield area, as such term is defined in section 99.805, that is located within a city not within a county or any county subject to the authority of the East-West Gateway Council of Governments. Municipalities not subject to the authority of the East-West Gateway Council of Governments may authorize tax increment finance projects in greenfield areas. ⁶

(L. 2007 1st Ex. Sess H.B. 1) ⁶

Effective 11-28-07 ⁶

99.845 - Tax increment financing adoption--division of ad valorem taxes--payments in lieu of tax, deposit, inclusion and exclusion of current equalized assessed valuation for certain purposes, when--other taxes included, amount--supplemental tax increment financing fund established, disbursement.

1. A municipality, either at the time a redevelopment project is approved or, in the event a municipality has undertaken acts establishing a redevelopment plan and redevelopment project and has designated a redevelopment area after the passage and approval of sections 99.800 to 99.865 but prior to August 13, 1982, which acts are in conformance with the procedures of sections 99.800 to 99.865, may adopt tax increment allocation financing by passing an ordinance providing that after the total equalized assessed valuation of the taxable real property in a redevelopment project exceeds the certified total initial equalized assessed valuation of the taxable real property in the redevelopment project, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in such redevelopment project by taxing districts and tax rates determined in the manner provided in subsection 2 of section 99.855 each year after the effective date of the ordinance until redevelopment costs have been paid shall be divided as follows:

⁶ **Effective August 28, 2007**

- (1) That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the area selected for the redevelopment project shall be allocated to and, when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;
- (2)
 - (a) Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the redevelopment project and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the area selected for the redevelopment project shall be allocated to and, when collected, shall be paid to the municipal treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the municipality for the purpose of paying redevelopment costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the redevelopment project from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable. The municipality may, in the ordinance, pledge the funds in the special allocation fund for the payment of such costs and obligations and provide for the collection of payments in lieu of taxes, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in section 88.861, RSMo. No part of the current equalized assessed valuation of each lot, block, tract, or parcel of property in the area selected for the redevelopment project attributable to any increase above the total initial equalized assessed value of such properties shall be used in calculating the general state school aid formula provided for in section 163.031, RSMo, until such time as all redevelopment costs have been paid as provided for in this section and section 99.850;
 - (b) Notwithstanding any provisions of this section to the contrary, for purposes of determining the limitation on indebtedness of local government pursuant to article VI, section 26(b) of the Missouri Constitution, the current equalized assessed value of the property in an area selected for redevelopment attributable to the increase above the total initial equalized assessed valuation shall be included in the value of taxable tangible property as shown on the last completed assessment for state or county purposes;
 - (c) The county assessor shall include the current assessed value of all property within the taxing district in the aggregate valuation of assessed property entered upon the assessor's book and verified pursuant to section 137.245, RSMo, and such value shall be utilized for the purpose of the debt limitation on local government pursuant to article VI, section 26(b) of the Missouri Constitution;
- (3) For purposes of this section, "levies upon taxable real property in such redevelopment project by taxing districts" shall not include the blind pension fund tax levied under the authority of article III, section 38(b) of the Missouri Constitution, or the merchants' and manufacturers' inventory replacement tax levied under the authority of subsection 2 of section 6 of article X of the Missouri Constitution, except in redevelopment project areas in which tax

increment financing has been adopted by ordinance pursuant to a plan approved by vote of the governing body of the municipality taken after August 13, 1982, and before January 1, 1998.

2. In addition to the payments in lieu of taxes described in subdivision (2) of subsection 1 of this section, for redevelopment plans and projects adopted or redevelopment projects approved by ordinance after July 12, 1990, and prior to August 31, 1991, fifty percent of the total additional revenue from taxes, penalties and interest imposed by the municipality, or other taxing districts, which are generated by economic activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance, while tax increment financing remains in effect, but excluding taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to section 70.500, RSMo, licenses, fees or special assessments other than payments in lieu of taxes and any penalty and interest thereon, or, effective January 1, 1998, taxes levied pursuant to section 94.660, RSMo, for the purpose of public transportation, shall be allocated to, and paid by the local political subdivision collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the special allocation fund. Any provision of an agreement, contract or covenant entered into prior to July 12, 1990, between a municipality and any other political subdivision which provides for an appropriation of other municipal revenues to the special allocation fund shall be and remain enforceable.
3. In addition to the payments in lieu of taxes described in subdivision (2) of subsection 1 of this section, for redevelopment plans and projects adopted or redevelopment projects approved by ordinance after August 31, 1991, fifty percent of the total additional revenue from taxes, penalties and interest which are imposed by the municipality or other taxing districts, and which are generated by economic activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to section 70.500, RSMo, taxes levied for the purpose of public transportation pursuant to section 94.660, RSMo, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or any sales tax imposed by a county with a charter form of government and with more than six hundred thousand but fewer than seven hundred thousand inhabitants, for the purpose of sports stadium improvement, shall be allocated to, and paid by the local political subdivision collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the special allocation fund.
4. Beginning January 1, 1998, for redevelopment plans and projects adopted or redevelopment projects approved by ordinance and which have complied with subsections 4 to 12 of this section, in addition to the payments in lieu of taxes and economic activity taxes described in subsections 1, 2 and 3 of this section, up to fifty percent of the new state revenues, as defined in subsection 8 of this section, estimated for the businesses within the project area and identified by the municipality in the application required by subsection 10 of this section, over and above the amount of such taxes reported by businesses within the project area as identified by the municipality in their application prior to the approval of the redevelopment project by ordinance, while tax increment financing remains in effect, may be available for appropriation by the general assembly as provided in subsection 10 of this section to

the department of economic development supplemental tax increment financing fund, from the general revenue fund, for distribution to the treasurer or other designated financial officer of the municipality with approved plans or projects.

5. The treasurer or other designated financial officer of the municipality with approved plans or projects shall deposit such funds in a separate segregated account within the special allocation fund established pursuant to section 99.805.
6. No transfer from the general revenue fund to the Missouri supplemental tax increment financing fund shall be made unless an appropriation is made from the general revenue fund for that purpose. No municipality shall commit any state revenues prior to an appropriation being made for that project. For all redevelopment plans or projects adopted or approved after December 23, 1997, appropriations from the new state revenues shall not be distributed from the Missouri supplemental tax increment financing fund into the special allocation fund unless the municipality's redevelopment plan ensures that one hundred percent of payments in lieu of taxes and fifty percent of economic activity taxes generated by the project shall be used for eligible redevelopment project costs while tax increment financing remains in effect. This account shall be separate from the account into which payments in lieu of taxes are deposited, and separate from the account into which economic activity taxes are deposited.
7. In order for the redevelopment plan or project to be eligible to receive the revenue described in subsection 4 of this section, the municipality shall comply with the requirements of subsection 10 of this section prior to the time the project or plan is adopted or approved by ordinance. The director of the department of economic development and the commissioner of the office of administration may waive the requirement that the municipality's application be submitted prior to the redevelopment plan's or project's adoption or the redevelopment plan's or project's approval by ordinance.
8. For purposes of this section, "new state revenues" means:
 - (1) The incremental increase in the general revenue portion of state sales tax revenues received pursuant to section 144.020, RSMo, excluding sales taxes that are constitutionally dedicated, taxes deposited to the school district trust fund in accordance with section 144.701, RSMo, sales and use taxes on motor vehicles, trailers, boats and outboard motors and future sales taxes earmarked by law. In no event shall the incremental increase include any amounts attributable to retail sales unless the municipality or authority has proven to the Missouri development finance board and the department of economic development and such entities have made a finding that the sales tax increment attributable to retail sales is from new sources which did not exist in the state during the baseline year. The incremental increase in the general revenue portion of state sales tax revenues for an existing or relocated facility shall be the amount that current state sales tax revenue exceeds the state sales tax revenue in the base year as stated in the redevelopment plan as provided in subsection 10 of this section; or
 - (2) The state income tax withheld on behalf of new employees by the employer pursuant to section 143.221, RSMo, at the business located within the project as identified by the municipality. The state income tax withholding allowed by this section shall be the municipality's estimate of the amount of state income tax withheld by the employer within the redevelopment area for new employees who fill new jobs directly created by the tax increment financing project.

9. Subsection 4 of this section shall apply only to blighted areas located in enterprise zones, pursuant to sections 135.200 to 135.256, RSMo, blighted areas located in federal empowerment zones, or to blighted areas located in central business districts or urban core areas of cities which districts or urban core areas at the time of approval of the project by ordinance, provided that the enterprise zones, federal empowerment zones or blighted areas contained one or more buildings at least fifty years old; and
 - (1) Suffered from generally declining population or property taxes over the twenty-year period immediately preceding the area's designation as a project area by ordinance; or
 - (2) Was a historic hotel located in a county of the first classification without a charter form of government with a population according to the most recent federal decennial census in excess of one hundred fifty thousand and containing a portion of a city with a population according to the most recent federal decennial census in excess of three hundred fifty thousand.
10. The initial appropriation of up to fifty percent of the new state revenues authorized pursuant to subsections 4 and 5 of this section shall not be made to or distributed by the department of economic development to a municipality until all of the following conditions have been satisfied:
 - (1) The director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee have approved a tax increment financing application made by the municipality for the appropriation of the new state revenues. The municipality shall include in the application the following items in addition to the items in section 99.810:
 - (a) The tax increment financing district or redevelopment area, including the businesses identified within the redevelopment area;
 - (b) The base year of state sales tax revenues or the base year of state income tax withheld on behalf of existing employees, reported by existing businesses within the project area prior to approval of the redevelopment project;
 - (c) The estimate of the incremental increase in the general revenue portion of state sales tax revenue or the estimate for the state income tax withheld by the employer on behalf of new employees expected to fill new jobs created within the redevelopment area after redevelopment;
 - (d) The official statement of any bond issue pursuant to this subsection after December 23, 1997;
 - (e) An affidavit that is signed by the developer or developers attesting that the provisions of subdivision (1) of section 99.810 have been met and specifying that the redevelopment area would not be reasonably anticipated to be developed without the appropriation of the new state revenues;
 - (f) The cost-benefit analysis required by section 99.810 includes a study of the fiscal impact on the state of Missouri; and

- (g) The statement of election between the use of the incremental increase of the general revenue portion of the state sales tax revenues or the state income tax withheld by employers on behalf of new employees who fill new jobs created in the redevelopment area;
- (h) The name, street and mailing address, and phone number of the mayor or chief executive officer of the municipality;
- (i) The street address of the development site;
- (j) The three-digit North American Industry Classification System number or numbers characterizing the development project;
- (k) The estimated development project costs;
- (l) The anticipated sources of funds to pay such development project costs;
- (m) Evidence of the commitments to finance such development project costs;
- (n) The anticipated type and term of the sources of funds to pay such development project costs;
- (o) The anticipated type and terms of the obligations to be issued;
- (p) The most recent equalized assessed valuation of the property within the development project area;
- (q) An estimate as to the equalized assessed valuation after the development project area is developed in accordance with a development plan;
- (r) The general land uses to apply in the development area;
- (s) The total number of individuals employed in the development area, broken down by full-time, part-time, and temporary positions;
- (t) The total number of full-time equivalent positions in the development area;
- (u) The current gross wages, state income tax withholdings, and federal income tax withholdings for individuals employed in the development area;
- (v) The total number of individuals employed in this state by the corporate parent of any business benefiting from public expenditures in the development area, and all subsidiaries thereof, as of December thirty-first of the prior fiscal year, broken down by full-time, part-time, and temporary positions;
- (w) The number of new jobs to be created by any business benefiting from public expenditures in the development area, broken down by full-time, part-time, and temporary positions;
- (x) The average hourly wage to be paid to all current and new employees at the project site, broken down by full-time, part-time, and temporary positions;

- (y) For project sites located in a metropolitan statistical area, as defined by the federal Office of Management and Budget, the average hourly wage paid to nonmanagerial employees in this state for the industries involved at the project, as established by the United States Bureau of Labor Statistics;
- (z) For project sites located outside of metropolitan statistical areas, the average weekly wage paid to nonmanagerial employees in the county for industries involved at the project, as established by the United States Department of Commerce;
 - (aa) A list of other community and economic benefits to result from the project;
 - (bb) A list of all development subsidies that any business benefiting from public expenditures in the development area has previously received for the project, and the name of any other granting body from which such subsidies are sought;
 - (cc) A list of all other public investments made or to be made by this state or units of local government to support infrastructure or other needs generated by the project for which the funding pursuant to this section is being sought;
 - (dd) (A statement as to whether the development project may reduce employment at any other site, within or without the state, resulting from automation, merger, acquisition, corporate restructuring, relocation, or other business activity;
 - (ee) A statement as to whether or not the project involves the relocation of work from another address and if so, the number of jobs to be relocated and the address from which they are to be relocated;
 - (ff) A list of competing businesses in the county containing the development area and in each contiguous county;
 - (gg) A market study for the development area;
 - (hh) A certification by the chief officer of the applicant as to the accuracy of the development plan;
- (2) The methodologies used in the application for determining the base year and determining the estimate of the incremental increase in the general revenue portion of the state sales tax revenues or the state income tax withheld by employers on behalf of new employees who fill new jobs created in the redevelopment area shall be approved by the director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee. Upon approval of the application, the director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee shall issue a certificate of approval. The department of economic development may request the appropriation following application approval;

- (3) The appropriation shall be either a portion of the estimate of the incremental increase in the general revenue portion of state sales tax revenues in the redevelopment area or a portion of the estimate of the state income tax withheld by the employer on behalf of new employees who fill new jobs created in the redevelopment area as indicated in the municipality's application, approved by the director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee. At no time shall the annual amount of the new state revenues approved for disbursements from the Missouri supplemental tax increment financing fund exceed thirty-two million dollars;
 - (4) Redevelopment plans and projects receiving new state revenues shall have a duration of up to fifteen years, unless prior approval for a longer term is given by the director of the department of economic development or his or her designee and the commissioner of the office of administration or his or her designee; except that, in no case shall the duration exceed twenty-three years.
11. In addition to the areas authorized in subsection 9 of this section, the funding authorized pursuant to subsection 4 of this section shall also be available in a federally approved levee district, where construction of a levee begins after December 23, 1997, and which is contained within a county of the first classification without a charter form of government with a population between fifty thousand and one hundred thousand inhabitants which contains all or part of a city with a population in excess of four hundred thousand or more inhabitants.
12. There is hereby established within the state treasury a special fund to be known as the "Missouri Supplemental Tax Increment Financing Fund", to be administered by the department of economic development. The department shall annually distribute from the Missouri supplemental tax increment financing fund the amount of the new state revenues as appropriated as provided in the provisions of subsections 4 and 5 of this section if and only if the conditions of subsection 10 of this section are met. The fund shall also consist of any gifts, contributions, grants or bequests received from federal, private or other sources. Moneys in the Missouri supplemental tax increment financing fund shall be disbursed per project pursuant to state appropriations.
13. Redevelopment project costs may include, at the prerogative of the state, the portion of salaries and expenses of the department of economic development and the department of revenue reasonably allocable to each redevelopment project approved for disbursements from the Missouri supplemental tax increment financing fund for the ongoing administrative functions associated with such redevelopment project. Such amounts shall be recovered from new state revenues deposited into the Missouri supplemental tax increment financing fund created under this section.
14. For redevelopment plans or projects approved by ordinance that result in net new jobs from the relocation of a national headquarters from another state to the area of the redevelopment project, the economic activity taxes and new state tax revenues shall not be based on a calculation of the incremental increase in taxes as compared to the base year or prior calendar year for such redevelopment project, rather the incremental increase shall be the amount of total taxes generated from the net new jobs brought in by the national headquarters from another state. In no event shall this subsection be construed to allow a redevelopment project to receive an appropriation in excess of up to fifty percent of the new state revenues.

(L. 1982 H.B. 1411 & 1587 § 8 subsec. 1, A.L. 1986 S.B. 664 merged with H.B. 989 & 1390, A.L. 1990 H.B. 1564, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1, A.L. 1998 S.B. 707 & 484, A.L. 2003 S.B. 620 and H.B. 289 merged with S.B. 235, A.L. 2005 S.B. 343, A.L. 2006 H.B. 1688)

(1995) This statute creates an exception to the county sales tax statutes (67.582 & 67.700). County of Jefferson v. Quiktrip Corp., 912 S.W.2d 487 (Mo.banc 1995).

99.847 - No new TIF projects authorized for flood plain areas in St. Charles County, applicability of restriction.

1. Notwithstanding the provisions of sections 99.800 to 99.865 to the contrary, no new tax increment financing project shall be authorized in any area which is within an area designated as flood plain by the Federal Emergency Management Agency and which is located in or partly within a county with a charter form of government with greater than two hundred fifty thousand inhabitants but fewer than three hundred thousand inhabitants, **unless the redevelopment area actually abuts a river or a major waterway and is substantially surrounded by contiguous properties with residential, industrial, or commercial zoning classifications.**⁷
2. This subsection shall not apply to tax increment financing projects or districts approved prior to July 1, 2003, and shall allow the aforementioned tax increment financing projects to modify, amend or expand such projects including redevelopment project costs by not more than forty percent of such project original projected cost including redevelopment project costs as such projects including redevelopment project costs as such projects redevelopment projects including redevelopment project costs existed as of June 30, 2003, and shall allow the aforementioned tax increment financing district to modify, amend or expand such districts by not more than five percent as such districts existed as of June 30, 2003.

(L. 1996 H.B. 1237 § 24, A.L. 2002 S.B. 1107, A.L. 2005 S.B. 516, **A.L. 2007 S.B. 22**)⁷

99.848 - Emergency services district, reimbursement from special allocation fund authorized, when.

Notwithstanding subsection 1 of section 99.847, any district providing emergency services pursuant to chapter 190 or 321, RSMo, shall be entitled to reimbursement from the special allocation fund in the amount of at least fifty percent nor more than one hundred percent of the district's tax increment. This section shall not apply to tax increment financing projects or districts approved prior to August 28, 2004.

(L. 2004 H.B. 1529 & 1655)

99.850 - Costs of project paid--surplus fund in special allocation fund --distribution--dissolution of fund and redevelopment area.

1. When such redevelopment project costs, including, but not limited to, all municipal obligations financing redevelopment project costs incurred under sections 99.800 to 99.865 have been paid, all surplus funds then remaining in the special allocation fund shall be paid by the municipal treasurer to the county collector who shall immediately thereafter pay such funds to the taxing districts in the area selected for a redevelopment project in the same manner and proportion as the most recent distribution by the collector to the affected districts of real property taxes from real property in the area selected for a redevelopment project.

⁷ **Effective August 28, 2007**

2. Upon the payment of all redevelopment project costs, retirement of obligations and the distribution of any excess moneys pursuant to section 99.845 and this section, the municipality shall adopt an ordinance dissolving the special allocation fund for the redevelopment area and terminating the designation of the redevelopment area as a redevelopment area. Thereafter the rates of the taxing districts shall be extended and taxes levied, collected, and distributed in the manner applicable in the absence of the adoption of tax increment financing.
3. Nothing in sections 99.800 to 99.865 shall be construed as relieving property in such areas from paying a uniform rate of taxes, as required by article X, section 3 of the Missouri Constitution.

(L. 1982 H.B. 1411 & 1587 § 8 subsecs. 2, 3, 4, A.L. 1991 H.B. 502)

99.855 - Tax rates for districts containing redevelopment projects, method for establishing--county assessor's duties--method of extending taxes to terminate, when.

1. If a municipality by ordinance provides for tax increment allocation financing pursuant to sections 99.845 and 99.850, the county assessor shall immediately thereafter determine total equalized assessed value of all taxable real property within such redevelopment project by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within such project, and shall certify such amount as the total initial equalized assessed value of the taxable real property within such project.
2. After the county assessor has certified the total initial equalized assessed value of the taxable real property in such redevelopment project, then, in respect to every taxing district containing a redevelopment project, the county clerk, or any other official required by law to ascertain the amount of the equalized assessed value of all taxable property within such district for the purpose of computing any debt service levies to be extended upon taxable property within such district, shall in every year that tax increment allocation financing is in effect ascertain the amount of value of taxable property in a redevelopment project by including in such amount the certified total initial equalized assessed value of all taxable real property in such area in lieu of the equalized assessed value of all taxable real property in such area. For the purpose of measuring the size of payments in lieu of taxes under sections 99.800 to 99.865, all tax levies shall then be extended to the current equalized assessed value of all property in the redevelopment project in the same manner as the tax rate percentage is extended to all other taxable property in the taxing district. The method of extending taxes established under this section shall terminate when the municipality adopts an ordinance dissolving the special allocation fund for the redevelopment project.

(L. 1982 H.B. 1411 & 1587 § 9, A.L. 1986 S.B. 664 merged with H.B. 989 & 1390, A.L. 1991 H.B. 502)

99.860 - Severability.

If any section, subsection, subdivision, paragraph, sentence or clause of sections 99.800 to 99.860 is, for any reason, held to be invalid or unconstitutional, such decision shall not affect any remaining portion, section, or part thereof which can be given effect without the invalid provision.

(L. 1982 H.B. 1411 & 1587 § 10)

99.863 - Joint committee on real property tax increment allocation redevelopment, members, appointment, duties.

Beginning in 1999, and every five years thereafter, a joint committee of the general assembly, comprised of five members appointed by the speaker of the house of representatives and five members appointed by the president pro tem of the senate, shall review sections 99.800 to 99.865. A report based on such review, with any recommended legislative changes, shall be submitted to the speaker of the house of representatives and the president pro tem of the senate no later than February first following the year in which the review is conducted.

(L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

99.865 - Report by municipalities, contents, publication--satisfactory progress of project, procedure to determine--reports by department of economic development required, when, contents--rulemaking authority--department to provide manual, contents.

1. Each year the governing body of the municipality, or its designee, shall prepare a report concerning the status of each redevelopment plan and redevelopment project, and shall submit a copy of such report to the director of the department of economic development. The report shall include the following:
 - (1) The amount and source of revenue in the special allocation fund;
 - (2) The amount and purpose of expenditures from the special allocation fund;
 - (3) The amount of any pledge of revenues, including principal and interest on any outstanding bonded indebtedness;
 - (4) The original assessed value of the redevelopment project;
 - (5) The assessed valuation added to the redevelopment project;
 - (6) Payments made in lieu of taxes received and expended;
 - (7) The economic activity taxes generated within the redevelopment area in the calendar year prior to the approval of the redevelopment plan, to include a separate entry for the state sales tax revenue base for the redevelopment area or the state income tax withheld by employers on behalf of existing employees in the redevelopment area prior to the redevelopment plan;
 - (8) The economic activity taxes generated within the redevelopment area after the approval of the redevelopment plan, to include a separate entry for the increase in state sales tax revenues for the redevelopment area or the increase in state income tax withheld by employers on behalf of new employees who fill new jobs created in the redevelopment area;
 - (9) Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project;
 - (10) A copy of any redevelopment plan, which shall include the required findings and cost-benefit analysis pursuant to subdivisions (1) to (6) of section 99.810;
 - (11) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled;

- (12) The number of parcels acquired by or through initiation of eminent domain proceedings; and
- (13) Any additional information the municipality deems necessary.
2. Data contained in the report mandated pursuant to the provisions of subsection 1 of this section and any information regarding amounts disbursed to municipalities pursuant to the provisions of section 99.845 shall be deemed a public record, as defined in section 610.010, RSMo. An annual statement showing the payments made in lieu of taxes received and expended in that year, the status of the redevelopment plan and projects therein, amount of outstanding bonded indebtedness and any additional information the municipality deems necessary shall be published in a newspaper of general circulation in the municipality.
3. Five years after the establishment of a redevelopment plan and every five years thereafter the governing body shall hold a public hearing regarding those redevelopment plans and projects created pursuant to sections 99.800 to 99.865. The purpose of the hearing shall be to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects. Notice of such public hearing shall be given in a newspaper of general circulation in the area served by the commission once each week for four weeks immediately prior to the hearing.
4. The director of the department of economic development shall submit a report to the speaker of the house of representatives and the president pro tem of the senate no later than February first of each year. The report shall contain a summary of all information received by the director pursuant to this section.
5. For the purpose of coordinating all tax increment financing projects using new state revenues, the director of the department of economic development may promulgate rules and regulations to ensure compliance with this section. Such rules and regulations may include methods for enumerating all of the municipalities which have established commissions pursuant to section 99.820. No rule or portion of a rule promulgated under the authority of sections 99.800 to 99.865 shall become effective unless it has been promulgated pursuant to the provisions of chapter 536, RSMo. All rulemaking authority delegated prior to June 27, 1997, is of no force and effect and repealed; however, nothing in this section shall be interpreted to repeal or affect the validity of any rule filed or adopted prior to June 27, 1997, if such rule complied with the provisions of chapter 536, RSMo. The provisions of this section and chapter 536, RSMo, are nonseverable and if any of the powers vested with the general assembly pursuant to chapter 536, RSMo, including the ability to review, to delay the effective date, or to disapprove and annul a rule or portion of a rule, are subsequently held unconstitutional, then the purported grant of rulemaking authority and any rule so proposed and contained in the order of rulemaking shall be invalid and void.
6. The department of economic development shall provide information and technical assistance, as requested by any municipality, on the requirements of sections 99.800 to 99.865. Such information and technical assistance shall be provided in the form of a manual, written in an easy-to-follow manner, and through consultations with departmental staff.

(L. 1982 H.B. 1411 & 1587 § 11, A.L. 1990 H.B. 1564, A.L. 1991 H.B. 502, A.L. 1997 2d Ex. Sess. S.B. 1)

Effective 12-23-97

(2000) Proposed city charter amendment requiring two-thirds voter approval on every tax increment financing measure violated section and thus was unconstitutional pursuant to article VI, section 19(a). State ex rel. Hazelwood Yellow Ribbon Committee v. Klos, 35 S.W.3d 457 (Mo.App.E.D.).