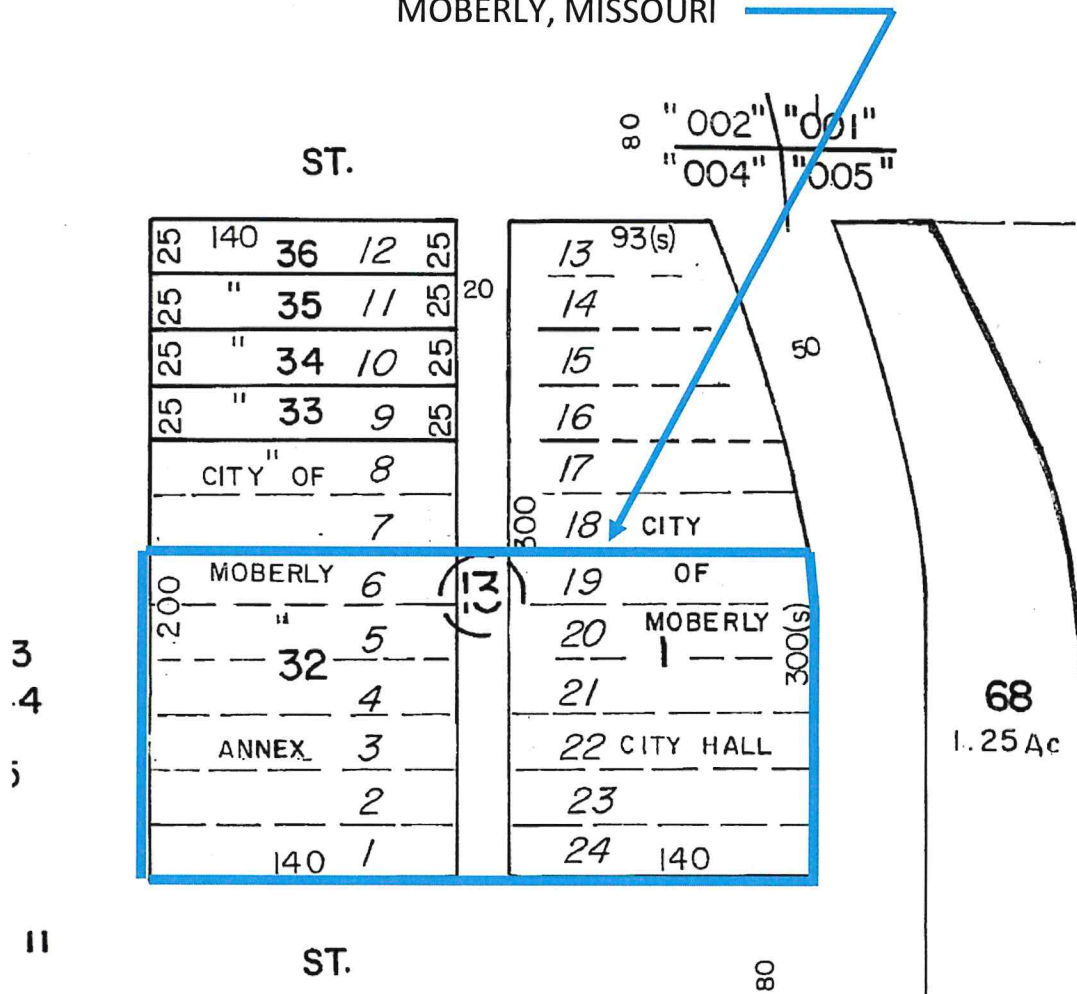


Legal Description of Boundaries of Downtown Moberly Public Facilities Neighborhood Improvement District (from NID Petition)

A tract of land lying in the Northwest Quarter of Section 1, Township 53 North Range 14 West, in the City of Moberly Missouri, and being Lots 1, 2, 3, 4, 5, 6, 19, 20, 21, 22, 23, 24 of Block Thirteen (13) of the Original town of Moberly, Missouri and being more particularly described as follows:

Commencing at a found iron pipe at the intersection of the South line of Coates Street and the East line of Sturgeon Street; thence South 06 degrees 43 minutes 27 seconds East a distance of 308.12 feet to a found pk nail, in the center of a concrete sidewalk, on the East right-of-way line of Sturgeon Street; thence Westerly a distance of 50.0 feet, more or less, to the Southeast Corner of Block 13 of the Original Town of Moberly and the Point of Beginning; thence Northerly along the East line of said Block 13 to the Northeast corner of Lot 19; thence Westerly along the North line of said Lot 19 to the Northwest corner thereof; thence continuing Westerly, along the same line, crossing a twenty foot alley, to the Northeast Corner of Lot 6 of Block 13 of the Original town of Moberly; thence continuing Westerly, along the North line of said Lot 6, to the Northwest Corner thereof; thence Southerly, along the West line of said Block 13, to the Southwest corner thereof; thence Easterly, along the North right-of-way of Reed Street, and the South line of said Block 13 to the Point of Beginning.

**PARCEL MAP -
DOWNTOWN MOBERLY PUBLIC FACILITIES NEIGHBORHOOD IMPROVEMENT
DISTRICT
MOBERLY, MISSOURI**



By Certified First Class U.S. Mail, Return Receipt Requested

City of Moberly, Missouri
101 West Reed Street
Moberly, Missouri 65270

Re: Notice of Public Hearing: Downtown Moberly Public Facilities
Neighborhood Improvement District and Downtown Moberly Public
Facilities Improvements Project

Ladies and Gentlemen:

This notice is being sent to you pursuant to the Neighborhood Improvement District Act, Sections 67.453-475 of the Revised Statutes of Missouri, as amended (the "NID Act") as an owner of record of property located within the Downtown Moberly Public Facilities Neighborhood Improvement District (the "District"). Please be advised that the Council of the City of Moberly, Missouri will on Tuesday, January 21, 2020, at 6:00 p.m. in the Council Chambers, Moberly City Hall, 101 West Reed Street, Moberly, Missouri 65270, hold a hearing (the "Public Hearing") to consider proposed "improvements" (as that term is used and defined in Section 67.453(5) of the NID Act) and proposed assessments to be made against benefited real property within the District.

As proposed, the total cost of the proposed "improvements" (including costs of issuance, debt service reserves, and accrued interest on associated temporary notes or neighborhood improvement district bonds to be issued for the improvements) will be divided and assessed equally per acre including fractions thereof for a duration of not more than twenty (20) years against each such acre or fraction situated within the District and benefited by such "improvements."

The project name for the proposed "improvements" shall be the "Downtown Moberly Public Facilities Improvements Project" (collectively, the "Improvements"). The general nature of the Improvements shall include: (a) installation and renovation of sanitary and storm sewerage; (b) installation of main and lateral sanitary sewers and appurtenant sanitary sewerage systems; (c) construction and reconstruction of sidewalks, pavement, curbs and gutters; and (d) such other public improvements and facilities as may be appurtenant to any of the foregoing and which satisfies the definition of the term "improvement" as set forth in section 67.453(5) of the NID Act, all generally located within the Moberly downtown "core" area bounded on the north by Coates Street, on the east by Sturgeon Street, on the south by Rollins Street and on the west by Johnson Street and serving and benefitting the properties within the proposed Downtown Moberly Public Facilities Neighborhood Improvement District and undertaken in single or multiple phases, together with the costs of issuance, debt service reserves, and accrued interest on associated temporary notes or neighborhood improvement district bonds ("NID Bonds")

issued with respect to any and all portions of the Improvements. Maintenance of the Improvements will be provided by the City of Moberly using City forces or through private contracts.

The revised estimated cost of the Improvements to be funded pursuant to the NID Act is \$1,388,337.50, exclusive of costs of issuance, debt service reserves, and accrued interest on associated NID Bonds.

The boundaries of the Downtown Moberly Public Facilities Neighborhood Improvement District to be assessed for the costs of the Improvements are legally described as:

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The Downtown Moberly Public Facilities Neighborhood Improvement District comprises a total 12 contiguous city lots plus connecting alley bounded by West Reed Street on the south, North Clark Street on the west, and North Sturgeon Street on the east.

Plans and Specifications for the Improvements and the proposed assessment roll have been placed on file with the City Clerk and are available for inspection at City Hall during normal business hours. Written or oral objections will be considered at the Public Hearing. Persons desiring to be heard are advised to attend the Public Hearing and to express their views orally or in writing. Written comments may be submitted and will be considered if received on or before the date and time of the Public Hearing as specified above. Assistance will be provided to any handicapped individual upon receipt of notice, two days prior to the hearing. Persons needing additional assistance or information may call the City Manager at (660) 269-8705 x 2063.

Very truly yours,

D. K. Galloway, CMC/MRCC,
City Clerk

CITY OF MOBERLY, MISSOURI
NOTICE OF PUBLIC HEARING TO CONSIDER
PROPOSED IMPROVEMENTS AND PROPOSED
ASSESSMENTS IN CONJUNCTION WITH DOWNTOWN
MOBERLY PUBLIC FACILITIES NEIGHBORHOOD
IMPROVEMENT DISTRICT

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CITY OF MOBERLY
D. K. Galloway
City Clerk

City of

Moberly!

101 West Reed Street ■ Moberly, Missouri 65270-1551

Phone: (660) 263-4420

Fax: (660) 263-9398

January 3, 2020

City of Moberly, Missouri
101 West Reed Street
Moberly, Missouri 65270

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Neighborhood Improvement District and Downtown Moberly Public
Facilities Improvements Project

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Very truly yours,

D.K. Galloway

D. K. Galloway
City Clerk

5272 5922 E000 0490 5102
7015 0640 0005 7365 7125

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.50

Total Postage and Fees \$ 6.80

Sent To City of Moberly
Street and Apt. No., or PO Box No. 101 West Reed Street
City, State, ZIP+4® Moberly, MO 65270

PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions



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PS 2 Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

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 - Insurance coverage is *not* available for purchase with Certified Mail service. However, the purchase of Certified Mail service does not change the insurance coverage automatically included with certain Priority Mail items.
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 - Adult signature restricted delivery service, which requires the signee to be at least 21 years of age and provides delivery to the addressee specified by name, or to the addressee's authorized agent (not available at retail).
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- Attach this card to the back of the mailpiece, or on the front if space permits.

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City of Moberly
101 W. Reed Street
Moberly, MO 65270



9590 9402 4305 8190 3093 14

2. Article Number (Transfer from service label)

7015 0640 0003 7365 7125

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

DK Galloway

- Agent
- Addressee

B. Received by (Printed Name)

DK Galloway

C. Date of Delivery

1-6-2020

D. Date of Delivery

1-6-2020

- Yes
- No

Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

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- Adult Signature Restricted Delivery
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- Collect on Delivery
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- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Artistic Return Receipt

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CITY OF MOBERLY
CITY CLERK'S OFFICE
101 W. REED STREET
MOBERLY, MO 65270

CITY OF MOBERLY, MISSOURI

**NOTICE OF PUBLIC HEARING TO CONSIDER
PROPOSED IMPROVEMENTS AND PROPOSED
ASSESSMENTS IN CONJUNCTION WITH DOWNTOWN
MOBERLY PUBLIC FACILITIES NEIGHBORHOOD
IMPROVEMENT DISTRICT**

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CITY OF MOBERLY
D. K. Galloway, CMC/MRCC,
City Clerk

Supplement - HB 1606 Reporting Requirements – Downtown Moberly Public Facilities Neighborhood Improvement District

Average annual assessment per parcel: \$8,107.8433 for a duration of 17 years.

No amendments to the Neighborhood Improvement District boundaries.

The Downtown Moberly Public Facilities Neighborhood Improvement District was formed on March 20, 2017 pursuant to City of Moberly Ordinance No. 9310.

Supplement - HB 1606 Reporting Requirements – Downtown Moberly Public Facilities Neighborhood Improvement District (the “District”)

Average annual assessment per parcel: \$8,107.8433 for a duration of 17 years.

No amendments to the Neighborhood Improvement District boundaries.

The Downtown Moberly Public Facilities Neighborhood Improvement District was formed on March 20, 2017 pursuant to City of Moberly Ordinance No. 9310. The Downtown Moberly Public Facilities Neighborhood Improvement District will be dissolved on or about October 1, 2037 or earlier upon defeasance of NID Bonds currently outstanding.