BILL NO. 2015 – 06

ORDINANCE NO. 10258

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

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

WHEREAS, the Sedalia TIF Commission met in April, 2014, to discuss TIF Plan priorities and thereafter the City indicated the need to file a proposal for an amendment to the TIF Plan, which would later result in the proposed Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Amended TIF Plan"); and

WHEREAS, on October 17, 2014, the City mailed written notices of the scheduled TIF Commission public hearing to all taxing districts from which taxable property is included in the proposed Redevelopment Area ("Taxing Districts"), in compliance with Sections 99.825 and 99.830, RSMo; and

WHEREAS, on November 4, 2014 the City published notice in *The Sedalia Democrat* of the scheduled TIF Commission public hearing to consider the merits of the proposed Amended TIF Plan, in compliance with Section 99.830, RSMo; and

WHEREAS, on November 14, 2014, the City mailed written notices of the scheduled TIF Commission public hearing to all person in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Area, in compliance with Section 99.830, RSMo; and

WHEREAS, on November 25, 2014, the City again published notice in *The Sedalia Democrat* of the scheduled TIF Commission public hearing to consider the merits of the proposed Amended TIF Plan, in compliance with Section 99.830, RSMo; and

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

WHEREAS, the City filed the Amended TIF Plan pursuant to Section 99.825.1, RSMo with the Office of the City Clerk on November 20, 2014; and

WHEREAS, on December 3, 2014, at 12:00 p.m., the TIF Commission opened the public hearing to consider the proposed Amended TIF Plan; and

WHEREAS, on December 3, 2014, the TIF Commission closed the public hearing to consider the propose Amended TIF Plan; and

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

WHEREAS, on December 3, 2014, the TIF Commission voted unanimously (9-0) to adopt a resolution recommending to the City Council that it should adopt an ordinance approving the Amended TIF Plan; and recommending that at the appropriate time tax increment financing be initiated for each Redevelopment Project within the Redevelopment Area as amended by the Amended TIF Plan; and

WHEREAS, on January 5, 2015, the City Council held a public meeting during which it heard a presentation from and asked questions of the City staff and consultants regarding the proposed amendment and at that same meeting parties in interest and citizens were given the opportunity to be heard on the matter; and

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

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

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

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

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

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

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

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

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

Read two times by title, copies of the proposed ordinance having been made available for public inspection prior to the time the bill is under consideration by the Council and passed by the Council of the City of Sedalia, Missouri this 5th day of January 2015.

Presiding Officer of the Council

Approved by the Mayor of said City this 5th day of January 2015.

Stephen J. Galliher, Mayor

ATTEST:

Arlene Silvey MPCC

Arlene Silvey, MPCC
City Clerk

SEDALIA CITY HALL
MAYOR'S CONFERENCE ROOM

MEETING
December 3, 2014
12:00PM

TAX INCREMENT FINANCING COMMISSION
AGENDA

I. Call to Order by the Chairman

II. Roll Call to Determine Quorum

III. Acceptance of the Agenda ***(Action item)***

IV. Approval of Minutes ***(Action item)***

V. Public Hearings

A. Public Hearing to Consider Public Testimony Regarding the Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan submitted by City staff for the historic downtown Redevelopment Area utilizing Tax Increment Financing. ***(Action item)***

VI. Resolutions and Recommendations by the Commission ***(Action item)***

Specific Resolutions Regarding the Amendment to Sedalia Midtown Tax Increment Financing Redevelopment Plan

A. Resolution No. _____: Recommending the City Council to Approve the Amendment to Sedalia Midtown Tax Increment Financing Redevelopment Plan.

VII. Adjournment

RESOLUTION NO. 2014-01

TAX INCREMENT FINANCING COMMISSION
OF
SEDALIA, MISSOURI

A RESOLUTION OF THE CITY OF SEDALIA TAX INCREMENT FINANCING COMMISSION RECOMMENDING APPROVAL OF THE AMENDMENT TO THE CITY OF SEDALIA MIDTOWN TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT AND TAKING OTHER ACTIONS RELATED THERETO.

WHEREAS, the City of Sedalia Tax Increment Financing Commission ("TIF Commission") has been duly formed by the City Council of the City of Sedalia, Missouri ("City Council") pursuant to Section 99.820.2 of the Revised Statutes of Missouri ("RSMo");

WHEREAS, on October 28, 2008, the TIF Commission unanimously recommended approval of the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project ("TIF Plan") and designation of the City of Sedalia as master developer of the TIF Plan to the City Council, which TIF Plan the City Council approved by Ordinance No. 9694 on November 17, 2008;

WHEREAS, the TIF Commission met in April, 2014, to discuss TIF Plan priorities and thereafter the City indicated the need to file a proposal for an amendment to the TIF Plan, which would later result in the proposed Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Amended TIF Plan");

WHEREAS, on October 17, 2014, the City mailed written notices of the scheduled TIF Commission public hearing to all taxing districts from which taxable property is included in the proposed Redevelopment Area ("Taxing Districts"), in compliance with Sections 99.825 and 99.830, RSMo;

WHEREAS, on November 4, 2014 the City published notice in *The Sedalia Democrat* of the scheduled TIF Commission public hearing to consider the merits of the proposed Amended TIF Plan, in compliance with Section 99.830, RSMo;

WHEREAS, on November 14, 2014, the City mailed written notices of the scheduled TIF Commission public hearing to all person in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Area, in compliance with Section 99.830, RSMo;

WHEREAS, on November 25, 2014, the City again published notice in *The Sedalia Democrat* of the scheduled TIF Commission public hearing to consider the merits of the proposed Amended TIF Plan, in compliance with Section 99.830, RSMo;

WHEREAS, copies of the notices of the public hearing have been submitted to the Director of the Department of Economic Development, in compliance with Section 99.825 and 99.830, RSMo;

WHEREAS, the City filed the Amended TIF Plan pursuant to Section 99.825.1, RSMo with the Office of the City Clerk on November 20, 2014;

WHEREAS, on December 3, 2014, at 12:00 p.m., the TIF Commission opened the public hearing to consider the proposed Amended TIF Plan;

WHEREAS, on December 3, 2014, the TIF Commission closed the public hearing to consider the propose Amended TIF Plan; and

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

WHEREAS, after considering the evidence and testimony received at the public hearing, the TIF Commission now desires to recommend that the City Council make required findings and take certain actions to adopt and implement the Amended TIF Plan.

NOW, THEREFORE, be it resolved by the Tax Increment Financing Commission for the City of Sedalia;

1. **Findings**. The TIF Commission recommends that the City Council by ordinance re-affirm the findings previously made by the Council pursuant to Section 99.810, RSMo, when it approved the original TIF Plan.

2. **Recommendations**. The TIF Commission recommends that the City Council take the following actions with respect to the Amended TIF Plan;

A. Adopt an ordinance to re-affirm the findings previously made when it approved the original TIF Plan;

B. Approve the Amended TIF Plan by ordinance;

APPROVED BY THE TAX INCREMENT FINANCING COMMISSION FOR THE CITY OF SEDALIA THIS _____DAY OF DECEMBER, 2014.

Passed and Approved this _____ day of December, 2014

_____

Chairman

Tax Increment Financing Commission of the City of Sedalia
Minutes
Wednesday, December 3, 2014

Tax Increment Financing Commission ("TIFFC") Chairman Stafford Swearingen called the TIF Commission Public Hearing Meeting to order at 12:00 p.m.

Roll call was taken.

Present	Not Present
Larry Bahr	Jason Weiker
Stafford Swearingen	
Kenny Coffelt	
Jason Kempton	
Ann Graff	
Marsha Scheese	
Dan VanDyne	
Barbara Hayden	
George Esser	

Also present were Mayor Stephen Galliher, City Administrator Gary Edwards, Community Development Director John Simmons, City Clerk Arlene Silvey, Meg Liston and Jilene Streit. Approximately 30 members of the public attended.

Chairman Swearingen asked for a motion to approve the Tax Increment Financing Commission Agenda. Barbara Hayden made the motion to accept the agenda, Larry Bahr seconded it. All approved.

TIFC member Brad Pollitt entered the meeting at 12:03 pm.

Chairman Stafford Swearingen asked for a motion to approve the April 17, 2014 minutes. Ann Graff made the motion to accept the minutes, Barbara Hayden seconded it. All approved.

John Simmons gave a brief summary on the original TIF. It was created in 2008 to establish a baseline on property taxes & sales taxes in the downtown geographic region to allocate money for the re-development of downtown. In 2008 we created the district. We did not increase taxes and did not increase sales taxes at that time. It was created the beginning year of the TIF district so that any time there was an increase in the amount of sales tax revenue collected above the 2008 level 50% of that went directly back to downtown for improvements. 100% of the increase in any real estate taxes due to increase evaluation in the property stays in the downtown area for improvements to the downtown. No increase in taxes created and no increase in sales tax in the district or in the city. Today we are here to re-consider how we are going to spend those monies received. Back in 2008 we were projecting six (6) million dollars over a 23 year period. That was done a few months before the economic down turn so those were conservative estimates. We had those numbers recalculated last April by the original consultants on the project. Those numbers are down to 2.6 million dollars. Quite a decrease. We need to reflect those numbers when we are considering amending the redevelopment plan to take on new projects and reallocate the funds. Today we are proposing how to spend those dollars to include several projects that have emerged since we created the project in 2008. What I want to reassure you is there is no impact on the property tax or the sales tax in the district. This meeting will not increase any taxes.

Chairman Swearingen opened the public hearing.

Chairman Swearingen asked if any commissioner had any conflict of interest? There were no conflicts, personal or professional.

City Clerk, Arlene Silvey administered an oath of truthfulness to Joe Lauber and John Simmons. No one from the public hearing audience was sworn in.

Mr. Joe Lauber entered 8 exhibits to enter into the record:
1. Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project, dated October 28, 2008.
2. Mail & Publication Notices to the Taxing Jurisdictions & property owners of the 12-03-14 public hearing before the TIF Commission.
3. Proposed Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan.
4. Revised Cost-Benefit Analysis, dated 04-10-14.
5. PGAV Conservation Area Update
6. City Staff & Consultant Report to the TIF Commission for the 12-03-14 public hearing.
7. Supplement to Staff & Consultant Report to the TIF Commission.
8. Staff & Consultant's Public Hearing Presentation (PowerPoint)

Chairman Swearingen entered the list of exhibits 1-8 into the record. (On file in the Community Development Office)

Joe Lauber of Lauber Municipal Law serves as consultant to this TIF commission, presented the City Staff and Consultant Report. The original TIF plan was October 28, 2008 and was accepted by the City Council by ordinance on November 17, 2008. The original plan was set up by having the City of Sedalia to serve as a master developer to seek out developers for various projects. The downtown area needs rejuvenation and it suffers from conservation characteristics so the City has laid out a plan to use the tax increment financing revenues to help fund paying for a way to remediate these types of conditions that have been found in the area. The proposed amendment has been filed by the City as a master developer as the original plan. The primary purpose of the hearing is to present the proposed amendment to the original TIF plan that addresses the shifting priorities to identify areas of greater need within the redevelopment area and address the revised project costs and revenues based on the actual activity that has occurred financially in the area since the plan was approved in 2008. The original plan will remain in place and will continue to operate to the extent that it has not been changed by the documents that is being considered today. When the City Council approves the amended plan, both documents together will exist as the plan. All the legal requirements that were met in the original plan that aren't changed will continue to stay in place. We are only going to address the items that are changing through this information being submitted today.

TIF Plan Act Findings – when there is an Amendment Mr. Lauber likes to touch upon that information so the Commission has a refresher. If the Commission decides to move forward with this plan amendment, the Resolution that is proposed to do that will touch upon those findings.

There are three levels of TIF in Missouri: Blight TIF, Conservation Area TIF, Economic Development TIF.

Finding Number 1: Sedalia has a Conservation Area TIF. Conservation area conditions still exist in the redevelopment area. Remediation that was called for in the original plan has not yet been completed. PGAV, the company from St. Louis that did the original cost benefit analysis, the financial analysis and the conservation area study, came back and did a tour last month (November) of the area and have submitted to the commission in the supplement a copy of their renewed findings that the conditions have not yet been remediated. We still have conservation area conditions in place in midtown and still need to be remediated.

The City as a developer for these projects has to put in an Affidavit basically saying that "but for" these incentives this development could not occur. That has been refreshed and was provided as Exhibit D of the amended plan. It's obvious that since the economic downturn occurred since 2008 until now, the redevelopment has not occurred and we have not had the incentives available and so this is a carryover from where we were at 2008 to now with some change in some of the needs that we have.

Finding Number 2: The amended plan has to conform to the City's Comprehensive Plan. The amended plan does not change the uses of property as to what they were before and does not conflict with the City's Comp Plan.

Finding Number 3: The TIF project will be complete within 23 years and that no project will be adopted after 10 years after the adoption plan and eminent domain will not be used more than 5 years after the adoption of the plan. The projects are still scheduled to end no later than 2031 which is 23 years after 2008 when the original plan was adopted. There is only one project area in this TIF and that project area was activated back in 2008. The 5 years has already passed on the eminent domain and it is under no concern. You can make a recommendation to City Council on the findings and on the time frames as well.

Finding Number 4: A relocation plan has been developed. The amended plan does not change the relocation plan in any way. This is provided in attachment 6 of the original plan. No relocation plan is expected as a result of this round to displace anyone.

Finding Number 5: A cost benefit analysis has been conducted and there is sufficient information to evaluate that the projects are financially feasible. PGAV, the original consultant in 2008, did a cost benefit analysis at that time and met all the statutory requirements that was completely redone in April of 2014 and is sufficient to meet the requirements. Included as an exhibit to the plan. All information is sufficient to make the recommendation to City Council.

Finding Number 6: The plan does not contain a gambling establishment. The original plan did not include gambling establishment and the amended plan does not change that. Also, recommendation to City Council is sufficient for this finding as well.

Summary of proposed changes: Gross total project cost previously was $26,640,000.00 for remediating the conservation area conditions in the midtown area. That number has increased by this plan, it's up to $30,215,000.00. An increase of 13%. The increase is due to the additional projects and more will be expected from the developer. The developers portion of the original TIF plan was $20,100,000.00 about 76% would get about 24% help from those represented by the TIF commission to get the projects completed. With the amended plan the developers portion will increase to $27,600,000.00 or 91%. The public financing was $6,500,000.00 or 24%, that has fallen to $2,600,000.00 or 9% of the total project cost. With the economic downturn, we have already had years taken off the clock without things happening, this project is not going to be able to produce the kind of numbers like before. When the project was originally proposed, the conservative estimates that we thought we could come up with about $6,500,000.00 to help folks do the things that we are encouraging them to do. Now we have about $2,600,000.00 left so still trying to identify projects will have the most impact and trying to use that money to help developers to make these changes using that tax increment revenue, however are going to be a lot more on the developer to get this done under the amended plan.

Total number of redevelopment projects has increased, before we had the streetscape program and the construction of the community center. Those two programs are still there. About 65% of the streetscape program has been completed at this point. There have been some other funds identified to help with that so we have actually reduced down the line item for the streetscape project to allow additional room. Three (3) additional projects that are roughly rehabilitation have been added: SFCC McLaughlin Building, Trust Building and the demolition of the Broadway Arms building.

Chairman Swearingen entertained any comments or questions from the public. There were no questions or comments from the public.

Chairman Swearingen asked the members of the commission has any questions or comments or wish to discuss any aspect of the proposed TIF plan amendment?

Barbara Hayden asked, realistically with the scope of the projects that Mr. Lauber discussed, what does the City staff think that the true completion date might be? John Simmons responded, when they discuss the 2013 end date that would be for any bonding issues, etc. Mr. Lauber stated it would be the end of the collection of the tax increment financing. Mrs. Hayden's question is more about the construction side and not the financing side. Mr. Simmons responded that it would be project by project, streetscape should be completed within the next 3-5 years should be at 100% from the original plan. The Sedalia Trust building, of the $150,000 being asked for from this commission, should be completed within one year, however, the total TIF project cost included in that $30 million is the estimate of about $2 million on the private side. That would require us to find that developer that is wanting to develop that property into a useful property again. Broadway Arms would be done within the next year if funds are approved for demolition. The structure does have asbestos problems and structural problems, there is a partial collapse inside the building. There is no real owner of the building, I believe Pettis County Trustee is the owner of the property now. The next project, the community center remains questionable. We wanted to leave in this plan the acquisition costs which we left around the $400,000 mark. That would be completed hopefully in the near future. There is a group in the health sector is that pursing funding and federal funding for projects such as this. We would be a partner in it by getting the land acquisition for them in the downtown area should it not be at Liberty Park, which was identified a few years ago as a potential site for it. The last project is the McLaughlin, SFCC building. We are working with SFCC now, they are going through a strategic campus plan to determine where this fits, if it fits, how it fits into their campus structure and how they would utilize it. We wanted to be sure we left the 1.2 million available to them to assist in the renovation of that property and hope to see significant progress in the near future. Joe Lauber commented that the City is acting as a master developer saying we want developers to come to us and we have money available. The time for the developer to act is now, because if they wait until later there will be less money available to them.

There were no other questions from the Commissioners.

No other exhibits are to be entered into the record.

Chairman Swearingen asked for a motion to close the public hearing for the Amendment of Sedalia Midtown Increment Financing Redevelopment Plan. Barbara Hayden made the motion, George Esser seconded. All approved.

Public hearing closed.

Next item for consideration is the resolution recommending approval of the amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and its related redevelopment projects. Chairman asked for any comments or questions regarding the approval of the Midtown TIF Plan submitted by the City from the Commission. Larry Bahr asked, if SFCC hadn't decided yet if that fit what they are going to do? John Simmons responded, that if it didn't fit it is still on the table but then look at the revenues that come in from the TIF district and determine if there are other projects out there and would be revisiting it in the future. Larry Bahr asked if we are locked into this project? John Simmons commented that if they decided this is not a project that they want to take on then we can come back and amend this plan. Larry Bahr asked if the $1.2 was all TIF money? John Simmons commented, yes.

No other questions from the commission.

Chairman Swearingen directed the meeting to the Resolution 2014-01 and the he entertained a motion to approve the said resolution. George Esser made the motion to approve the resolution. Barbara Hayden seconded. All approved.

With there being no other business, the meeting was adjourned at 12:45. Larry Bahr motioned and Barbara Hayden seconded. All approved.

Respectfully submitted,

_____

George Esser, Secretary

Approved:

_____

Stafford Swearingen, Chairman

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 aforedescribed "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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City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Alan Ream, Chairman
25750 Highway HH
Sedalia, Missouri 65301

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Mr. Ream:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

The amended Plan and Projects, if approved, would provide for demolition, structural and historic renovation, rehabilitation, and/or environmental remediation of structures; construction of a community center; streetscape within the 163 acre Redevelopment Project Area; and for reimbursement of the soft costs of such amendment to the Redevelopment Plan. The Redevelopment Plan Area, which is not proposed to change, is generally located in historic downtown Sedalia, Missouri and is bounded generally by 9th Street and Broad Boulevard on the south; Moniteau Avenue on the west; Marvin Street on the east; and Jefferson Street on the north consisting of 178 parcels and abutting public rights-of-way. The Redevelopment Area is depicted on the map attached hereto as **Exhibit A.**

A copy of the proposed amendment to the Plan and Project will be available for inspection in the City Clerk's office at the Municipal Building Office 100, 200 South Osage Avenue, Sedalia, Missouri, 65301, Wednesday, November 19, 2014. It may be inspected between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday, exclusive of holidays.

All affected taxing districts may file with the TIF Commission, through the Community Development Department, written comments and/or objections concerning the subject matter of the Plan and Projects on or before noon on Wednesday, November 26, 2014. Taxing districts may be heard orally at the public hearing in addition to, or in place of, any written comments.

All interested persons will be given an opportunity to be heard at the public hearing.

If you have questions or would like to discuss the Plan and/or Projects, please contact John Simmons, Community Development Director, at 660-827-3000, extension 127.

Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

CBCD
Attention: Jack Robinson, President
200 South Osage Avenue
Sedalia, Missouri 65301

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Mr. Robinson:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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may be heard orally at the public hearing in addition to, or in place of, any written comments. All interested persons will be given an opportunity to be heard at the public hearing.

If you have questions or would like to discuss the Plan and/or Projects, please contact John Simmons, Community Development Director, at 660-827-3000, extension 127.

Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

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200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Center for Human Services
Attention: Ann Graff, Executive Director
1500 Ewing Drive
Sedalia, Missouri 65301

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Ms. Graff:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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All affected taxing districts may file with the TIF Commission, through the Community Development Department, written comments and/or objections concerning the subject matter of the Plan and Projects on or before noon on Wednesday, November 26, 2014. Taxing districts

may be heard orally at the public hearing in addition to, or in place of, any written comments. All interested persons will be given an opportunity to be heard at the public hearing.

If you have questions or would like to discuss the Plan and/or Projects, please contact John Simmons, Community Development Director, at 660-827-3000, extension 127.

Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

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200 SOUTH OSAGE AVENUE
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October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Ms. Arlene Silvey
City Clerk
City of Sedalia
200 South Osage Avenue
Sedalia, Missouri 65301

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Ms. Silvey:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

The amended Plan and Projects, if approved, would provide for demolition, structural and historic renovation, rehabilitation, and/or environmental remediation of structures; construction of a community center; streetscape within the 163 acre Redevelopment Project Area; and for reimbursement of the soft costs of such amendment to the Redevelopment Plan. The Redevelopment Plan Area, which is not proposed to change, is generally located in historic downtown Sedalia, Missouri and is bounded generally by 9th Street and Broad Boulevard on the south; Moniteau Avenue on the west; Marvin Street on the east; and Jefferson Street on the north consisting of 178 parcels and abutting public rights-of-way. The Redevelopment Area is depicted on the map attached hereto as **Exhibit A**.

A copy of the proposed amendment to the Plan and Project will be available for inspection in the City Clerk's office at the Municipal Building Office 100, 200 South Osage Avenue, Sedalia, Missouri, 65301, Wednesday, November 19, 2014. It may be inspected between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday, exclusive of holidays.

All affected taxing districts may file with the TIF Commission, through the Community Development Department, written comments and/or objections concerning the subject matter of

the Plan and Projects on or before noon on Wednesday, November 26, 2014. Taxing districts may be heard orally at the public hearing in addition to, or in place of, any written comments. All interested persons will be given an opportunity to be heard at the public hearing.

If you have questions or would like to discuss the Plan and/or Projects, please contact John Simmons, Community Development Director, at 660-827-3000, extension 127.

Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

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200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Missouri Department of Revenue
County Tax Section
Blind Pension Fund and Merchants/Manufacturers Replacement Tax Fund
Harry S. Truman State Office Building,
301 West High Street, Room 330
Jefferson City, Missouri 65101

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Sir or Madam:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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If you have questions or would like to discuss the Plan and/or Projects, please contact John Simmons, Community Development Director, at 660-827-3000, extension 127.

Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

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October 17, 2014

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Missouri Department of Revenue
County Tax Section
Blind Pension Fund and Merchants/Manufacturers Replacement Tax Fund
Harry S. Truman State Office Building,
301 West High Street, Room 330
Jefferson City, Missouri 65101

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Sir or Madam:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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Development Department, written comments and/or objections concerning the subject matter of the Plan and Projects on or before noon on Wednesday, November 26, 2014. Taxing districts may be heard orally at the public hearing in addition to, or in place of, any written comments. All interested persons will be given an opportunity to be heard at the public hearing.

If you have questions or would like to discuss the Plan and/or Projects, please contact John Simmons, Community Development Director, at 660-827-3000, extension 127.

Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Missouri Department of Revenue
County Tax Section
Blind Pension Fund and Merchants/Manufacturers Replacement Tax Fund
P.O. Box 453
Jefferson City, Missouri 65105-0453

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Sir or Madam:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

The amended Plan and Projects, if approved, would provide for demolition, structural and historic renovation, rehabilitation, and/or environmental remediation of structures; construction of a community center; streetscape within the 163 acre Redevelopment Project Area; and for reimbursement of the soft costs of such amendment to the Redevelopment Plan. The Redevelopment Plan Area, which is not proposed to change, is generally located in historic downtown Sedalia, Missouri and is bounded generally by 9th Street and Broad Boulevard on the south; Moniteau Avenue on the west; Marvin Street on the east; and Jefferson Street on the north consisting of 178 parcels and abutting public rights-of-way. The Redevelopment Area is depicted on the map attached hereto as **Exhibit A**.

A copy of the proposed amendment to the Plan and Project will be available for inspection in the City Clerk's office at the Municipal Building Office 100, 200 South Osage Avenue, Sedalia, Missouri, 65301, Wednesday, November 19, 2014. It may be inspected between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday, exclusive of holidays.

All affected taxing districts may file with the TIF Commission, through the Community Development Department, written comments and/or objections concerning the subject matter of

the Plan and Projects on or before noon on Wednesday, November 26, 2014. Taxing districts may be heard orally at the public hearing in addition to, or in place of, any written comments. All interested persons will be given an opportunity to be heard at the public hearing.

If you have questions or would like to discuss the Plan and/or Projects, please contact John Simmons, Community Development Director, at 660-827-3000, extension 127.

Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Pettis County Health Center
Attention: JoAnn Martin
911 East 16th Street
Sedalia, Missouri 65301

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Ms. Martin:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Pettis County Missouri
Attention: John Meehan, Presiding Commissioner
415 South Ohio, Suite 214
Sedalia, Missouri 65301

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Mr. Meehan:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Sedalia School District 200
Attention: Brad Pollitt
2806 Matthew Drive
Sedalia, Missouri 65301

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Mr. Pollitt:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

State Fair Community College
Attention: Dr. Joanna Anderson
3201 W. 16th Street
Sedalia, Missouri 65301

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Dr. Anderson:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

October 17, 2014

CERTIFIED MAIL; RETURN RECEIPT REQUESTED

Department of Economic Development
Attention: Manager Development Finance
Harry S. Truman Building
301 West High Street
P.O. Box 1157
Jefferson City, Missouri 65102

Re: Notice of Public Hearing Regarding Proposed Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

Dear Sir or Madam:

On behalf of the City of Sedalia Tax Increment Financing ("TIF") Commission, the City of Sedalia provides you with notice that a public hearing will be held regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan and related Redevelopment Projects (collectively the "Plan and Projects") before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Revised Statutes of Missouri Section 99.800 – 99.865, as amended. The TIF Commission may continue this public hearing at this meeting to another date and time without further written notice being given.

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Sincerely,

Gary Edwards
City Administrator

cc: Director, Missouri Department of Economic Development

7014 1820 0001 12 9456

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Total Postage & Fees	$	

Sent To: City of Sedalia - Arena Sinney
Street & Apt. No., or PO Box No.:
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

7014 1820 0001 1276 9517

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Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$	

Sent To: State Fair Comm College
Street & Apt. No., or PO Box No.: JoAnna Anderson
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

7014 182 1001 1276 9500

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$	

Sent To: Sedalia School Dist 200
Street & Apt. No., or PO Box No.: Brad Pollitt
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

7014 1820 0001 1276 9463

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$	

Sent To: MO Dpt. of Revenue - Cnty Tax Section
Street & Apt. No., or PO Box No.: 301 W. High Street, Rm 330
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

7014 1820 0001 1276 9524

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$	

Sent To: Dept. Of Econ Dev
Street & Apt. No., or PO Box No.: Manager Dev. Finance
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

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Certified Fee		
Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$	

Sent To: Alan Ream
Street & Apt. No., or PO Box No.:
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

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Certified Fee	$3.30	15
Return Receipt Fee (Endorsement Required)	$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.49	10/17/2014

Sent To: Pettis County Health Center
Street & Apt. No., or PO Box No.: JoAnn Martin
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

7014 1820 0001 1276 9494

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Postage	$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.49	

Sent To: Pettis Cnty MO
Street & Apt. No., or PO Box No.: Jonn Meehan
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

7014 1820 0001 1276 9425

U.S. Postal Service™
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Postage	$ $0.49	0063
Certified Fee	$3.30	15
Return Receipt Fee (Endorsement Required)	$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.49	10/17/2014

Sent To: CBCO - Jack Robinson
Street & Apt. No., or PO Box No.:
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

7014 1820 0001 1276 9448

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Certified Fee		15
Return Receipt Fee (Endorsement Required)		Postmark Here
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ $6.49	10/17/2014

Sent To: Center for Hum. Services - Ann Graff
Street & Apt. No., or PO Box No.:
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

7014 1820 0001 1276 9470

U.S. Postal Service™
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Certified Fee	$3.30	15
Return Receipt Fee (Endorsement Required)	$2.70	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$ $6.49	10/17/2014

Sent To: MO Dept. of Revenue - Cnty Tax Section
Street & Apt. No., or PO Box No.: P.O. Box 453
City, State, ZIP+4:

PS Form 3800, July 2014 — See Reverse for Instructions

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Nott Properties LTD
PO Box 311
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Sedalia Pettis Co Redeveloment Co
c/o George Esser
1409 W Broadway
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Benne Broadcasting of Sedalia LLC
160 Hwy 42
Kaiser, MO 65047

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Union Savings Bank
PO Box 814
Sedalia, MO 65302-0814

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Triple C LLC
216 S Ohio
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Main Line Ventures LLC
5775 E Hwy 163
Columbia, MO 65201

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Cole CV Sedalia MO LLC
c/o CVS Pharmacy Store #10305
1 CVS Drive
Woonsocket, RI 02895

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Melville Properties LLC
516 Sunset Dr
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Missouri Public Service
PO Box 418679
Kansas City, MO 64141-9679

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Rice Industries Inc
416 W Main
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Public Library of the City of Sedalia
301 W 3rd
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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F & L Real Estate LLC
200 W 4th
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by Section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Flat Creek Investment Co Inc
202 W 4th
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Commerce Building LP
250 NE Mulberry, Ste 201
Lee's Summit, MO 64086

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

MoJak Ventures LLC
c/o Elvin Knight Jr
1000 Walnut #1400
Kansas City, MO 64106

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Pecan Properties LLC
2511 Albert Lee
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Prairie Property Group I LP
PO Box 10800
Peoria , IL 61612

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Wagenknecht & Swords Inc
300 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Faulkner Enterprises Inc
302 W Main
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Badd Investments LLC
17449 Brockman Ave
Cole Camp, MO 65325

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Triple G Enterprises
305 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Sedalia Heating & A/C Co Inc
218 E 2nd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Diocese of Jefferson City Real Estate
2207 W Main St
Jefferson City, MO 65109

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Pettis Co Veterans of Foreign War
121 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Esser Holdings Ltd
1409 W Broadway
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Bill Greer Motors Inc
1905 W Timber Ridge Dr
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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County of Pettis
415 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Open Door Service Center
111 W 3rd
Sedalia, MO 65301

Dear Taxpayer:

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If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Dixon Builders LLC
906 Syliva Dr
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Boonslick Regional Library
219 W 3rd
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Stubbs Development Inc
PO Box 1381
Columbia, MO 65205

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Central MO Independent Electric
PO Box 611
Sedalia, MO 65302-0611

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Pummill's Sporting Goods
2400 W 15th
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Sedalia Bank & Trust Co
US Bank Corporte Real Estate
2800 E Lake St
Minneapolis , MN 55406

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

DYL Properties LLC
PO Box 302
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Missouri Public Service
PO Box 418679
Kansas City, MO 64141-9679

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Ken-Kare Inc
PO Box 1604
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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KC Residence LLC
PO Box 72
Bonner Springs, KS 66012

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

BEK LLC
29040 S Grand Ave
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Sorosis Club
Helen G Steele Music Club
200 W Broadway
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Pettis County Trustee
416 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Testor FCI Real Estate 3 LLC
Ohio Community Media
4500 Lyons Rd
Miamisburg, OH 45342

Dear Taxpayer:

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

520 South Lamine LLC
c/o Byars Management Company
117 NW Cypress St
Lee's Summit, MO 64064

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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The Junior College District of Sedalia
3201 W 16th St
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Weiker Funeral Home Inc
202 W Emma
Slater, MO 65349

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

You and Me LLC
c/o Martin Crabtree
33595 Welliver Rd
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

First Baptist Church of Sedalia
122 E 7th
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Sedalia Cold Storage
320 W Main
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Calvary Episcopal Church
705 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Kimberly J Mabry
and Robert W Green
809 Marshall Ave
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Pearl River Properties LLC
2704 Vail Dr
Columbia , MO 65203

Dear Taxpayer:

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Fav Trip LLC
10507 E 23rd St
Independence, MO 64052

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Stone More Missouri Subsidiary
c/o Stone More Operating LLC
311 Veterans Hwy Ste B
Levittown, PA 19056

Dear Taxpayer:

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Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Mark T Kempton
Robert G Russell
32301 Lake Estates Dr
Sedalia, MO 65302-0815

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Director, Missouri Department of Economic Development

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Margaret L Kidwell
408 S Hancock
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Brad E & Mary Kindle
29040 South Grand Ave
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Lawrence J Klein
1602 S Harrison
Sedalia, MO 65301

Dear Taxpayer:

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Community Development Director

Enclosure

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Director, Missouri Department of Economic Development

November 14, 2014

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L J Klein &
Kenneth Dake
1602 S Harrison
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Richard & Catherine Koenig
600 S Ohio
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Richard Kolie
PO Box 1305
Warsaw, MO 65355

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Norman C & Paula S Lange
1429 Bodie Dr
Columbia, MO 65202

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Director, Missouri Department of Economic Development

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Rebecca Lastrada
308 S Ohio
Sedalia, MO 65301

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November 14, 2014

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Stephen V & Cynthia R Lewis
2135 Woodington
Sedalia, MO 65301

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Jack & Cynthia K Lewis
8140 Crickett Lane
Sedalia, MO 65301

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David Loveland
226450 Goodwill Chapel Rd
Sedalia, MO 65301

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Jason Madura
31095 Hwy MM
Sedalia, MO 65301

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Leobardo Martinez
Gabriela Galvan
101 S Washington
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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Zachary W Mason
Mary Jo Buckley
PO Box 348
Sedalia, MO 65301

Dear Taxpayer:

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A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Thomas E McCown
639 E 5th
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Nicholas R McDaniels
1023 Christopher St
Warrensburg, MO 64093

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Trena L McSwain
1615 W 3rd
Sedalia, MO 65301

Dear Taxpayer:

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Community Development Director

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Director, Missouri Department of Economic Development

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Thelma Mejia
2517 Wing Ave
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Grigsby L & Dana L Melton
406 S Ohio
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Terry & Betty Modde
520 S Ohio
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Charles Everett Nicks
119 E 3rd
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Richard E & Judy K Oehrke
17948 Woodland Rd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Michael Paul
Kim E Graves
PO Box 809
Sedalia, MO 65302

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

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Ira L & Cloettia Mae Paxton
412 E 2nd
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Dianne M Pilant
20279 Main Street Rd
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Forrest D & Iris E Pinkston
602 S Ohio
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Warren E & Cheryl L Preuitt
29011 Ragar Road
Sedalia, MO 65301

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John Simmons
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Director, Missouri Department of Economic Development

November 14, 2014

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Stephen R & Loretta J Proffitt
1325 E 5th
Sedalia, MO 65301

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Phally & Bopha Khou Rath
2507 Plaza
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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Lloyd D & Linda M Rhoads
306 W 3rd
Sedalia, MO 65301

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November 14, 2014

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James B Rice Jr
701 S Ohio
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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Randy & Shirley Rowden
24970 N Yankee Rd
Sedalia, MO 65301

Dear Taxpayer:

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Director, Missouri Department of Economic Development

November 14, 2014

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Charles H & Juanita M Salmons
910 S Grand
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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Anna Mae Schmitt
402 E 3rd
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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Russell W & Wendy M Schmolzi
PO Box 1744
Sedalia, MO 65301

Dear Taxpayer:

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A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Donna F Shelley
422 E 2nd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Ruby K & George D Shull
13394 Main Street Rd
LaMonte, MO 65337

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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William J Shumake Trust
21510 Westmoreland Rd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Lloyd Jr & Edith A Simons
301 E 2nd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Woodrow Simons
1531 E 4th
Sedalia, MO 65301

Dear Taxpayer:

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Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Crystal D Sims
Thomas E Horan
118/120 W 7th
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Duane T Smith
1004 Gingerbread Ln
Blue Springs, MO 64015

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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WA Crabtree First LLC
c/o William M & Asenath Crabtree
400 S Osage
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Douglas T Crank
513 E 2nd
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Robert L & Sharon M Cummings
315 E Main
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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David & Renee' L Curtis
13502 Curtis Rd
LaMonte, MO 65337

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Kenneth M & Brenda K Dake
23351 Dresden Rd
LaMonte , MO 65337-3123

Dear Taxpayer:

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John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Brent DeGreene
PO Box 56165
Portland, OR 97238

Dear Taxpayer:

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Director, Missouri Department of Economic Development

November 14, 2014

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Luis O Diaz
606 S Osage
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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Wayne Dierker
408 S Ohio
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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Christian & Toby Dorr
614 S Ohio
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

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Wesley A & Amy J Dunkin
405 W 24th
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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Kenneth E Durrill
1405 S Carr
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Mark A & Charlotte A Edwards
2465 Woodland Dr
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Mitchell A & Beverly K Egner
500 E 16th
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Mike & Jerry Eller
117 E Broadway
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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James T & Betty Eller
114 W Broadway
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

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David E & Karen P Esser
116 E Main St #B
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

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Jim L Fairfax
Rita K/Chianna J Smith
617 S Kentucky
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Robert E & Susan K Felten
112 W 4th
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

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James E & Nancy J Finley
711 W Broadway
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Douglass L & Nina C Freed
1100 W 4th
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Holly Jo & Sarah Dawn Fulton
638 E 3rd
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

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Kevin L & Maria N Funk
420 S Osage
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

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Kevin K & Tonya L Gabbert
28528 Hopewll Rd
Sedalia, MO 65301

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Anne &/or Scott Gardner
416 S Ohio
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

November 14, 2014

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John R Gaydos
Bishop of Jefferson City
421 W 3rd
Sedalia, MO 65301

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James E & Angelia D Gill
543 E 5th
Sedalia, MO 65301

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Terri L Goss
120 E Main
Sedalia, MO 65301

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Joy Gronstedt
30580 Summers Dr
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

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John D Hampton
Donald L Wolfe
303 S Lamine
Sedalia, MO 65301

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Jeffery A & Jill T Hanes
1950 W Timber Ridge Dr
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

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Donnie & Melissa Hayworth
1220 E 10th
Sedalia, MO 65301

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David D & Linda K Henderson
1745 Sycamore Dr
Sedalia, MO 65301

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Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Harry C III & Julie Hoffert
1408 S Barrett Ave
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Johnny W & Lurleen Holem Trust
25264 Hwy T
Stover, MO 65078

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Gary L Huddleston
810 E 5th
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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William J Hunt
120 S Osage
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Cecil T III & Marlys R Jacobi
5949 E 32nd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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William E JR & Joyce Jeffries
731 E 5th
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Patricia L Jennings
115 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Larry J Johns
Brenda K Oelrichs
116 W 7th
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

John A & Chelsea Kehde
Chelea's Antiques
712 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Falcon Cablevision
Attn: Property Tax Dept
12405 Powerscourt Dr 3rd Floor
St. Louis, MO 63131-3674

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

First Slavic Pentacostal Church
520 S Osage
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Salvation Army
10 W Algonquin Rd
Des Plains, IL 60016

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Fitko Inc
500 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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First Baptist Church
122 E 7th
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Calvary Episcopal Church
112 E 7th
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Furnell Investments Inc
501 S Ohio Ste 200
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Septagon Industries Inc
113 E 3rd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Mid-MO Telephone Co
c/o Rick Lashley
215 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

State Fair Moving & Storage LLC
118 N Lamine
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

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Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Sedalia Optometric Clinic Inc
211 S Ohio
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

Enclosure

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Director, Missouri Department of Economic Development

November 14, 2014

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Classic Jewelry Inc
231 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

LMJJ Sedalia LLC
424 S Grand Ave
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Market Square
200 S Osage
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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BMK Rentals LLC
11893 Bee Branch Rd
LaMonte , MO 65337

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Bat 1 LLC
County Distributing Company
1800 Eagleview Dr
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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G & K Real Estate Investments LLC
2707 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Home Quality Rentals LLC
c/o Quentin Butts
968 Putnam Rd
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Kingdom Realities LLC
111 N State Fair Blvd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Rhoads Rentals LLC
616 W 6th
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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First Baptist Church of Sedalia
200 E 6th
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Steven J & Nancy E Agnitsch
21600 Swope Rd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Cheryl M Albin
PO Box 53
Otterville, MO 65348

Dear Taxpayer:

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John Simmons
Community Development Director

Enclosure

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Director, Missouri Department of Economic Development

November 14, 2014

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Gary D & Kathleen L Alley
1400 W 4th St
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Ronald A & Mary C Allison
417 E 3rd
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Robert S & Shirley M Appleman
511 E 3rd
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Paul Bassett
120 W Broadway
Sedalia, MO 65301

Dear Taxpayer:

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John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Richard P & Susan R Beard
PO Box 401
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Leocadio Bedolla
Maria Antonia
507 S Williams St
California, MO 65018

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Larry Bell
27963 Clevenger Rd
Green Ridge, MO 65332

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Britt T Booth
115 W 20th St
Sedalia, MO 65301

Dear Taxpayer:

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Sincerely,

John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Joseph D & Paula A Brown
5401 Chamois Dr
Columbia, MO 65203

Dear Taxpayer:

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A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

James T & Mary J Buckley
PO Box 348
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Paul W Jr Buso
3131 S Washington
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Rececca I Carr
1705 Hedge Apple Dr
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

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Josefina D Carter
405 Dal Whi Mo Ct
Sedalia, MO 65301

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Sincerely,

John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Gerald O & Helen E Cecil
c/o Michelle Cecil
1700 Oak Cliff Pl
Columbia, MO 65203

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

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Walter Wayne & Frances Louise Clark
1776 E 28th
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

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Rozanne Coble
123 E 3rd
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Walter L Coffman
506 E 3rd
Sedalia, MO 65301

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John Simmons
Community Development Director

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cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

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Carmen L Smith
1802 S Washington
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Randy K Sparks
414 S Ohio
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Norman Donny Tanner
c/o Kimberly Tanner
110 E 5th
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

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Rita L Thompson
c/o Garnett Pierce
4823 Maybrook Ct
Independence, MO 64055

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Director, Missouri Department of Economic Development

November 14, 2014

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Beverly Jean Twenter
25743 Dresedn Rd
Sedalia, MO 65301

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Kevin James Ulmer
4154 S Kentucky
Sedalia, MO 65301

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Wendell Lynn Underwood
170 West Avenue
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

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Danil & Viorica Uzun
36667 Hwy M
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

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William M & Pamela J Vance
415 S Lamine
Sedalia, MO 65301

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Director, Missouri Department of Economic Development

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Clifford D & Peggy D VanDyne
2800 Gregory Lane
Sedalia, MO 65301

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Charles Wansing
121 E 3rd
Sedalia, MO 65301

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Steven J Ward
514S Ohio
Sedalia, MO 65301

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Andrew Webb
410 S Ohio
Sedalia, MO 65301

Dear Taxpayer:

Enclosed is a notice that has been published in *The Sedalia Democrat* newspaper regarding a proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("Plan") and related Redevelopment Projects (collectively the "Plan and Projects") to finance certain costs associated with the redevelopment of property in Sedalia, Missouri, in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 - 99.865 RSMo, as amended. You are being provided with a copy of this notice by certified mail because you are shown as the person or persons in whose name the general taxes for the last preceding year were paid on a lot, block, tract, or parcel of land lying within the redevelopment area that is subject to the proposed amendment. This notice is required by section 99.830 of the Revised Statutes of Missouri.

A public hearing regarding the approval of the proposed amendment to the Plan and Projects will be held before the City of Sedalia TIF Commission on Wednesday, December 3, 2014, at 12:00 p.m. (noon) at the Mayor's Conference Room, Municipal Building, 200 South Osage Avenue, Sedalia, Missouri, 65301. All interested persons will be given an opportunity to be heard at the public hearing.

If you have any questions, please feel free to call me at 660-827-3000, extension 127.

Sincerely,

John Simmons
Community Development Director

Enclosure

cc: TIF Commission
Director, Missouri Department of Economic Development

November 14, 2014

CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Edward E & Ruth A Weller
308 W Main
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Lisa Whiteman
416 E 2nd
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Carl E & Barbara J Wilken
c/o Wilken Music
207 S Ohio
Sedalia, MO 65301

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Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Floyd William
Hatfield Trust
PO Box 883
Sedalia, MO 65302-0883

Dear Taxpayer:

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November 14, 2014

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George S Wolf
PO Box 1753
Sedalia, MO 65301

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John Simmons
Community Development Director

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Director, Missouri Department of Economic Development

November 14, 2014

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Laymon L Wolfe
420 S Ohio
Sedalia, MO 65301

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John Simmons
Community Development Director

Enclosure

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Director, Missouri Department of Economic Development

November 14, 2014

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Kenneth G & Wilma L Woolery
1435 E Timber Ridge Dr
Sedalia, MO 65301

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John Simmons
Community Development Director

Enclosure

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Director, Missouri Department of Economic Development

November 14, 2014

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Gerald A & Kristine J Young
308 W 3rd
Sedalia, MO 65301

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Enclosure

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Director, Missouri Department of Economic Development

AFFIDAVIT OF PUBLICATION

(Space above for recording information)

STATE OF MISSOURI) ss.
COUNTY OF PETTIS)

I, **J. Lynn Kidd**, being duly sworn according to law, state that I am the Publisher of the **Sedalia Democrat** a daily newspaper of general circulation in the County of Pettis, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Sedalia, Missouri, the city of publication, which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provision of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper for **one time** as follows:

1st Insertion: Vol.	146	No.	308	4th	day of	November	20 14
2nd Insertion: Vol.		No.			day of		20
3rd Insertion: Vol.		No.			day of		20
4th Insertion: Vol.		No.			day of		20
5th Insertion: Vol.		No.			day of		20
6th Insertion: Vol.		No.			day of		20
7th Insertion: Vol.		No.			day of		20

Signed

Subscribed and sworn to before me this **4th** day of **October** 20 **14**

Eddie E. Crouch, Notary Public

My commission expires 12-09-2017

EDDIE E. CROUCH
Notary Public - Notary Seal
STATE OF MISSOURI
Pettis County
Commission #13904170
My Commission Expires Dec. 9, 2017

NOTICE

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B. The proposed Redevelopment Area is generally located in historic downtown Sedalia, Missouri and is bounded generally by 9th Street and Broad Boulevard on the south; Moniteau Avenue on the west; Marvin Street on the east; and Jefferson Street on the north consisting of 178 parcels and abutting public rights-of-way. The Redevelopment Area is generally depicted on the accompanying map and it not proposed to be modified by the proposed amendment.

C. The Plan and Projects, if approved, would provide for demolition, structural and historic renovation, rehabilitation, and/or environmental remediation of structures; construction of a community center; streetscape within the 163 acre Redevelopment Project Area; and for reimbursement of the soft costs of such amendment to the Redevelopment Plan.

D. All interested persons shall be given an opportunity to be heard at the public hearing described in paragraph A above.

E. A copy of the proposed amendment to the Plan and Project will be available for inspection in the City Clerk's office at the Municipal Building Office 100, 200 South Osage Avenue, Sedalia, Missouri, 65301, Wednesday, November 19, 2014. It may be inspected between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday, exclusive of holidays.

1x- 11/4, 2014

Sedalia Midtown TIF District

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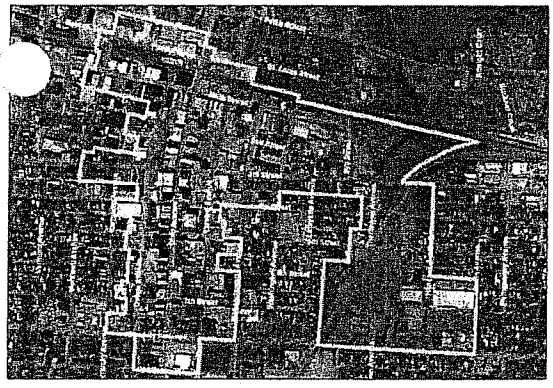

To: Pam
From: Kimberly
Runs
Cost $133.25

Thank you!
Kimberly

AFFIDAVIT OF PUBLICATION

(Space above for recording information)

STATE OF MISSOURI) ss.
COUNTY OF PETTIS)

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Signed _____

Subscribed and sworn to before me this **25th** day of **November** 20 **14**

Eddie E. Crouch, Notary Public

My commission expires 12-09-2017

EDDIE E. CROUCH
Notary Public - Notary Seal
STATE OF MISSOURI
Pettis County
Commission #13904170
My Commission Expires Dec. 9, 2017

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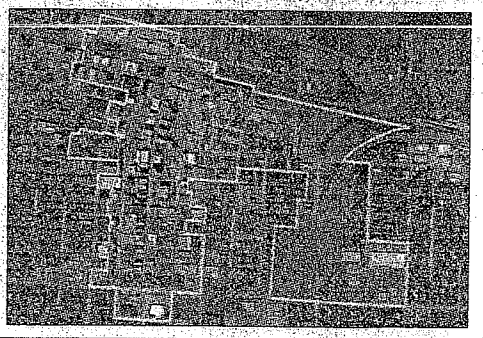
1x- 11/25, 2014

Sedalia Midtown TIF District



To: Pam
From: Kimberly
Runs
Cost $126.50

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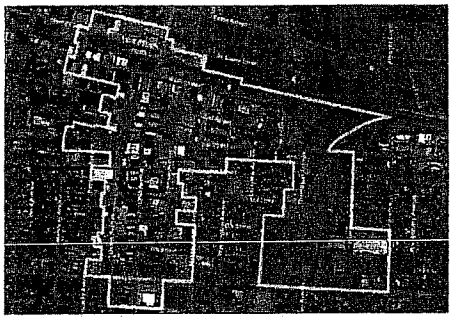

Thank you!
(Kimberly)

AMENDMENT TO THE SEDALIA MIDTOWN TAX INCREMENT FINANCING REDEVELOPMENT PLAN

I. INTRODUCTION

A. Background

In 2008, the City of Sedalia (the "**City**" or "**Master Developer**") approved and adopted the Sedalia Midtown Tax Increment Financing Redevelopment Plan (the " **Original TIF Plan**") and related Redevelopment Projects ("**Project**" or "**Projects**") (referred to collectively as the "**Plan and Projects**") within the Sedalia Midtown Redevelopment Area (the "**Area**", "**District**" or "**Redevelopment Project Area**"). The Redevelopment Area is generally located on approximately 163 acres of land in historic downtown Sedalia, Missouri and is bounded generally by 9th Street and Broad Boulevard on the south; Moniteau Avenue on the west; Marvin Street on the east; and Jefferson Street on the north consisting of 178 parcels and abutting public rights-of-way.

The Redevelopment Area has been designated as a Conservation Area by the Sedalia City Council. A Conservation Area is defined in Section 99.805, (3) RSMo, as any improved area within a redevelopment area within the territorial limits of a city in which 50% or more of the structures in the area have an age of 35 years or more which is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. At least three factors must be met for a designation of a Conservation Area, which are discussed in more detail below.

The Original TIF Plan is speculative in nature; that is, the City of Sedalia has developed this plan to remediate the conservation area conditions in midtown Sedalia and, therefore, serves as a "Master Developer" which is seeking out a private developer or developers to implement the Original TIF Plan. The Original TIF Plan calls for a total investment by private developers in the Redevelopment Area of $20,140,000. The Original TIF Plan offers TIF reimbursement incentives of $6,000,000 to the developer or developers selected to implement the Original TIF Plan.

B. Conservation Area Findings

Field work performed by PGAV Urban Consulting ("**PGAV**") in 2008 identified the factors and findings meeting the definition of a Conservation Area in the Redevelopment Project Area in the Original TIF Plan as follows:

1) Age. The threshold question is whether more than 50% of the structures in the Area are 35 years of age or older. Approximately 91% of the structures in the Area are 35 years of age or older, as determined by field work performed by PGAV. PGAV also noted that central and other portions of the Area represent some of the oldest platting in the City and many of the structures are historic.

2) Obsolescence. Obsolescence is defined as the condition or process of falling into disuse. Obsolescence was observed by PGAV in 14 (100%) of the 14 blocks 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.

3) 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 was observed by PGAV throughout the Area. Many buildings in the area show signs of deterioration such as cracked or crumbling masonry and foundations. Additionally, severe deterioration in parking lots, streets, sidewalks and curbs and gutters were noted.

4) Depreciation of physical maintenance. This factor refers to an on-going lack of maintenance on Area buildings and site improvements and is similar in nature of deterioration. Depreciation of physical maintenance was observed by PGAV in 100% of the 14 blocks in the Area. Many commercial structures in the area are in need of repainting or repair and many commercial parking lots need to be striped or sealed. A majority of the residential structures are in need of repairs or replacement of doors, windows, porches, and roofing materials.

5) Excessive land coverage. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. According to PGAV, excessive land coverage was present in 11 (78%) of the 14 blocks of the Area. Properties utilizing nearly 100% of the land area for parking or other activities are numerous throughout the Area.

6) Lack of community planning. Lack of community planning relates to development of the Area prior to or without the benefit or guidance of a community plan. Lack of community planning was identified by PGAV on 10 (71%) of the 14 blocks in the Area. The majority of historic downtown was developed without the benefit or guidance of a community plan. PGAV noted instances of incompatible land-use relationships between industrial and residential uses, small irregularly sized commercial parcels, and overhead power lines poles in the middle of sidewalks which are all indicators of a lack of community planning.

A request was submitted to PGAV Consulting November 7, 2014, to revisit the area in concert with the preparation of this Plan Amendment and provide an updated Conservation Area study findings. As of this date, the updated Conservation Area study has not been received but is expected to be received prior to the public hearing on December 3, 2014. The updated study will be provided as soon as possible after receiving.

C. Original Purpose

The primary purpose of the Original TIF Plan is to implement and fund a unified approach to the revitalization and redevelopment of Midtown Sedalia. To facilitate the primary purpose, the Original TIF Plan established a process by which redevelopment within the Redevelopment Project Area could occur. This process enables the City to carry out the comprehensive redevelopment objectives envisioned by the Original TIF Plan which include redevelopment of the Redevelopment Project Area, fostering economic development, and alleviating those conditions that cause the Redevelopment Project Area to be a Conservation Area. The assistance provided through tax

increment financing ("**TIF**") is a critical component for the City to experience significant growth and development through public and private enterprise investments. The Original TIF Plan established a comprehensive program to (1) create opportunities for private and public sector investment, (2) provide new revenue of the affected taxing districts, (3) encourage reinvestment in historic buildings, and (4) create new jobs within the City. The Project was identified as (1) a comprehensive streetscape improvement program and (2) the construction of a new Sedalia Community Center. The Project will be accomplished over time and the City will serve as "Master Developer" coordinating the Project. Projects activities include the use of TIF funds for streetscape, utility, and other public improvements and development including construction.

D. Updated Priorities

In April 2014, the TIF Commission met to discuss the status of Project activities as well as the need for a shift in priorities for the redevelopment area in the six years since the Original TIF Plan was adopted. The Original TIF Plan anticipated costs of $20,240,000 for the construction of a community center. While there is still an interest the construction of a community center, the community center has become a lower priority in midtown Sedalia due to the recent sale of the Jennie Jaynes stadium and potential plans for creating a community center at that site through a different funding source. The TIF Commission discussed two additional priorities for redevelopment of the Redeveloped Project Area, which consist of the rehabilitation and restoration of (1) the State Fair Community College McLaughlin building and (2) the Sedalia Trust Building.

To address the need for increased educational services in addition to providing revitalization of a historic building, the TIF Commission discussed assisting State Fair Community College to transform the State Fair Community College McLaughlin building into an adult education center to hold Learning Force classes, Community Education classes, Business and Outreach classes, and Lifelong Learning classes.

The stabilization and structural repair of the Sedalia Trust Building has been identified as being instrumental to the redevelopment within the Sedalia Commercial Historic District. The Sedalia Trust Building is an iconic building listed on the National Register of Historic Places and is considered by the Missouri Department of Nature Resources State Historic Preservation Office ("**SHPO**") to be the most outstanding example of Romanesque-Chateauesque Revival architecture in out-state Missouri. The Sedalia Trust Building requires immediate attention to avoid demolition.

Additionally, demolition of the Broadway Arms Building located on U.S. Highway 50 has been identified as a priority for redevelopment. The Broadway Arms was built in the 1920s and formerly served as an apartment building. It has been abandoned for over 15 years and is considered a dangerous building and significant hindrance to redevelopment of the block. Demolition has previously been considered cost prohibitive due to the presence of asbestos and the costs of remediation.

Finally, the shift of priorities is also directly affected by the new projections for TIF funds. The original Cost Benefit Analysis ("**CBA**") performed in 2008 projected $6,000,000 in TIF revenue. An updated CBA projects only approximately $2,600,000 TIF revenue. The reduction in projections is largely due to the economic downtown at the state, local, and national level and decreased consumer spending between the years of 2008 and 2014 as well as the reduced revenue production that results from the delayed completion of the redevelopment projects compared to the projected timeframes

in the Original TIF Plan.

E. Need for Plan Amendment

After the adoption of an ordinance approving a redevelopment plan or redevelopment project, or designating a redevelopment area, Section 99.825, RSMo, requires compliance with the procedures outlined in Section 99.825.1, RSMo, before an ordinance changing the nature of the redevelopment project may be adopted. Rehabilitation of the Sedalia Trust Building and State Fair Community College McLaughlin building were not included in the Original TIF Plan. Adjustments must also be made to the projected TIF revenues based upon the most recent CBA which projects revenues of $2,600,000 rather than the $6,000,000 originally anticipated. The Original TIF Plan also must be amended to describe the particular scope and costs related to the addition of (1) the stabilization and structural repair of the Sedalia Trust Building, (2) the rehabilitation of the State Fair Community College McLaughlin building, and (3) adjustments to scope and funding in the streetscape improvement program and construction of the Sedalia Community Center. The amended Plan and Projects, if approved, would provide for demolition, structural and historic renovation, rehabilitation, and/or environmental remediation of structures; construction of a community center; streetscape within the 163 acre Redevelopment Project Area; and for reimbursement of the soft costs of such amendment of the Redevelopment Plan.

IV. PROPOSED AMENDMENTS TO THE ORIGINAL TIF PLAN

A. Financing

The Original TIF Plan is speculative in nature; that is, the City of Sedalia has developed this plan to remediate the conservation area conditions in midtown Sedalia and, therefore, serves as a "Master Developer" which is seeking out a private developer or developers to implement the Original TIF Plan. The Original TIF Plan calls for a total investment by private developers in the Redevelopment Area of $20,140,000. The Original TIF Plan offers TIF reimbursement incentives of $6,000,000 to the developer or developers selected to implement the Original TIF Plan.

If approved, the Amendment provides for the total investment by private developers in the Redevelopment Area in an amount of $27,615,000 with TIF reimbursement incentives of $2,600,000. The speculative nature of the plan will not change and the City will continue as Master Developer. The Amendment will also not change the pay-as-you-go approach established in the Original TIF Plan but will likewise preserve the option for issue of TIF bonds, if necessary.

B. Proposed Plan Amendments

Section 4 – The Redevelopment Project shall be amended to include the following:

(1) Stabilization and structural repair of the Sedalia Trust Building located at 322 South Ohio for the purpose of attracting private investment in the downtown area and historic preservation; and
(2) Rehabilitation of the State Fair Community College McLaughlin building located at 515 South Ohio for the purpose of establishing an adult education center and historic preservation.
(3) Demolition of the Broadway Arms Building located at the northeast corner of Broadway Boulevard and Lamine Avenue to address public safety issues and attract redevelopment efforts to the immediate area.

Table 4-1 – The Estimated Redevelopment Plan & Project Costs shall be amended as follows:

Streetscape Enhancement Program (All Phases)	$ 6,300,000.00	
Community Center	$	20,240,000.00
Trust Building	$ 1,500,000.00	
State Fair Community College McLaughlin Building	$ 2,000,000.00	
Broadway Arms Demolition	$ 125,000.00	
Professional Fees	$ 50,000.00	
Total Anticipated Redevelopment Plan and Project Costs	$ 30,215,000.00*	

*Excludes interest, costs of financing and other related costs

Table 4-2 – The Anticipated Redevelopment Plan & Project Implementation Costs to be Paid by Pay-as-you-go TIF reimbursement, TIF Bonds, and/or Other Obligations shall be amended as follows:

Streetscape Enhancement Program (All Phases)	$ 700,000.00	
Community Center	$	400,000.00
Trust Building	$ 150,000.00	
State Fair Community College McLaughlin Building	$ 1,200,000.00	
Broadway Arms Demolition	$ 100,000.00	
Professional Fees	$ 50,000.00	
Total Anticipated Redevelopment Plan and Project Costs to be Paid by TIF Bonds and/or Other Obligations	$ 2,600,000.00*	

*Excludes interest, costs of financing and other related costs

Table 4-3 – The Anticipated Redevelopment Plan & Project Implementation Costs to be Privately Financed shall be amended as follows:

Streetscape Enhancement Program (All Phases)	$ 5,600,000.00
Community Center	$19,840,000.00
Trust Building	$ 1,350,000.00
State Fair Community College McLaughlin Building	$ 800,000.00
Broadway Arms Demolition	$ 25,000.00
Total Anticipated Redevelopment Plan and Project Implementation Costs to be Privately Finances	$27,615,000.00*

*Excludes interest, costs of financing and other related costs

All other terms of the Original TIF Plan shall remain in full force and effect. In the event of a conflict between the terms and conditions of the Original TIF Plan and this amendment the terms and conditions of this amendment shall prevail.

C. Statutory Elements of a TIF Plan

The statutory requirements for a redevelopment plan are set forth in Section 99.810, RSMo, and are

summarized below with a cross reference to the Original TIF Plan and/or Amendment for confirmation of compliance.

1. A general description of the program to be undertaken can be found at Section 4 of the Original TIF Plan beginning at page 4-1; and Section I. A, I. C, and I. D of the Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("**Amendment**").
2. Estimated redevelopment project costs can be found at page 4-3, Table 4-1 of the Original TIF Plan and Section II. B of the Amendment.
3. Anticipated sources of funds to pay the costs can be found at page 4-4 and 4-5, Table 4-2 and Table 4-3 of the Original TIF Plan and Section II. B of the Amendment.
4. Evidence of the commitments to finance the project costs can be found at page 4-6 and Attachment 4 of the Original TIF Plan and remain unchanged. A letter from City Administrator, Gary L. Edwards, can be found at Exhibit D of the Amendment and reconfirms the Original TIF Plan commitments.
5. Anticipated type and term of the sources of funds to pay costs can be found at page 4-4 in the Original TIF Plan and remain unchanged.
6. Anticipated type and terms of the obligations to be issued can be found at page 4-6 of the Original TIF Plan and remain unchanged.
7. Most recent equalized assessed valuation of the property can be found at page 4-7 of the Original TIF Plan and remains unchanged because the TIF project has already been activated.
8. Estimate as to the equalized assessed valuation after redevelopment can be found at page 4-7 of the Original TIF Plan and in Table 4 of the revised CBA at Exhibit C of the Amendment. The revised CBA indicates a slight increase to $7.56 million dollars from $7.3 million dollars.
9. General land uses to apply in the redevelopment area can be found at page 4-2 of the Original TIF Plan and remain unchanged.
10. The Redevelopment Plan conforms to the comprehensive plan for the development of the municipality as a whole. The findings can be found at page 5-1 and 5-2 of the Original TIF Plan and remain unchanged.
11. The Area as a whole is a conservation area. PGAV findings begin at page 5-1 of the Original TIF Plan and are expected to remain unchanged on the updated Conservation Area study to be provided by PGAV.
12. The Area has not been subject to growth and development through investment by private enterprise. Findings can be found at page 3-7, 3-8, and 5-1 of the Original TIF Plan and remain unchanged.
13. The Area would not reasonably be anticipated to be developed without the adoption of tax increment financing. Findings can be found at page 5-1 of the Original TIF Plan and remain unchanged.
14. Detailed descriptions of the factors that qualify the Area can be found at Section 3 of the Original TIF Plan beginning at page 3-1 and remain unchanged.
15. Affidavit signed by the developer can be found at Attachment 4 of the Original TIF Plan and remains unchanged.
16. The estimated dates for completion can be found at page 4-8 of the Original TIF Plan and remain unchanged.
17. A plan for relocation assistance has been developed and can be found at page 5-2 and Attachment 6 of the Original TIF Plan.
18. A cost-benefit analysis showing the economic impact of the plan on each taxing district at least partially within the boundaries of the Area was submitted by PGAV Consulting

October 28, 2008 and revised April 10, 2014. The CBA is attached as Exhibit B. The CBA analysis shows (1) the impact on the economy if the project is not built, and is built, (2) a fiscal impact study on every affected political subdivision, and (3) whether the project as proposed is financially feasible.

19. The finding that the Original TIF Plan does not include the initial development or redevelopment of any gambling establishment can be found at page 5-2 of the Original TIF Plan and remains unchanged.

Cost-Benefit Analysis

Sedalia Midtown TIF Redevelopment Plan & Project

Prepared For:
The City of Sedalia, Missouri

Originally Submitted: October 28, 2008

REVISED April 10, 2014

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TECHNICAL MEMORANDUM

To: Sedalia, MO TIF Commission

Cc: City of Sedalia

Date: April 10, 2014

From: Andy Struckhoff

Re: Revised Sedalia Midtown TIF Cost/Benefit Analysis

Project Name: Sedalia Midtown TIF

Project No: 81116

I. INTRODUCTION

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

II. TAX REVENUE PROJECTION TABLES

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

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

- The Tax Increment Financing Revenue Projections in **Tables 4 and 5** detail the projection of tax revenues and the potential revenues.
- The Fiscal Impact Analysis tables for the Build Alternative in **Tables 11 and 12** illustrate the distribution of taxes to the affected taxing districts over the life of the Project.
- Tax revenue projections and the fiscal impact to the affected taxing districts are also provided in the No-Build Alternative section in **Tables 15 and 16**.

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

III. REVENUE ASSUMPTIONS

A CVS has been constructed within the Redevelopment Area. Assumptions with respect to the market and assessed valuations and taxable sales produced by the CVS are included in **Table 1**.

Base Equalized Assessed Value (EAV)

The certified base EAV is $4,737,500.

Tax Rates

Table 3 displays applicable 2013 property tax rates. The total rate applicable to tax increment financing is $5.1587/$100 of assessed value. The applicable tax rate for tax increment financing does not include the Merchant's and Manufacturer's Replacement tax (Commercial Surcharge) of $0.93/$100 of assessed valuation, or the State of Missouri's $0.030/$100 of assessed value for the Blind Pension Fund. Because future tax rates are unknown, and tax rates are subject to "rollback," the 2013 tax rate is used throughout these projections.

Growth in Market Value

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

IV. SALES TAXES (ECONOMIC ACTIVITY TAXES OR EATS)

Base Sales

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

Sales Taxes Applied

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

Local Sales Taxes Captured by TIF		
Countywide General Sales Tax	0.500%	133,926
County Road and Bridge	0.500%	133,926
City of Sedalia Sales Tax	1.000%	267,852
City Transportation Sales Tax	0.500%	133,926
City Miscellaneous Sales Tax (1)	0.250%	66,963
City Miscellaneous Sales Tax (2)	0.250%	66,963
City Local Parks Sales Tax	0.375%	100,444
Total Tax Rate for TIF	**3.375%**	**$904,000**

Sales Growth

Growth in retail sales volume has not kept pace with initial estimates, which estimates were for 4.00% average annual growth. The revised cost/benefit analysis projects average annual growth at a rate of 0.5%, which is closer to historical performance.

Utility Taxes

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

V. NO BUILD SCENARIO ASSUMPTIONS

The No Build Scenario assumes that conditions within the proposed Area remain substantially as they existed in the calendar year prior to the approval of tax increment financing within the Redevelopment Area. Sales are projected not to increase annually. Growth in market value is projected to increase three percent (3%) each assessment year.

VI. AVAILABILITY OF INCREMENTAL TAX REVENUES

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

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

into the Special Allocation Fund three to four months after the time they are generated.

VII. GENERAL ASSUMPTIONS AND CONDITIONS

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

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

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

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

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

VIII. FINANCIAL FEASIBILITY OF THE PROJECT

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

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

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

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

Build Alternative

Baseline Tables

Table 1	Redevelopment Project Concept
Table 2	Base Sales Taxes (2008)
Table 3	2013 Real Property Tax Rates per $100

Tax Revenue Projections Tables - Build Alternative

Table 4	Summary of Projected TIF Revenues (PILOTS)
Table 5	Summary of Projected TIF Revenues (EATS)
Table 6	Distribution of Projected New "Bottom Half" Economic Activity Tax Revenues (EATS Tax Revenues Not Captured During TIF) - Build Alternative
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Table 8	Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative
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Tax Revenue Projections Tables - No Build Alternative

Table 13	Distribution of Projected Real Property Tax Revenues
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Table 16	Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment)
Table 17	Summary of Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment)

Baseline Tables

Table 1
Redevelopment Project Concept
City of Sedalia Midtown TIF

Use	Size (sq.ft.)	Construction Year	Market Value per sq.ft.	Estimated Market Value	Estimated Assessed Value	Estimated Taxable Sales
CVS	13,000	2013	$ 76.92	$ 1,000,000	$ 320,000	$ 2,600,000

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

	Taxable Base Sales Volume	*$27,613,593*
Sales Taxes	**Tax Rate**	**Base Taxes ($)[2]**
Local Sales Taxes Captured by TIF		
Countywide General Sales Tax	0.500%	133,926
County Road and Bridge	0.500%	133,926
City of Sedalia Sales Tax	1.000%	267,852
City Transportation Sales Tax	0.500%	133,926
City Miscellaneous Sales Tax (1)	0.250%	66,963
City Miscellaneous Sales Tax (2)	0.250%	66,963
City Local Parks Sales Tax	0.375%	100,444
Total Tax Rate for TIF	**3.375%**	**$904,000**
State Sales Tax	**4.225%**	**$1,131,674**
Total Sales Tax Rate	**7.600%**	

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

Table 3

2013 Real Property Tax Rates per $100 [1]

City of Sedalia Midtown TIF

Taxing Jurisdiction	Rate
Sedalia School District	3.0084
City of Sedalia + Special Business District[2]	1.2322
State Fair Community College	0.4065
County Health Center	0.0893
County Road C-13	0.2866
Johnson Grass	0.0050
Sheltered Workshop	0.0904
County	0.0403
Total Tax Rate for TIF	**5.1587**
Property Tax Not Applicable for TIF	
Commercial Surcharge[3]	0.9300
State of Missouri[4]	0.0300
Total Tax Rate	**6.1187**

Source: Pettis County and the City of Sedalia.

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

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

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

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

Tax Revenue Projections Tables - Build Alternative

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

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars																
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Real Property Tax Revenues																		
Total Projected Assessed Value		5,970,560	6,149,677	6,149,677	6,334,167	6,334,167	6,524,192	6,524,192	6,719,918	6,719,918	6,921,515	6,921,515	7,129,161	7,129,161	7,343,036	7,343,036	7,563,327	7,563,327
Base Assessed Value		4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500
Incremental EAV		1,233,060	1,412,177	1,412,177	1,596,667	1,596,667	1,786,692	1,786,692	1,982,418	1,982,418	2,184,015	2,184,015	2,391,661	2,391,661	2,605,536	2,605,536	2,825,827	2,825,827
2013 Tax Rate		5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587	5.1587
Projected PILOTs		**63,600**	**72,800**	**72,800**	**82,400**	**82,400**	**92,200**	**92,200**	**102,300**	**102,300**	**112,700**	**112,700**	**123,400**	**123,400**	**134,400**	**134,400**	**145,800**	**145,800**
Projected EATs		**42,565**	**45,038**	**47,523**	**50,021**	**52,531**	**55,054**	**57,589**	**60,137**	**62,698**	**65,271**	**67,858**	**70,457**	**73,069**	**75,694**	**78,333**	**80,985**	**83,650**
Total Estimated TIF Revenues		**$ 106,165**	**$ 117,838**	**$ 120,323**	**$ 132,421**	**$ 134,931**	**$ 147,254**	**$ 149,789**	**$ 162,437**	**$ 164,998**	**$ 177,971**	**$ 180,558**	**$ 193,857**	**$ 196,469**	**$ 210,094**	**$ 212,733**	**$ 226,785**	**$ 229,450**

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

Table 5
Summary of Projected TIF Revenues (EATS) [1]
City of Sedalia Midtown TIF

Revenue Sources	Prog. Yr.	Projected Revenues by Year in Dollars																
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Projected Taxable Sales Volume		30,214,000	30,365,070	30,516,895	30,669,480	30,822,827	30,976,941	31,131,826	31,287,485	31,443,923	31,601,142	31,759,148	31,917,944	32,077,533	32,237,921	32,399,111	32,561,106	32,723,912
Projected Sales Tax Revenues																		
Countywide General Sales Tax	0.500%	146,538	147,271	148,007	148,747	149,491	150,238	150,989	151,744	152,503	153,266	154,032	154,802	155,576	156,354	157,136	157,921	158,711
City Capital Improvement Sales Tax	0.500%	146,538	147,271	148,007	148,747	149,491	150,238	150,989	151,744	152,503	153,266	154,032	154,802	155,576	156,354	157,136	157,921	158,711
City of Sedalia Sales Tax	1.000%	293,076	294,541	296,014	297,494	298,981	300,476	301,979	303,489	305,006	306,531	308,064	309,604	311,152	312,708	314,271	315,843	317,422
City Transportation Sales Tax	0.500%	146,538	147,271	148,007	148,747	149,491	150,238	150,989	151,744	152,503	153,266	154,032	154,802	155,576	156,354	157,136	157,921	158,711
City Miscellaneous Sales Tax (1)	0.250%	73,269	73,635	74,003	74,373	74,745	75,119	75,495	75,872	76,252	76,633	77,016	77,401	77,788	78,177	78,568	78,961	79,355
City Miscellaneous Sales Tax (2)	0.250%	73,269	73,635	74,003	74,373	74,745	75,119	75,495	75,872	76,252	76,633	77,016	77,401	77,788	78,177	78,568	78,961	79,355
City Local Parks Sales Tax	0.375%	109,903	110,453	111,005	111,560	112,118	112,679	113,242	113,808	114,377	114,949	115,524	116,102	116,682	117,265	117,852	118,441	119,033
Total Projected Sales Tax Revenues	3.375%	989,131	994,076	999,047	1,004,042	1,009,062	1,014,108	1,019,178	1,024,274	1,029,395	1,034,542	1,039,715	1,044,914	1,050,138	1,055,389	1,060,666	1,065,969	1,071,299
Base Sales Taxes																		
Countywide General Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City Capital Improvement Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City of Sedalia Sales Tax	1.000%	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852
City Transportation Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City Miscellaneous Sales Tax (1)	0.250%	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Miscellaneous Sales Tax (2)	0.250%	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Local Parks Sales Tax	0.375%	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444
Total Base Sales Taxes	3.375%	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000
Total Incremental Sales Taxes																		
Countywide General Sales Tax	0.500%	12,612	13,345	14,081	14,821	15,565	16,312	17,063	17,818	18,577	19,340	20,106	20,876	21,650	22,428	23,210	23,995	24,785
City Capital Improvement Sales Tax	0.500%	12,612	13,345	14,081	14,821	15,565	16,312	17,063	17,818	18,577	19,340	20,106	20,876	21,650	22,428	23,210	23,995	24,785
City of Sedalia Sales Tax	1.000%	25,224	26,689	28,162	29,642	31,130	32,624	34,127	35,637	37,154	38,679	40,212	41,752	43,300	44,856	46,420	47,991	49,570
City Transportation Sales Tax	0.500%	12,612	13,345	14,081	14,821	15,565	16,312	17,063	17,818	18,577	19,340	20,106	20,876	21,650	22,428	23,210	23,995	24,785
City Miscellaneous Sales Tax (1)	0.250%	6,306	6,672	7,041	7,411	7,782	8,156	8,532	8,909	9,289	9,670	10,053	10,438	10,825	11,214	11,605	11,998	12,393
City Miscellaneous Sales Tax (2)	0.250%	6,306	6,672	7,041	7,411	7,782	8,156	8,532	8,909	9,289	9,670	10,053	10,438	10,825	11,214	11,605	11,998	12,393
City Local Parks Sales Tax	0.375%	9,459	10,008	10,561	11,116	11,674	12,234	12,798	13,364	13,933	14,505	15,079	15,657	16,238	16,821	17,407	17,997	18,589
100% of Incremental Sales Taxes	3.375%	85,131	90,076	95,047	100,042	105,062	110,108	115,178	120,274	125,395	130,542	135,715	140,914	146,138	151,389	156,666	161,969	167,299
50% of Incremental Sales Taxes																		
Countywide General Sales Tax	0.500%	6,306	6,672	7,041	7,411	7,782	8,156	8,532	8,909	9,289	9,670	10,053	10,438	10,825	11,214	11,605	11,998	12,393
City Capital Improvement Sales Tax	0.500%	6,306	6,672	7,041	7,411	7,782	8,156	8,532	8,909	9,289	9,670	10,053	10,438	10,825	11,214	11,605	11,998	12,393
City of Sedalia Sales Tax	1.000%	12,612	13,345	14,081	14,821	15,565	16,312	17,063	17,818	18,577	19,340	20,106	20,876	21,650	22,428	23,210	23,995	24,785
City Transportation Sales Tax	0.500%	6,306	6,672	7,041	7,411	7,782	8,156	8,532	8,909	9,289	9,670	10,053	10,438	10,825	11,214	11,605	11,998	12,393
City Miscellaneous Sales Tax (1)	0.250%	3,153	3,336	3,520	3,705	3,891	4,078	4,266	4,455	4,644	4,835	5,026	5,219	5,413	5,607	5,802	5,999	6,196
City Miscellaneous Sales Tax (2)	0.250%	3,153	3,336	3,520	3,705	3,891	4,078	4,266	4,455	4,644	4,835	5,026	5,219	5,413	5,607	5,802	5,999	6,196
City Local Parks Sales Tax	0.375%	4,729	5,004	5,280	5,558	5,837	6,117	6,399	6,682	6,966	7,252	7,540	7,829	8,119	8,410	8,704	8,998	9,294
50% of Incremental Sales Taxes	**3.375%**	**42,565**	**45,038**	**47,523**	**50,021**	**52,531**	**55,054**	**57,589**	**60,137**	**62,698**	**65,271**	**67,858**	**70,457**	**73,069**	**75,694**	**78,333**	**80,985**	**83,650**

[1] Projected Sales Tax totals are shown after accounting for 1% Administration Fee and 2% Early Pay Discounts, as required by the Missouri Dept. of Revenue.

Table 6

Distribution of Projected New "Bottom Half" Economic Activity Tax Revenues (EATS Tax Revenues Not Captured During TIF) - Build Alternative [1,2]

City of Sedalia Midtown TIF

Sales Taxes	Projected Revenues by Program Year in Dollars																
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
New EATS Revenues																	
Countywide General Sales Tax	6,306	6,672	7,041	7,411	7,782	8,156	8,532	8,909	9,289	9,670	10,053	10,438	10,825	11,214	11,605	11,998	12,393
County Road and Bridge	6,306	6,672	7,041	7,411	7,782	8,156	8,532	8,909	9,289	9,670	10,053	10,438	10,825	11,214	11,605	11,998	12,393
City of Sedalia Sales Tax	12,612	13,345	14,081	14,821	15,565	16,312	17,063	17,818	18,577	19,340	20,106	20,876	21,650	22,428	23,210	23,995	24,785
City Transportation Sales Tax	6,306	6,672	7,041	7,411	7,782	8,156	8,532	8,909	9,289	9,670	10,053	10,438	10,825	11,214	11,605	11,998	12,393
City Miscellaneous Sales Tax (1)	3,153	3,336	3,520	3,705	3,891	4,078	4,266	4,455	4,644	4,835	5,026	5,219	5,413	5,607	5,802	5,999	6,196
City Miscellaneous Sales Tax (2)	3,153	3,336	3,520	3,705	3,891	4,078	4,266	4,455	4,644	4,835	5,026	5,219	5,413	5,607	5,802	5,999	6,196
City Local Parks Sales Tax	4,729	5,004	5,280	5,558	5,837	6,117	6,399	6,682	6,966	7,252	7,540	7,829	8,119	8,410	8,704	8,998	9,294
Total New EATS	**$42,565**	**$45,038**	**$47,523**	**$50,021**	**$52,531**	**$55,054**	**$57,589**	**$60,137**	**$62,698**	**$65,271**	**$67,858**	**$70,457**	**$73,069**	**$75,694**	**$78,333**	**$80,985**	**$83,650**

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

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

Table 7

Distribution of Projected New "Bottom Half" and Base EATS Tax Revenues (EATS Tax Revenues Not Captured During TIF) - Build Alternative[1,2]

City of Sedalia Midtown TIF

Sales Taxes	Projected Revenues by Program Year in Dollars																
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
New & Base EATS Revenues																	
Countywide General Sales Tax	140,232	140,598	140,966	141,336	141,708	142,082	142,458	142,835	143,214	143,596	143,979	144,364	144,751	145,140	145,531	145,924	146,318
County Road and Bridge	140,232	140,598	140,966	141,336	141,708	142,082	142,458	142,835	143,214	143,596	143,979	144,364	144,751	145,140	145,531	145,924	146,318
City of Sedalia Sales Tax	280,464	281,197	281,933	282,673	283,417	284,164	284,915	285,670	286,429	287,191	287,958	288,728	289,502	290,280	291,062	291,847	292,637
City Transportation Sales Tax	140,232	140,598	140,966	141,336	141,708	142,082	142,458	142,835	143,214	143,596	143,979	144,364	144,751	145,140	145,531	145,924	146,318
City Miscellaneous Sales Tax (1)	70,116	70,299	70,483	70,668	70,854	71,041	71,229	71,418	71,607	71,798	71,989	72,182	72,375	72,570	72,765	72,962	73,159
City Miscellaneous Sales Tax (2)	70,116	70,299	70,483	70,668	70,854	71,041	71,229	71,418	71,607	71,798	71,989	72,182	72,375	72,570	72,765	72,962	73,159
City Local Parks Sales Tax	105,174	105,449	105,725	106,002	106,281	106,562	106,843	107,126	107,411	107,697	107,984	108,273	108,563	108,855	109,148	109,443	109,739
Total New & Base EATS	**$946,565**	**$949,038**	**$951,523**	**$954,021**	**$956,531**	**$959,054**	**$961,589**	**$964,137**	**$966,698**	**$969,271**	**$971,858**	**$974,457**	**$977,069**	**$979,694**	**$982,333**	**$984,985**	**$987,650**

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

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

Table 8

Distribution of Real Property Tax Revenues from Base Equalized Assessed Value - Build Alternative

City of Sedalia Midtown TIF

			Projected Assessed Value by Year in Dollars																
			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
			7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
2008 Base Equalized Assessed Value (Normal Distribution)			4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500	4,737,500
			Projected Real Property Tax Revenues in Dollars																
Taxing Jurisdiction	**Tax Rate**	**% of Rate**																	
Sedalia School District	3.00840	58.32%	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523
City of Sedalia + Special Business District	1.23270	23.89%	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375
State Fair Community College	0.40650	7.88%	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258
County Health Center	0.08930	1.73%	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231
County Road C-13	0.28660	5.56%	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578
Johnson Grass	0.00500	0.10%	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237
Sheltered Workshop	0.09040	1.75%	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283
County	0.04030	0.78%	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909
Total Project Real Property Taxes	**5.1587**	**100.00%**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**	**$244,393**

Table 9
Distribution of Projected Average Annual Personal Property Taxes
From Redevelopment Project - Build Alternative [1]
City of Sedalia Midtown TIF

New Development	Size	Units	Avg. Annual PP Tax AV /Unit	Average Annual PP AV	Average Annual PP Tax Generated[2]
2010	60,000	SF	3.00	$180,000	$9,300
Totals				**$180,000**	**$9,300**

Taxing District	Tax Rate per $100 of AV	PP Tax Collected 2008	PP Tax Collected 2009	PP Tax Collected 2010+
Sedalia School District	3.0084	0	0	5,400
City of Sedalia + Special Business District	1.2322	0	0	2,200
State Fair Community College	0.4065	0	0	700
County Health Center	0.0893	0	0	200
County Road C-13	0.2866	0	0	500
Johnson Grass	0.0050	0	0	0
Sheltered Workshop	0.0904	0	0	200
County	0.0403	0	0	100
Total	**5.1587**	**$0**	**$0**	**$9,300**

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

[2] Differences in sums due to rounded totals.

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

Table 10

Distribution of Projected Commercial Surcharge - Build Alternative[1,2,3]

City of Sedalia Midtown TIF

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars																
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Projected Total Commercial Assessed Value After Redevelopment		5,970,560	5,970,560	5,970,560	5,970,560	5,970,560	5,970,560	5,677,032	5,842,193	5,842,193	6,017,459	6,017,459	6,197,983	6,197,983	6,383,922	6,383,922	6,575,440	6,575,440
Commercial Surcharge		55,526	55,526	55,526	55,526	55,526	55,526	52,750	54,332	54,332	55,962	55,962	57,641	57,641	59,370	59,370	61,152	61,152
Taxing Jurisdictions	**Factor[3]**																	
Sedalia School District	42.4105%	23,549	23,549	23,549	23,549	23,549	23,549	22,371	23,043	23,043	23,734	23,734	24,446	24,446	25,179	25,179	25,935	25,935
City of Sedalia	18.6830%	10,363	10,363	10,363	10,363	10,363	10,363	9,845	10,140	10,140	10,444	10,444	10,759	10,759	11,080	11,080	11,413	11,413
State Fair Community College	7.4373%	4,130	4,130	4,130	4,130	4,130	4,130	3,973	4,041	4,041	4,162	4,162	4,287	4,287	4,416	4,416	4,548	4,548
County Health Center	0.0026%	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2
County Road C-13	6.5272%	3,622	3,622	3,622	3,622	3,622	3,622	3,440	3,544	3,544	3,650	3,650	3,759	3,759	3,872	3,872	3,988	3,988
Johnson Grass	0.1897%	105	105	105	105	105	105	100	103	103	106	106	109	109	113	113	116	116
Sheltered Workshop	2.5154%	1,397	1,397	1,397	1,397	1,397	1,397	1,327	1,367	1,367	1,408	1,408	1,450	1,450	1,493	1,493	1,538	1,538
County	0.4020%	223	223	223	223	223	223	212	218	218	225	225	232	232	239	239	246	246
Total Commercial Surcharge Taxing Districts in Area	**78.14%**	**$43,390**	**$43,390**	**$43,390**	**$43,390**	**$43,390**	**$43,390**	**$41,220**	**$42,457**	**$42,457**	**$43,731**	**$43,731**	**$45,042**	**$45,042**	**$46,394**	**$46,394**	**$47,786**	**$47,786**
Total Commercial Surcharge to Other Taxing Districts	21.86%	$12,137	$12,137	$12,137	$12,137	$12,137	$12,137	$11,530	$11,876	$11,876	$12,232	$12,232	$12,599	$12,599	$12,977	$12,977	$13,366	$13,366

[1] These projections are based on assumptions and should be used only to provide an indication from the proposed project financial analysis perform.

[2] The commercial surcharge is levied against the taxable commercial property only, even in a mixed-use project.

[3] Based on information provided by Pettis County for distribution of commercial surcharge to all affected taxing districts.

Table 11
Fiscal Impact of New Redevelopment Project on Affected Taxing Districts (Base and Increment)
City of Sedalia Midtown TIF

Affected Taxing District	Projected Revenues by Program Year in Dollars																
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Sedalia School District																	
Real Estate Taxes	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523	142,523
Commercial Surcharge	23,549	23,549	23,549	23,549	23,549	23,549	22,371	23,043	23,043	23,734	23,734	24,446	24,446	25,179	25,179	25,935	25,935
Personal Property	0	0	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400
Total	**166,072**	**166,072**	**171,472**	**171,472**	**171,472**	**171,472**	**170,294**	**170,966**	**170,966**	**171,657**	**171,657**	**172,369**	**172,369**	**173,102**	**173,102**	**173,858**	**173,858**
City of Sedalia + SBD																	
Real Estate Taxes	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375	58,375
Commercial Surcharge	10,363	10,363	10,363	10,363	10,363	10,363	9,845	10,140	10,140	10,444	10,444	10,758	10,758	11,080	11,080	11,413	11,413
Personal Property	0	0	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200
City of Sedalia Sales Tax	280,464	281,197	281,933	282,673	283,417	284,164	284,915	285,670	286,429	287,191	287,958	288,728	289,502	290,280	291,062	291,847	292,637
City Transportation Sales Tax	140,232	140,598	140,966	141,336	141,708	142,082	142,458	142,835	143,214	143,596	143,979	144,364	144,751	145,140	145,531	145,924	146,318
City Local Parks Sales Tax	105,174	105,449	105,725	106,002	106,281	106,562	106,843	107,126	107,411	107,697	107,984	108,273	108,563	108,855	109,148	109,443	109,739
City Miscellaneous Sales Tax (1)	70,116	70,299	70,483	70,668	70,854	71,041	71,229	71,418	71,607	71,798	71,989	72,182	144,751	145,140	145,531	145,924	146,318
City Miscellaneous Sales Tax (2)	70,116	70,299	70,483	70,668	70,854	71,041	71,229	71,418	71,607	71,798	71,989	144,364	144,751	145,140	145,531	145,924	146,318
Total	**734,840**	**736,580**	**740,529**	**742,286**	**744,053**	**745,828**	**747,094**	**749,182**	**750,984**	**753,099**	**754,919**	**829,244**	**903,651**	**906,210**	**908,458**	**911,049**	**913,319**
State Fair Community College																	
Real Estate Taxes	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258	19,258
Commercial Surcharge	4,130	4,130	4,130	4,130	4,130	4,130	3,923	4,041	4,041	4,162	4,162	4,287	4,287	4,416	4,416	4,548	4,548
Personal Property	0	0	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700
Total	**23,388**	**23,388**	**24,088**	**24,088**	**24,088**	**24,088**	**23,881**	**23,999**	**23,999**	**24,120**	**24,120**	**24,245**	**24,245**	**24,373**	**24,373**	**24,506**	**24,506**
County Health Center																	
Real Estate Taxes	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231	4,231
Commercial Surcharge	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2
Personal Property	0	0	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total	**4,232**	**4,232**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**	**4,432**
Pettis County																	
Real Estate Taxes	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909	1,909
Commercial Surcharge	223	223	223	223	223	223	212	218	218	225	225	232	232	239	239	246	246
Personal Property	0	0	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Countywide General Sales Tax (0.5%)	140,232	140,598	140,966	141,336	141,708	142,082	142,458	142,835	143,214	143,596	143,979	144,364	144,751	145,140	145,531	145,924	146,318
County Road & Bridge Sales Tax (0.5%)	140,232	140,598	140,966	141,336	141,708	142,082	142,458	142,835	143,214	143,596	143,979	144,364	144,751	145,140	145,531	145,924	146,318
Total	**282,596**	**283,329**	**284,165**	**284,905**	**285,649**	**286,397**	**287,137**	**287,898**	**288,657**	**289,426**	**290,192**	**290,969**	**291,743**	**292,528**	**293,309**	**294,102**	**294,892**
Pettis County - County Road C-13																	
Real Estate Taxes	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578	13,578
Commercial Surcharge	3,622	3,622	3,622	3,622	3,622	3,622	3,440	3,544	3,544	3,650	3,650	3,759	3,759	3,872	3,872	3,988	3,988
Personal Property	0	0	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Total	**17,199**	**17,199**	**17,699**	**17,699**	**17,699**	**17,699**	**17,518**	**17,621**	**17,621**	**17,728**	**17,728**	**17,837**	**17,837**	**17,950**	**17,950**	**18,066**	**18,066**
Pettis County - Sheltered Workshop																	
Real Estate Taxes	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283	4,283
Commercial Surcharge	1,397	1,397	1,397	1,397	1,397	1,397	1,327	1,367	1,367	1,408	1,408	1,450	1,450	1,493	1,493	1,538	1,538
Personal Property	0	0	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Total	**5,679**	**5,679**	**5,879**	**5,879**	**5,879**	**5,879**	**5,810**	**5,849**	**5,849**	**5,890**	**5,890**	**5,933**	**5,933**	**5,976**	**5,976**	**6,021**	**6,021**
Johnson Grass																	
Real Estate Taxes	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237
Commercial Surcharge	105	105	105	105	105	105	100	103	103	106	106	109	109	113	113	116	116
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**342**	**342**	**342**	**342**	**342**	**342**	**337**	**340**	**340**	**343**	**343**	**346**	**346**	**350**	**350**	**353**	**353**

Table 12
Summary of Fiscal Impact of Redevelopment Project on Affected Taxing Districts (Base and Increment)
City of Sedalia Midtown TIF

Affected Taxing District	Projected Revenues by Program Year in Dollars																
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Sedalia School District	166,072	166,072	171,477	171,472	171,472	171,472	170,294	170,966	170,966	171,657	171,657	172,369	172,369	173,102	173,102	173,858	173,858
City of Sedalia - Special Business District	734,840	736,580	740,529	742,286	744,053	745,828	747,094	749,182	750,984	753,099	754,919	829,244	903,651	906,210	908,458	911,049	913,319
State Fair Community College	23,388	23,388	24,088	24,088	24,088	24,088	23,881	23,999	23,999	24,120	24,120	24,245	24,245	24,373	24,373	24,506	24,506
County Health Center	4,232	4,232	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,437	4,432	4,437	4,432	4,437	4,437	4,437	4,437
County Road C-13	17,199	17,199	17,699	17,699	17,699	17,699	17,518	17,621	17,621	17,728	17,728	17,837	17,837	17,950	17,950	18,066	18,066
Johnson Grass	342	342	342	342	342	342	337	340	340	343	343	346	346	350	350	353	353
Sheltered Workshop	5,679	5,679	5,879	5,879	5,879	5,879	5,810	5,849	5,849	5,890	5,890	5,933	5,933	5,976	5,976	6,021	6,021
County	282,596	283,329	284,165	284,905	285,649	286,397	287,137	287,898	288,657	289,426	290,197	290,969	291,743	292,528	293,309	294,107	294,892
Total	1,234,349	1,236,821	1,248,607	1,251,104	1,253,614	1,256,137	1,256,503	1,260,287	1,262,848	1,266,695	1,269,281	1,345,375	1,420,556	1,424,921	1,427,951	1,432,387	1,435,447

Tax Revenue Projections Tables - No Build Alternative

Table 13

Distribution of Projected Real Property Tax Revenues - No Build Alternative

City of Sedalia Midtown TIF

			Projected Assessed Value by Year in Dollars																
			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
			7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Projected Assessed Value		5,346,098	5,506,481	5,506,481	5,671,675	5,671,675	5,841,826	5,841,826	6,017,080	6,017,080	6,197,593	6,197,593	6,383,521	6,383,521	6,575,026	6,575,026	6,772,277	6,772,277
			Projected Real Property Tax Revenues in Dollars																
Taxing Jurisdiction	**Tax Rate**	**% of Rate**																	
Sedalia School District	3.0054	58.32%	160,800	165,700	165,700	170,600	170,600	175,700	175,700	181,000	181,000	186,400	186,400	192,000	192,000	197,800	197,800	203,700	203,700
City of Sedalia + Special Business District	1.2322	23.89%	65,900	67,900	67,900	69,900	69,900	72,000	72,000	74,100	74,100	76,400	76,400	78,700	78,700	81,000	81,000	83,400	83,400
State Fair Community College	0.4065	7.88%	21,700	22,400	22,400	23,100	23,100	23,700	23,700	24,500	24,500	25,200	25,200	25,900	25,900	26,700	26,700	27,500	27,500
County Health Center	0.0893	1.73%	4,800	4,900	4,900	5,100	5,100	5,200	5,200	5,400	5,400	5,500	5,500	5,700	5,700	5,900	5,900	6,000	6,000
County Road C-13	0.2866	5.56%	15,300	15,800	15,800	16,300	16,300	16,700	16,700	17,200	17,200	17,800	17,800	18,300	18,300	18,800	18,800	19,400	19,400
Johnson Grass	0.005	0.10%	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Sheltered Workshop	0.0904	1.75%	4,800	5,000	5,000	5,100	5,100	5,300	5,300	5,400	5,400	5,600	5,600	5,800	5,800	5,900	5,900	6,100	6,100
County	0.0403	0.78%	2,200	2,200	2,200	2,300	2,300	2,400	2,400	2,400	2,400	2,500	2,500	2,600	2,600	2,600	2,600	2,700	2,700
Total Project Real Property Taxes	**$5.1587**	**100.00%**	**$273,600**	**$282,000**	**$282,000**	**$290,400**	**$290,400**	**$298,900**	**$298,900**	**$307,900**	**$307,900**	**$317,200**	**$317,200**	**$329,300**	**$329,300**	**$339,000**	**$339,000**	**$349,100**	**$349,100**

Table 14

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

City of Sedalia Midtown TIF

Assessed Value and Taxing Jurisdiction Percentages		Projected Revenues by Year in Dollars																
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		7	8	9	10	11	12	13	14	15	16	17	12	13	14	15	16	17
Projected Total Assessed Value		5,078,793	5,231,157	5,231,157	5,388,092	5,388,092	5,549,734	5,549,734	5,716,226	5,716,226	5,887,713	5,887,713	6,064,345	6,064,345	6,246,275	6,246,275	6,433,663	6,433,663
Commercial Surcharge		47,233	48,650	48,650	50,109	50,109	51,613	51,613	53,161	53,161	54,756	54,756	56,398	56,398	58,090	58,090	59,833	59,833
Taxing Jurisdictions	**Percent Factor[3]**																	
Sedalia School District	0.4241	20,037	20,633	20,633	21,252	21,252	21,889	21,889	22,546	22,546	23,222	23,222	23,919	23,919	24,636	24,636	25,376	25,376
City of Sedalia	0.1866	8,815	9,080	9,080	9,352	9,352	9,632	9,632	9,921	9,921	10,219	10,219	10,526	10,526	10,841	10,841	11,167	11,167
State Fair Community College	0.0744	3,513	3,618	3,618	3,727	3,727	3,839	3,839	3,954	3,954	4,072	4,072	4,195	4,195	4,320	4,320	4,450	4,450
County Health Center	0.0000	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2
County Road C-13	0.0652	3,081	3,173	3,173	3,269	3,268	3,366	3,366	3,467	3,467	3,571	3,571	3,678	3,678	3,789	3,789	3,902	3,902
Johnson Grass	0.0019	90	92	92	95	95	98	98	101	101	104	104	107	107	110	110	114	114
Sheltered Workshop	0.0252	1,189	1,224	1,224	1,260	1,260	1,298	1,298	1,337	1,337	1,377	1,377	1,419	1,419	1,461	1,461	1,505	1,505
County	0.0040	190	196	196	201	201	207	207	214	214	220	220	227	227	234	234	241	241
Total Commercial Surcharge Taxing Districts in Area	**0.7814**	**36,909**	**38,016**	**38,016**	**39,157**	**39,157**	**40,331**	**40,331**	**41,541**	**41,541**	**42,788**	**42,788**	**44,071**	**44,071**	**45,393**	**45,393**	**46,755**	**46,755**
Total Commercial Surcharge to Other Taxing Districts (State)	0.2186	10,324	10,634	10,634	10,953	10,953	11,281	11,281	11,620	11,620	11,968	11,968	12,327	12,327	12,697	12,697	13,078	13,078

[1] These projections are based on a series of assumptions and should be used only to provide an indication of how the proposed project could impact taxing jurisdictions.

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

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

Table 15
Distribution of Projected Sales Taxes - No Build Alternative
City of Sedalia Midtown TIF

Revenue Sources		Projected Revenues by Year in Dollars																
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
		7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Projected Taxable Sales		27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593	27,613,593
Projected Sales Taxes for Normal Distribution																		
Countywide General Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
County Road and Bridge	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City of Sedalia Sales Tax	1.000%	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852
City Transportation Sales Tax	0.500%	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City Miscellaneous Sales Tax (1)	0.250%	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Miscellaneous Sales Tax (2)	0.250%	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Local Parks Sales Tax	0.375%	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444
Total Future Sales Tax Revenues		904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000	904,000

Table 16
Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment)
City of Sedalia Midtown TIF

Affected Taxing District	Projected Revenues by Program Year in Dollars																
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Sedalia School District																	
Real Estate Taxes	160,800	165,700	165,700	170,600	170,600	175,700	175,700	181,000	181,000	186,400	186,400	192,000	192,000	197,800	197,800	203,700	203,700
Commercial Surcharge	20,032	20,633	20,633	21,252	21,252	21,889	21,889	22,546	22,546	23,222	23,222	10,526	10,526	10,841	10,841	11,167	11,167
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**180,832**	**186,333**	**186,333**	**191,852**	**191,852**	**197,589**	**197,589**	**203,546**	**203,546**	**209,622**	**209,622**	**202,526**	**202,526**	**208,641**	**208,641**	**214,867**	**214,867**
City of Sedalia + SBD																	
Real Estate Taxes	65,900	67,900	67,900	69,900	69,900	72,000	72,000	74,100	74,100	76,400	76,400	78,700	78,700	81,000	81,000	83,400	83,400
Commercial Surcharge	8,815	9,080	9,080	9,352	9,352	9,632	9,632	9,921	9,921	10,219	10,219	10,526	10,526	10,841	10,841	11,167	11,167
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Sedalia Sales Tax	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852	267,852
City Transportation Sales Tax	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
City Local Parks Sales Tax	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444	100,444
City Miscellaneous Sales Tax (1)	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
City Miscellaneous Sales Tax (2)	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963	66,963
Total	**710,863**	**713,128**	**713,128**	**715,400**	**715,400**	**717,781**	**717,781**	**720,170**	**720,170**	**722,767**	**722,767**	**725,374**	**725,374**	**727,990**	**727,990**	**730,715**	**730,715**
State Fair Community College																	
Real Estate Taxes	21,700	22,400	22,400	23,100	23,100	23,700	23,700	24,500	24,500	25,200	25,200	25,900	25,900	26,700	26,700	27,500	27,500
Commercial Surcharge	3,513	3,618	3,618	3,727	3,727	3,839	3,839	3,954	3,954	4,072	4,072	4,195	4,195	4,320	4,320	4,450	4,450
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**25,213**	**26,018**	**26,018**	**26,827**	**26,827**	**27,539**	**27,539**	**28,454**	**28,454**	**29,272**	**29,272**	**30,095**	**30,095**	**31,020**	**31,020**	**31,950**	**31,950**
County Health Center																	
Real Estate Taxes	4,800	4,900	4,900	5,100	5,100	5,200	5,200	5,400	5,400	5,500	5,500	5,700	5,700	5,900	5,900	6,000	6,000
Commercial Surcharge	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**4,801**	**4,901**	**4,901**	**5,101**	**5,101**	**5,201**	**5,201**	**5,401**	**5,401**	**5,501**	**5,501**	**5,700**	**5,700**	**5,900**	**5,900**	**6,000**	**6,000**
Pettis County																	
Real Estate Taxes	2,200	2,200	2,200	2,300	2,300	2,400	2,400	2,400	2,400	2,500	2,500	2,600	2,600	2,600	2,600	2,700	2,700
Commercial Surcharge	190	196	196	201	201	207	207	214	214	220	220	227	227	234	234	241	241
Personal Property	0	1	2	3	4	5	6	7	8	9	10	0	0	0	0	0	0
Countywide General Sales Tax (0.5%)	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
County Road & Bridge Sales Tax (0.5%)	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926	133,926
Total	**270,242**	**270,248**	**270,249**	**270,356**	**270,357**	**270,464**	**270,465**	**270,473**	**270,474**	**270,581**	**270,582**	**270,679**	**270,679**	**270,685**	**270,685**	**270,792**	**270,792**
Pettis County - County Road C-13																	
Real Estate Taxes	15,300	15,800	15,800	16,300	16,300	16,700	16,700	17,200	17,200	17,800	17,800	18,300	18,300	18,800	18,800	19,400	19,400
Commercial Surcharge	3,081	3,173	3,173	3,268	3,268	3,366	3,366	3,467	3,467	3,571	3,571	3,678	3,678	3,789	3,789	3,902	3,902
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**18,381**	**18,973**	**18,973**	**19,568**	**19,568**	**20,066**	**20,066**	**20,667**	**20,667**	**21,371**	**21,371**	**21,978**	**21,978**	**22,589**	**22,589**	**23,302**	**23,302**
Pettis County - Sheltered Workshop																	
Real Estate Taxes	4,800	5,000	5,000	5,100	5,100	5,300	5,300	5,400	5,400	5,600	5,600	5,800	5,800	5,900	5,900	6,100	6,100
Commercial Surcharge	1,188	1,224	1,224	1,260	1,260	1,298	1,298	1,337	1,337	1,377	1,377	1,419	1,419	1,461	1,461	1,505	1,505
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**5,988**	**6,224**	**6,224**	**6,360**	**6,360**	**6,598**	**6,598**	**6,737**	**6,737**	**6,977**	**6,977**	**7,219**	**7,219**	**7,361**	**7,361**	**7,605**	**7,605**
Johnson Grass																	
Real Estate Taxes	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
Commercial Surcharge	90	92	92	95	95	98	98	101	101	104	104	107	107	110	110	114	114
Personal Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**390**	**392**	**392**	**395**	**395**	**398**	**398**	**401**	**401**	**404**	**404**	**407**	**407**	**410**	**410**	**414**	**414**

Table 17
Summary of Fiscal Impact of No Build Alternative on Affected Taxing Districts (Base and Increment
City of Sedalia Midtown TIF

Affected Taxing District	Projected Revenues by Program Year in Dollars																
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Sedalia School District	180,832	186,333	186,333	191,852	191,852	197,589	197,589	203,546	203,546	209,622	209,622	202,526	202,526	208,641	208,641	214,867	214,867
City of Sedalia + Special Business District	710,863	713,128	713,128	715,400	715,400	717,781	717,781	720,170	720,170	722,767	722,767	725,374	725,374	727,990	727,990	730,715	730,715
State Fair Community College	25,213	26,018	26,018	26,827	26,827	27,539	27,539	28,454	28,454	29,272	29,272	30,095	30,095	31,020	31,020	31,950	31,950
County Health Center	4,801	4,901	4,901	5,101	5,101	5,201	5,201	5,401	5,401	5,501	5,501	5,700	5,700	5,900	5,900	6,000	6,000
County Road C 13	270,242	270,248	270,249	270,356	270,357	270,464	270,465	270,473	270,474	270,581	270,582	270,679	270,679	270,685	270,685	270,792	270,792
Johnson Grass	390	392	392	395	395	398	398	401	401	404	404	407	407	410	410	414	414
Sheltered Workshop	5,988	6,224	6,224	6,360	6,360	6,598	6,598	6,737	6,737	6,977	6,977	7,219	7,219	7,361	7,361	7,605	7,605
County	270,242	270,248	270,249	270,356	270,357	270,464	270,465	270,473	270,474	270,581	270,582	270,679	270,679	270,685	270,685	270,792	270,792
Total	**1,468,570**	**1,477,493**	**1,477,495**	**1,486,648**	**1,486,650**	**1,496,034**	**1,496,036**	**1,505,654**	**1,505,656**	**1,515,706**	**1,515,708**	**1,512,677**	**1,512,677**	**1,522,693**	**1,522,693**	**1,533,135**	**1,533,135**

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November 25, 2014

John Simmons
Community Development Director
City of Sedalia
200 South Osage
Sedalia, Missouri 65301

Re: Sedalia Midtown TIF Redevelopment Plan

In accordance with the City of Sedalia's preparation of an amendment to the Sedalia Midtown TIF Redevelopment Plan (the "Original Redevelopment Plan"), PGAV staff toured the Sedalia Midtown TIF Redevelopment Area on November 21, 2014. Upon reviewing the results of this reconnaissance, PGAV staff have made a determination that the area substantially bears the characteristics that supported the area's qualification as a "conservation area," as such term is defined in the TIF Act, which conditions are described in the Original Redevelopment Plan. As such, the area meets the requirements for designation as a "conservation area."

Sincerely,

Andrew L.F. Strickhoff
Associate Director, PGAV Planners

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314-231-7318

City of Sedalia

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STAFF AND CONSULTANT'S REPORT TO THE CITY COUNCIL

DATE: JANUARY 5, 2015

TO: CITY COUNCIL, CITY OF SEDALIA, MISSOURI

FROM: CITY STAFF AND CONSULTANTS (LAUBER MUNICIPAL LAW, LLC)

RE: PROPOSED AMENDMENT TO SEDALIA MIDTOWN TAX INCREMENT FINANCING ("**TIF**") REDEVELOPMENT PLAN & PROJECT

Project Name: Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project Amendment

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

BRIEF OVERVIEW

The proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project deals with shifting priorities to identified areas of greater need including the addition of renovations to the Sedalia Trust Building, State Fair Community College McLaughlin Building, and demolition of the Broadway Arms Building, and modifying projects costs and funding based upon revised 2014 tax revenue projections.

BACKGROUND

On October 28, 2008, the Tax Increment Financing Commission of the City of Sedalia, Missouri (the "**TIF Commission**") held a public hearing and voted to recommend approval of the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project (the "**Original TIF Plan**") to the City Council. On November 17, 2008, the City Council passed an ordinance approving the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project. The Original TIF Plan contemplated two separate redevelopment projects within the designated redevelopment area:

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

To date, Project 1 has been 65% completed, but Project 2 has not been initiated. In April 2014, the TIF Commission met to discuss the status of the Projects as well as a need to shift priorities regarding redevelopment of midtown Sedalia. This precipitated the proposed Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project ("**Amended TIF Plan**") before you now.

SUMMARY OF THE AMENDMENT

The proposed Amended TIF Plan identifies three new projects and shifts funding to accommodate the new priorities identified by the TIF Commission earlier this year. Additionally, a decrease in TIF revenue projections since 2008 requires modification to funding from this revenue source. The modifications to the Original TIF Plan are substantial enough to warrant a formal amendment according to TIF Act procedures.

Project Amendments

The first change is the addition of the redevelopment of the State Fair Community College McLaughlin Building as a project component. This component of the amendment will allow TIF revenues to be used to assist State Fair Community College in transforming the State Fair Community College McLaughlin building into an adult education center to hold learning force classes, community education classes, business and outreach classes, and lifelong learning classes, thus addressing the need for increased educational services in addition to providing revitalization of a historic building in midtown Sedalia.

The second change is the stabilization and structural repair of the Sedalia Trust Building. The Sedalia Trust Building is an iconic building listed on the National Register of Historic Places and is considered by the Missouri Department of Nature Resources State Historic Preservation Office ("**SHPO**") to be the most outstanding example of Romanesque-Chateauesque Revival architecture in out-state Missouri. The Sedalia Trust Building requires immediate attention to avoid demolition.

The third change is the demolition of the Broadway Arms Building located on U.S. Highway 50. The Broadway Arms was built in the 1920s and was formerly an apartment building. It has been abandoned for over 15 years and is considered a dangerous building and significant hindrance to redevelopment of the block. Demolition has previously been considered cost prohibitive due to the presence of asbestos and the costs of remediation.

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

Financing Amendments

The fourth change is the reduction of funding for the Streetscape Improvement program from a total estimate of $6,400,000 to a total estimate of $6,300,000.

The fifth change is the addition of funding for professional fees in the amount of $50,000 to cover the costs of the initial approval and the amendment of the Original TIF Plan, as well as the ongoing costs of administration of the Amended TIF Plan. A comparison of the costs in the Original TIF Plan to the Amended TIF Plan follows:

Estimated Redevelopment Plan & Project Costs

	ORIGINAL TIF PLAN	AMENDED TIF PLAN
Streetscape Enhancement Program (All Phases)	$6,400,000.00	$6,300,000.00
Community Center	$20,240,000.00	$20,240,000.00
Sedalia Trust Building		$1,500,000.00
State Fair Community College McLaughlin Building		$2,000,000.00
Broadway Arms Demolition		$125,000.00
Professional Fees		$50,000.00
TOTAL	$26,640,000.00	$30,215,000.00

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

	ORIGINAL TIF PLAN	AMENDED TIF PLAN
Streetscape Enhancement Program (All Phases)	$5,000,000.00	$700,000.00
Community Center	$1,500,000.00	$400,000.00
Sedalia Trust Building		$150,000.00
State Fair Community College McLaughlin Building		$1,200,000.00
Broadway Arms Demolition		$100,000.00
Professional Fees		$50,000.00
TOTAL	$6,500,000.00	$2,600,000.00

Anticipated Redevelopment Plan & Project Implementation

Costs To be Privately Financed

	ORIGINAL TIF PLAN	AMENDED TIF PLAN
Streetscape Enhancement Program (All Phases)	$1,400,000.00	$5,600,000.00
Community Center	$18,740,000.00	$19,840,000.00
Sedalia Trust Building		$1,350,000.00
State Fair Community College McLaughlin Building		$800,000.00
Broadway Arms Demolition		$25,000.00
Professional Fees		
TOTAL	$20,140,000.00	$27,615,000.00

Review Process of the Proposed Amended TIF Plan

The process for amending a TIF Plan after it has been approved by ordinance is established by Section 99.825.1, RSMo. That section requires proposed changes that 1) alter the exterior boundaries of a redevelopment plan area or redevelopment project area; 2) affect the general land uses set forth in the original plan; or 3) change the nature of a redevelopment project to be presented to the TIF Commission for approval in the same manner as was the original plan. The City communicated with the City staff and consultants of the need of a proposed change in April 2014.

In anticipation of the proposed Amended TIF Plan, the City, on behalf of the TIF Commission, mailed the statutorily required 45 day notice of the TIF Commission public hearing to the affected taxing jurisdictions. Statutorily required notices were published in the *Sedalia Democrat* and were sent via certified U.S. mail to the affected property owners.

The TIF Commission met at 12:00 p.m. at the Sedalia City Hall on December 3, 2014 to open the public hearing for the proposed Amended TIF Plan. The City filed the Amended TIF Plan with the City Clerk on November 19, 2014. The City's staff and consultants have reviewed the proposed plans, as revised, and determined each to be consistent with the TIF Act and applicable City policies and requirements.

As part of City staff's due diligence in reviewing the proposed Amended TIF Plan, the City engaged Lauber Municipal Law, LLC, the City's special economic development counsel, to advise the City regarding the substantive and procedure issues related to the Amended TIF Plan and approval process.

The City had previously hired PGAV Consulting to prepare the Conservation Area study of the proposed Redevelopment Area for the City. This Conservation Area study has not changed since the adoption of the Original TIF Plan as confirmed by PGAV Consulting in a letter dated

November 25, 2014. The conservation area conditions in the Redevelopment Area have not been remediated completely at this time, and all remediation that has taken placed was done through the implementation of the Original TIF Plan.

The statutory requirements for a redevelopment plan are set forth in Section 99.810, RSMo, and are summarized below with a cross reference to the Original TIF Plan and/or Amended TIF Plan for confirmation of compliance.

1. A general description of the program to be undertaken can be found at Section 4 of the Original TIF Plan beginning at page 4-1; and Section I. A, I. C, and I. D of the Amended TIF Plan.
2. Estimated redevelopment project costs can be found at page 4-3, Table 4-1 of the Original TIF Plan and Section II. B of the Amended TIF Plan.
3. Anticipated sources of funds to pay the costs can be found at page 4-4 and 4-5, Table 4-2 and Table 4-3 of the Original TIF Plan and Section II. B of the Amended TIF Plan.
4. Evidence of the commitments to finance the project costs can be found at page 4-6 and Attachment 4 of the Original TIF Plan and remain unchanged. A letter from City Administrator, Gary L. Edwards, can be found at Exhibit D of the Amended TIF Plan and reconfirms the Original TIF Plan commitments.
5. Anticipated type and term of the sources of funds to pay costs can be found at page 4-4 in the Original TIF Plan and remain unchanged.
6. Anticipated type and terms of the obligations to be issued can be found at page 4-6 of the Original TIF Plan and remain unchanged.
7. Most recent equalized assessed valuation of the property can be found at page 4-7 of the Original TIF Plan and remains unchanged because the TIF project has already been activated.
8. Estimate as to the equalized assessed valuation after redevelopment can be found at page 4-7 of the Original TIF Plan and in Table 4 of the revised CBA at Exhibit C of the Amended TIF Plan. The revised CBA indicates a slight increase to $7.56 million dollars from $7.3 million dollars.
9. General land uses to apply in the redevelopment area can be found at page 4-2 of the Original TIF Plan and remain unchanged.
10. The Redevelopment Plan conforms to the comprehensive plan for the development of the municipality as a whole. The findings can be found at page 5-1 and 5-2 of the Original TIF Plan and remain unchanged.
11. The Area as a whole is a conservation area. PGAV findings begin at page 5-1 of the Original TIF Plan and remain unchanged.
12. The Area has not been subject to growth and development through investment by private enterprise. Findings can be found at page 3-7, 3-8, and 5-1 of the Original TIF Plan and remain unchanged.
13. The Area would not reasonably be anticipated to be developed without the adoption of tax increment financing. Findings can be found at page 5-1 of the Original TIF Plan and remain unchanged.

14. Detailed descriptions of the factors that qualify the Area can be found at Section 3 of the Original TIF Plan beginning at page 3-1 and remain unchanged.
15. Affidavit signed by the developer can be found at Attachment 4 of the Original TIF Plan and remains unchanged.
16. The estimated dates for completion can be found at page 4-8 of the Original TIF Plan and remain unchanged.
17. A plan for relocation assistance has been developed and can be found at page 5-2 and Attachment 6 of the Original TIF Plan.
18. A cost-benefit analysis showing the economic impact of the plan on each taxing district at least partially within the boundaries of the Area was submitted by PGAV Consulting October 28, 2008 and revised April 10, 2014. The CBA is attached as Exhibit B. The CBA analysis shows (1) the impact on the economy if the project is not built, and is built, (2) a fiscal impact study on every affected political subdivision, and (3) whether the project as proposed is financially feasible.
19. The finding that the Original TIF Plan does not include the initial development or redevelopment of any gambling establishment can be found at page 5-2 of the Original TIF Plan and remains unchanged.

The TIF Commission must hold a public hearing at which it will hear and consider all protests, objections, comments and other evidence presented. The TIF Commission must vote on the proposed Amended TIF Plan within thirty (30) days following completion of the hearing. The TIF Commission must also make recommendations to the governing body within ninety (90) days of the close of the public hearing concerning the adoption of Amended TIF Plan and the related redevelopment projects therein.

At its December 3, 2014 meeting, the TIF Commission held and closed a public hearing regarding the proposed Amended TIF Plan. After the hearing closed, the TIF Commission considered and unanimously approved a resolution by which the Commission recommended that the City Council reaffirm its findings related to the Original TIF Plan, approve the Amended TIF Plan, and adopt ordinances at the appropriate time to initiate tax increment financing within the redevelopment area. The information considered as a basis for the Commission's recommendations has not changed since the TIF Commission adopted its resolution. Thus, the City Council may rely on this information in reaffirming its findings related to the Original TIF Plan and the Amended TIF Plan.

CITY STAFF AND CONSULTANT'S RECOMMENDATION

The City's staff and consultants have prepared and reviewed the proposed Amended TIF Plan. In conducting a thorough review of the proposed Amended TIF Plan and its component redevelopment projects and revised finance information, City staff along with the assistance of its legal consultants, concludes that the proposed Amended TIF Plan generally provides sufficient information to demonstrate that the statutorily required findings have been met and that the TIF Commission was provided information that provided it with a sufficient basis to recommend to the City Council that the proposed Amended TIF Plan and associated redevelopment projects and revised finance information may be approved. The TIF Commission unanimously recommended by virtue of Resolution 2014-01 that the City Council of the City of Sedalia should:

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

2. Approve the Amended TIF Plan by ordinance.

The City's staff and consultants concur with the TIF Commission's recommendations and also recommend that the City Council take the actions set forth in the TIF Commission's Resolution.

City of Sedalia

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STAFF AND CONSULTANT'S REPORT TO TIF COMMISSION

DATE: NOVEMBER 19, 2014

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

Project Name: Sedalia Midtown Tax Increment Financing Redevelopment Plan Amendment

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

BRIEF OVERVIEW

The proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan deals shifting priorities to identified areas of greater need including the addition of renovations to the Sedalia Trust Building, State Fair Community College McLaughlin Building, and demolition of the Broadway Arms Building, and modifying projects costs and funding based upon revised 2014 tax revenue projections.

BACKGROUND

On October 28, 2008, the Tax Increment Financing ("**TIF**") Commission of the City of Sedalia, Missouri (the "**TIF Commission**") held a public hearing and voted to recommend approval of the Sedalia Midtown Tax Increment Financing Redevelopment Plan (the "**Original Plan**") to the Board of Aldermen. On November 17, 2008, the Board of Aldermen passed an ordinance approving the Sedalia Midtown Tax Increment Financing Redevelopment Plan. The Original Plan contemplated two separate redevelopment projects within the designated redevelopment area:

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

To date, Project 1 has been 65% completed, but Project 2 has not been initiated. In April 2014, the TIF Commission met to discuss the status of the Projects as well as a need to shift priorities regarding redevelopment of midtown Sedalia. This precipitated the proposed

Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan ("**Amended Plan**") before you now.

SUMMARY OF THE AMENDMENT

The proposed Amended Plan identifies three new projects and shifts funding to accommodate the new priorities identified by the TIF Commission earlier this year. Additionally, a decrease in TIF revenue projections since 2008 requires modification to funding from this revenue source. The modifications to the Original Plan are substantial enough to warrant a formal amendment according to TIF Act procedures.

Project Amendments

The first change is the addition of the redevelopment of the State Fair Community College McLaughlin Building as a project component. This component of the amendment will allow TIF revenues to be used to assist State Fair Community College in transforming the State Fair Community College McLaughlin building into an adult education center to hold learning force classes, community education classes, business and outreach classes, and lifelong learning classes, thus addressing the need for increased educational services in addition to providing revitalization of a historic building in midtown Sedalia.

The second change is the stabilization and structural repair of the Sedalia Trust Building. The Sedalia Trust Building is an iconic building listed on the National Register of Historic Places and is considered by the Missouri Department of Nature Resources State Historic Preservation Office ("**SHPO**") to be the most outstanding example of Romanesque-Chateauesque Revival architecture in out-state Missouri. The Sedalia Trust Building requires immediate attention to avoid demolition.

The third change is the demolition of the Broadway Arms Building located on U.S. Highway 50. The Broadway Arms was built in the 1920s and was formerly an apartment building. It has been abandoned for over 15 years and is considered a dangerous building and significant hindrance to redevelopment of the block. Demolition has previously been considered cost prohibitive due to the presence of asbestos and the costs of remediation.

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

Financing Amendments

The fourth change is the reduction of funding for the Streetscape Improvement program from a total estimate of $6,400,000 to a total estimate of $6,300,000.

The fifth change is the addition of funding for professional fees in the amount of $50,000 to cover the costs of the initial approval and the amendment of the Original Plan, as well as the ongoing costs of administration of the Amended Plan. A comparison of the costs in the Original Plan to the Amended Plan follows:

Estimated Redevelopment Plan & Project Costs

	ORIGINAL TIF PLAN	AMENDMENT
Streetscape Enhancement Program (All Phases)	$6,400,000.00	$6,300,000.00
Community Center	$20,240,000.00	$20,240,000.00
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State Fair Community College McLaughlin Building		$2,000,000.00
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Professional Fees		$50,000.00
TOTAL	$26,640,000.00	$30,215,000.00

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

	ORIGINAL TIF PLAN	AMENDMENT
Streetscape Enhancement Program (All Phases)	$5,000,000.00	$700,000.00
Community Center	$1,500,000.00	$400,000.00
Sedalia Trust Building		$150,000.00
State Fair Community College McLaughlin Building		$1,200,000.00
Broadway Arms Demolition		$100,000.00
Professional Fees		$50,000.00
TOTAL	$6,500,000.00	$2,600,000.00

Anticipated Redevelopment Plan & Project Implementation Costs To be Privately Financed

	ORIGINAL TIF PLAN	AMENDMENT
Streetscape Enhancement Program (All Phases)	$1,400,000.00	$5,600,000.00
Community Center	$18,740,000.00	$19,840,000.00
Sedalia Trust Building		$1,350,000.00
State Fair Community College McLaughlin Building		$800,000.00
Broadway Arms Demolition		$25,000.00
Professional Fees		
TOTAL	$20,140,000.00	$27,615,000.00

Procedural Aspects

The Amended Plan has been subjected to all of the procedural requirements for the amendment of a tax increment financing plan after it has been approved by ordinance as set forth in Section 99.825.1, RSMo. A revised cost-benefit analysis was prepared in anticipation of this amendment, and is included to update the previous analysis. Updated letters indicating a commitment for financing and the developer's affidavit have been included. On November 7, 2014, an updated Conservation Area study was requested from PGAV Consulting. As of this date, the updated study has not been received but is expected

to be received prior to the public hearing on December 3, 2014. The updated study will be provided as soon as possible after receiving.

CITY STAFF AND CONSULTANT'S RECOMMENDATION

The City's staff and consultants have prepared and reviewed the proposed Amended Plan. In conducting a thorough review of the proposed Amended Plan and its component redevelopment projects and revised finance information, City staff along with the assistance of its legal consultants, concludes that the Amended TIF Plan generally provides sufficient information to demonstrate that the statutorily required six findings have been met (see specifically Section II.C of the Amended Plan) and that the TIF Commission has information that provides it with a sufficient basis to recommend to the City Council that the proposed Amended Plan and associated redevelopment projects and revised finance information may be approved. Furthermore, we recommend approval of the proposed amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan in order to change priorities and funding for the greatest benefit for revitalization of the Redevelopment Area.

Attachments:

Amendment to the Sedalia Midtown Tax Increment Financing Redevelopment Plan

SUPPLEMENT TO
STAFF AND CONSULTANT REPORT TO THE TIF COMMISSION

AMENDMENT TO THE SEDALIA MIDTOWN
TAX INCREMENT FINANCING REDEVELOPMENT PLAN

DATE OF ORIGINAL REPORT: NOVEMBER 19, 2014
DATE OF SUPPLEMENTAL REPORT: DECEMBER 1, 2014
TIF COMMISSION PUBLIC HEARING DATE: DECEMBER 3, 2014

SECTION I. B. – CONSERVATION AREA FINDINGS

A Conservation Area Study Update ("Update") was received from PGAV Consulting Tuesday, November 25, 2014. The Update indicates the Sedalia Midtown TIF Redevelopment Area continues to meet the requirements for designation as a conservation area. The Update letter is attached and should be inserted at Exhibit A of the Amendment packet.

SECTION II. C. (18) - STATUTORY ELEMENTS OF A TIF PLAN

CORRECTION: The revised Cost-Benefit Analysis is attached at Exhibit B.

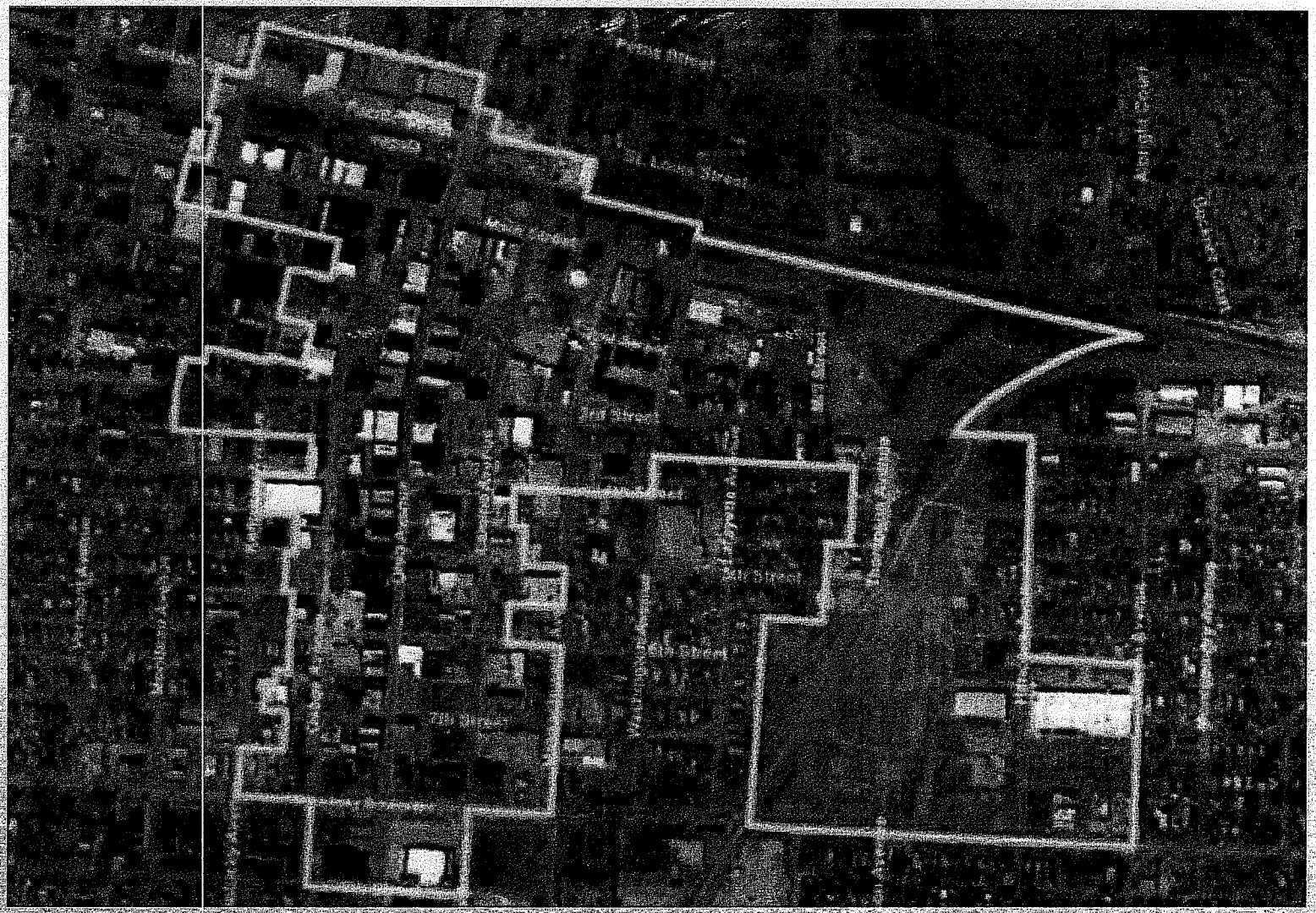
City of Sedalia TIF Commission- December 3, 2014

Staff and Consultant's Public Hearing Presentation

Sedalia Midtown Tax Increment Financing Redevelopment Plan

	Original Plan	Proposed Amendment
General Plan Information		
Name of Development	Sedalia Midtown	Unchanged
Master Developer	City of Sedalia	Unchanged
Redevelopment Area	163 acres	Unchanged
Gross Total Project Cost	$26,640,000	$30,215,000.00 (increase of $3.575 million (13.4%))
Developer's Portion	$20,140,000 (76%)	$27,615,000 (91%)
Public Financing Portion	$6,500,000 (24%)	$2,600,000 (9%)
Number of Redevelopment Projects	2	5
Number of Redevelopment Project Areas	1	Unchanged
Projected Completion Date	2031	Unchanged

General Plan Information

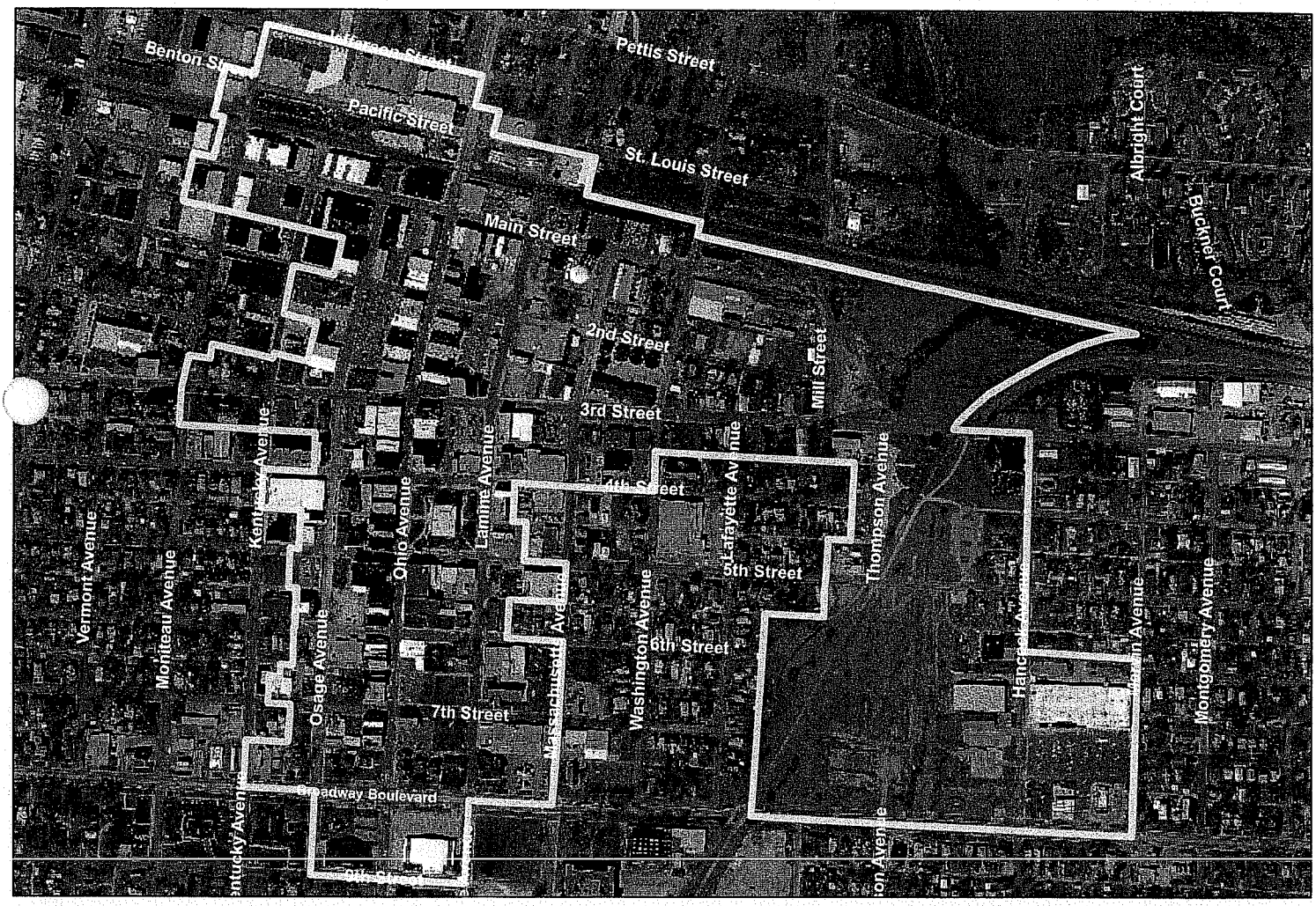


TIF Redevelopment Area- Project Area

	Original Plan	Proposed Amendment
Project 1 Details	• Streetscape Enhancement Program (All Phases)	• Streetscape Enhancement Program (All Phases)
Project 2 Details	• Sedalia Community Center – Construction	• Sedalia Community Center - Construction
Project 3 Details		• Sedalia Trust Building – Stabilization and Structural Repair
Project 4 Details		• State Fair Community College McLaughlin Building – Rehabilitation
Project 5 Details		• Broadway Arms Building - Demolition

Proposed Project Amendments

Sedalia Midtown TIF District



City of Sedalia

TELEPHONE (660) 827-3000

MUNICIPAL BUILDING
200 SOUTH OSAGE AVENUE
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

To: Members, City of Sedalia Tax Increment Financing Commission

From: Gary L. Edwards, City Administrator

Date: November 19, 2014

Re: City of Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project Financial Feasibility.

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

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

Gary L. Edwards, City Administrator

AFFIDAVIT OF GARY L. EDWARDS

STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON)

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

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

2. I am familiar with the Sedalia Midtown Tax Increment Financing Redevelopment Plan & Project (the "Redevelopment Plan"). The City is establishing certain redevelopment projects within the Midtown Sedalia Redevelopment Area, as described in the Redevelopment Plan, as amended. To the best of my knowledge, based upon the Redevelopment Plan and other information available to me, the Redevelopment Area is, on the whole, a "conservation area"," as such is defined in Section 99.805 of the Missouri Revised Statues, 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 Statues, as amended, have been met.

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

FURTHER, AFFIANT SAITH NAUGHT.

THE CITY OF SEDALIA, MISSOURI

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

Subscribed in my presence and sworn to before me this 17th day of November, A.D., 2014.

_____
Notary Public

JILENE M. STREIT
Notary Public - Notary Seal
State of Missouri
Commissioned for Cooper County
My Commission Expires: August 20, 2017
Commission Number: 13516862

My Commission Expires: 08-20-2017

EXHIBIT B

LEGAL DESCRIPTION
SEDALIA MIDTOWN
REDEVELOPMENT AREA

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

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 Monteau 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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