

BILL NO. 3005

ORDINANCE NO. 2992

SPONSORED BY Filley

AN ORDINANCE OF THE CITY OF PACIFIC, MISSOURI, APPROVING A PETITION TO AMEND THE OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT; DECLARING A PORTION OF THE DISTRICT BLIGHTED UNDER THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND CONTAINING A SEVERABILITY CLAUSE

WHEREAS, the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "Act"), authorizes the governing body of any municipality, upon a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, on September 2, 2008, following a duly-noticed public hearing, the Board of Aldermen of the City of Pacific, Missouri (the "City") adopted Ordinance No. 2600 approving a petition (the "Original Petition") for the creation of the Osage Commercial Area Community Improvement District (the "District"); and

WHEREAS, on December 19, 2016, the City received the Petition to Amend the Osage Commercial Area Community Improvement District, a copy of which is attached hereto as **Exhibit A** (the "Amended Petition"), which proposes to amend the Original Petition by having a portion of the District, specifically the property located at 2244 West Osage, declared "blighted" and to be a "blighted area" as those terms are used in Section 67.1401.2(3)(b) of the Act; and

WHEREAS, an Analysis for the Designation of the Property within the District as a Blighted Area (the "Blight Study") is attached to the Amended Petition and has been submitted to assist the Board of Aldermen in determining whether the identified portion of the District is blighted pursuant to the requirements of the Act; and

WHEREAS, on December 19, 2016, the City Clerk verified that the Amended Petition complied with the Act and set a public hearing on the issue of the Amended Petition; and

WHEREAS, on January 17, 2017, the Board of Aldermen held a public hearing at which all persons interested in the Amended Petition were allowed an opportunity to speak and at which time the Board of Aldermen heard all protests and received all endorsements; and

WHEREAS, the Board of Aldermen finds that notice of the Amended Petition has been duly given and the public hearing thereon has been held, all in accordance with Section 67.1431 of the Act; and

WHEREAS, following closure of the public hearing and upon due consideration of the testimony presented, the Board of Aldermen has determined that it is necessary and in the interest of the public health, safety, morals and general welfare of the people of the City that the Board of Aldermen take appropriate official action respecting the findings and determinations set forth in the Blight Study; and

WHEREAS, the Board of Aldermen further finds that the Amended Petition meets all of the requirements of Section 67.1421 of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PACIFIC, MISSOURI, AS FOLLOWS:

SECTION 1. The Amended Petition is hereby approved, conditioned on the execution within 90 days after the passage of this Ordinance of a cooperation agreement among the City, the District and the owner(s) of property within the "blighted area" described below regarding the expenditure of District funds within such area. The District, except as amended by the Amended Petition, shall continue to be governed as approved in Ordinance No. 2600.

SECTION 2. Upon due consideration of the Blight Study and the testimony presented at the public hearing, it is hereby found, determined and declared that the portion of the District described in the Blight Study is a "blighted area" as defined in Section 67.1401.2(3) of the Act.

SECTION 3. The officers and agents of the City are hereby authorized and directed, to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 4. If any term, condition, or provision of this Ordinance is, to any extent, held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision, which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

SECTION 5. This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

PASSED by the Board of Aldermen this Jan 17, 2017, and **ACKNOWLEDGED** by the Mayor of the City of Pacific, Missouri this January 17, 2017.

(Seal)



ATTEST:

Kimberly Bayfield
City Clerk

Jeffrey M. Palumbo
Mayor

(Seal)

ATTEST:

Kimberly Bayfield
City Clerk

Jeffrey M. Palumbo
Mayor



EXHIBIT A

**PETITION TO AMEND THE OSAGE COMMERCIAL AREA
COMMUNITY IMPROVEMENT DISTRICT**

[On File in the Office of the City Clerk.]

EXHIBIT A

**PETITION TO AMEND THE OSAGE COMMERCIAL AREA
COMMUNITY IMPROVEMENT DISTRICT**

[On File in the Office of the City Clerk.]

BEFORE THE BOARD OF ALDERMAN
OF THE CITY OF PACIFIC, MISSOURI

IN THE MATTER OF:)
)
OSAGE COMMERCIAL AREA)
COMMUNITY IMPROVEMENT DISTRICT)

PETITION TO AMEND THE
OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

TO: THE CLERK OF THE CITY OF PACIFIC, MISSOURI:

THIS PETITION (this “**Petition**”) for the amendment of the Osage Commercial Area Community Improvement District (the “**District**”), a “community improvement district” within a certain limited portion of the City of Pacific, Missouri (the “**City**”) is filed with the Clerk of the City (the “**City Clerk**”) and submitted to the City in accordance with the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the “**CID Act**”), to

As set forth herein, the persons and/or entities signing this Petition and meeting the requirements of Sections 67.1421.2(1) and (2) of the CID Act (collectively, “**Petitioners**”) request that the Board of Aldermen of the City, as the governing body of the City (the “**Board of Aldermen**”), hold a public hearing and approve and adopt this Petition and amend the District establishment ordinance, all as described herein and in accordance with the CID Act.

The District was established by ordinance September 2, 2008 by the City Board of Alderman. The District shall have an existence which corresponds to the later of: (a) twenty (20) years following the effective date of September 2, 2008, or (b) the redemption or maturity of any obligations or repayment of loans issued or received by the District to fund the District Improvements (as defined in the establishment petition).

1. DESCRIPTION OF THE DISTRICT

A. Legal Description

The District includes all the 32 parcels of land comprising approximately 67+ acres generally located south of Interstate Highway 44; east of Noonan Drive and Cedar Drive; north of the rear property lines of properties fronting on Missouri Highway 66 (West Osage Street) and Rose Lane; and west of the rear property lines of properties fronting on Little Oak Lane in the City of Pacific, Missouri. The real property legally

described in Exhibit A attached to and incorporated in this Petition (“**District Properties**”).

B. Boundary Map

A map graphically depicting the boundaries of the District, which boundaries are contiguous is attached as EXHIBIT B to and incorporated by reference in this Petition (the “**District Boundary Map**”).

C. Name of the District

The Name of the District shall continue as the “**Osage Commercial Area Community Improvement District.**”

2. PETITIONERS

Based on the tax records of the Franklin County Clerk as of the date of filing of this Petition, Petitioners:

- (a) own real property representing more than fifty percent (50%) by assessed value of the District Properties; and
- (b) represent more than fifty percent (50%) per capita of all owners of the District Properties.

3. FIVE YEAR PLAN

A. Purpose of the District.

The District five-year plan as outlined in the original Petition from 2008 is incorporated by reference and attached. Generally the District was formed to facilitate property improvements as designated by the City of Pacific. The District funds these projects through a sales and use tax of one percent (1%) on all taxable sales made within the District that may be subject to taxation pursuant to Section 67.1545 of the CID Act (the “**CID Sales Tax**”). This amended petition is to allow for a finding of blighted conditions within the district and to allow for the use of CID Sales Tax funds collected at the blighted site to be repaid to the developer in support of the remediation of the blight conditions on the property.

To facilitate these objectives, the District seeks authorization to fund the blighted conditions of the property by dedicating the existing one percent (1%) CID sales tax collected from the property operations as an annual rebate to the developer for a period of 10 years from the approval date. Based on projected sales over the 10 year period an estimated \$780,000 may be collected from the CID sales tax from the property site. In

addition to the funding for remediation of the blighted property, funds from the CID Sales Tax not committed to the subject property in this petition may be used to fund such District Improvements as may from time to time be approved by the Board of Directors of the District.

B. Services to Be Provided; Improvements to Be Made.

Payments to the developer for reimbursement of property remediation costs shall be made from CID Sales Tax collected based on retail sales at the blighted property. Payment to be made based on the allowable blight remediation costs incurred by the developer and limited annually for 10 years to the CID Sales Tax collected from the property retail sales. In addition to the foregoing, the District shall provide for the administration and collection of the CID Sales Tax, the preparation of annual budgets, obtaining requisite insurance coverages, and any other administrative activities of the District that may be required by the CID Act.

C. Estimated Costs of Services and Improvements.

The remediation of blighted condition improvements are estimated to cost a total of \$ 1,867,000. The projected CID sales tax rebate over the 10 year term is estimated to be \$780,000. The property has considerable deterioration, insanitary and unsafe conditions requiring repair, replacement, and or improvements in order to ensure public safety and meet current property codes. Concrete and asphalt repair to the exterior building and parking lot including pole lighting and signage is estimated at \$198,600. Water damage and roof replacement costs at \$278,000. HVAC system inoperable and replacement of unit and duct work is \$112,300. Interior building damage from water, mold and mildew includes ceilings, electrical wiring, flooring, lighting estimated at \$319,100. Rack Compressor System replacement \$959,000.

Other District Improvement costs shall be as approved by the Board of Directors of the District. Annual costs of the administration of the District (including insurance, legal, annual audit costs, notices, and publication costs) are estimated at \$7,500, which will be paid for annually from the revenues from the CID Sales Tax or from other District revenues.

D. Powers; Limitations.

The District shall have only those powers necessary and convenient to satisfy the duties and responsibilities of the District as described in this Petition. The foregoing shall constitute a limitation of the Powers of the District in accordance with Section 67.1421.2(3)(o) of the CID Act.

E. Annual Benchmarks for the Five-Year Plan.

2016

- Approval of the District Amended petition.
- Development and remediation of the blighted conditions at property site funded by the Developer to be rebated based on the future CID sales tax collected at the property as collected by the District.

2017

- Further remediation expenditure as necessary.
- Collection and administration of the CID Sales Tax.
- Payment of rebate to developer.

2018

- Collection and administration of the CID Sales Tax.
- Payment of rebate to developer.

2019

- Collection and administration of the CID Sales Tax.
- Payment of rebate to developer.

2020

- Collection and administration of the CID Sales Tax.
- Payment of rebate to developer.

4. GOVERNANCE OF THE DISTRICT.

The District shall be a political subdivision governed by a Board of Directors appointed by the Mayor of the City (the “**Mayor**”) with the consent of the Board of Aldermen in accordance with Section 67.1451.5 of the CID Act. The Board of Directors and the District shall have only those powers necessary and convenient to satisfy the duties and responsibilities of the District as set forth in its original Petition. The terms and conditions for the Directors are referenced in the original Petition establishing the District.

5. ASSESSED VALUE.

As of the date of this Petition the total assessed value of all real property within the District is \$ 3,293,968, as shown in the table attached below:

CID No.	Parcel ID Number	Owner	Current Assessed Value
1	19-1-11.0-2-010-006.100	NEC Complex - Bosse	\$8,582
2	19-1-11.0-2-099-008.000	Tri-County Motors - Mazzuca	\$57,478
3	19-1-11.0-2-014-009.300	Tri-County Motors - Mazzuca	\$23,936
4	19-1-11.0-2-013-009.200	O'Reilly Automotive, Inc.	\$123,498
5	19-1-11.0-2-017-024.000	CVS Pharmacy (formerly Pharmax)	\$241,178
6	19-1-11.0-2-003-010.100	Citizen's Bank	\$226,168
7	19-1-11.0-2-003-011.000	Fog Hollow - Gared, LLC	\$336,237
8	19-1-11.0-2-099-012.100	Wallis Oil Co, Inc	\$8,364
9	19-1-11.0-2-099-013.000	Wallis Oil Co, Inc	\$54,362
10	19-1-11.0-2-099-014.000	Wallis Oil Co, Inc	\$126,233
11	19-1-11.0-2-009-015.000	Meramec Valley R-3 School District	\$0
12	19-1-11.0-2-009-015.100	Pacific Chamber of Commerce	\$33,497
13	19-1-11.0-2-009-016.000	Bank Star	\$352,432
14	19-1-11.0-2-099-018.000	Fuller Properties, LLC	\$46,269
15	19-1-11.0-1-001-048.000	Wallis Oil Co, Inc	\$122,672
16	19-1-11.0-1-009-052.100	Dale & Belinda Essmyer	\$68,493
17	19-1-11.0-1-001-051.000	Pacific Investments, LLC	\$138,701
18	19-1-11.0-1-009-052.000	LL Acquisitions, LLC - Eckelkamp	\$100,000
19	19-1-11.0-3-099-001.200	LL Acquisitions, LLC - Eckelkamp	\$689
20	19-1-11.0-2-015-022.000	New Town Center, LLC	\$241,434
21	19-1-11.0-2-006-020.000	Pacific Auto Wash, Inc	\$6,272
22	19-1-11.0-2-015-021.000	New Town Center, LLC	\$12,545
23	19-1-11.0-2-011-024.000	Walters Development Corp II, Inc	\$15,000
24	19-1-11.0-2-011-025.000	Walters Development Corp II, Inc	\$24,000
25	19-1-11.0-2-099-025.100	66 Marketplace, LLC	\$575,747
26	19-1-11.0-3-099-002.100	66 Marketplace, LLC	\$46,048
27	19-1-11.0-2-099-025.230	Walters Development Corp II, Inc	\$8,362
28	19-1-11.0-2-099-025.220	Walters Development Corp II, Inc	\$5,216
29	19-1-11.0-2-099-025.210	Ozark Pizza Huts, Inc	\$84,598
30	19-1-11.0-2-099-025.200	Hedgeapple Development Co, LLC	\$127,667
31	19-1-11.0-2-099-025.300	RSDB, LLC	\$11,134
32	19-1-11.0-2-002-026.000	RSDB, LLC	\$67,156
		Total Assessed Value	\$3,293,968

6. BLIGHT DETERMINATION.

The district seeks to amend the establishment petition, Section 6, Blight Determination, to allow for a determination of blight at the 2244 W. Osage location (the former Queens Market grocery). The existing site has been determined to have insanitary or unsafe conditions, deterioration of site improvements, or has existing conditions existence of conditions which endanger life or property by fire and other causes, and constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition under the definitions provided in RsMO 67.1401.1. The list of necessary improvements includes exterior improvements including rust and mold removal, parking lot and roof repairs. Interior improvements include ceiling replacements from water damage, flooring, lighting, wiring, and code updates. The HVAC system is inoperable. The estimated cost of the project is greater than \$2,000,000.

An Analysis for the Designation of the Property within the District as a Blighted Area under the Provisions of the CID Act is set forth in Exhibit C attached hereto and incorporated herein by reference.

Furthermore, the District seeks authorization to fund the blighted conditions of the property by dedicating the one percent (1%) additional CID sales tax collected from the Grocery operations as an annual rebate to the developer for a period of 10 years from the approval date. Based on projected sales over the 10 year period an estimated \$780,000 may be collected from the CID sales tax.

7. LIFE OF DISTRICT.

The District was established September 2, 2008 to exist and function until the later of:

- (a) twenty (20) years following the effective date of the ordinance adopting and approving the Petition; or
- (b) the redemption or maturity of any obligations or the repayment or termination of any loans issued or received by the District to fund the District Improvements.

8. REAL PROPERTY TAXES AND BUSINESS LICENSES.

The District shall have no power to submit a real property tax or business license fee or tax to the qualified voters of the District for approval.

9. SPECIAL ASSESSMENTS.

The District shall have no power to submit a special assessment upon real estate to the qualified voters of the District for approval unless and until so provided in a proper petition submitted in accordance with Section 67.1521 of the CID Act.

10. LIMITATIONS ON REVENUE GENERATION.

Pursuant to Section 67.1545 of the CID Act, the District may, by resolution, impose the CID Sales Tax upon an affirmative vote of the qualified voters of the District. Other than the CID Sales Tax, the District shall have no power to submit a sales or use tax to the qualified voters of the District for approval. The District shall have no power to submit a real property tax or business license fee or tax to the qualified voters of the District for approval. The District shall have no power to impose a special assessment for approval unless and until so provided in a proper petition, submitted in accordance with Section 67.15221 of the CID Act.

11. REQUEST TO ESTABLISH DISTRICT.

By execution and submittal of this Petition to Amend, the Petitioners request the Board of Alderman hold a public hearing in accordance with Section 67.1421 of the CID Act and adopt an ordinance to amend the Osage Commercial Area Community Improvement District.

12. NOTICE TO PETIONERS

The signatures of the Petitioners may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

13. SEVERABILITY; CONFLICTS.

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases because of conflicts with any other provision or provisions of this Petition, or for any reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in the Petition invalid, inoperative, or unenforceable to any extent whatsoever.

SIGNATURE PAGES Attached

Osage CID Petition for Blight Remediation at 2244 W Osage

CID No.	Parcel ID Number	Owner	Current Assessed Value	Signed
1	19-1-11.0-2-010-006.100	NEC Complex - Bosse	\$8,582	8,582
2	19-1-11.0-2-099-008.000	Tri-County Motors - Mazzuca	\$57,478	
3	19-1-11.0-2-014-009.300	Tri-County Motors - Mazzuca	\$23,936	
4	19-1-11.0-2-013-009.200	O'Reilly Automotive, Inc.	\$123,498	123,498
5	19-1-11.0-2-017-024.000	CVS Pharmacy (formerly Pharmax)	\$241,178	241,178
6	19-1-11.0-2-003-010.100	Citizen's Bank	\$226,168	226,168
7	19-1-11.0-2-003-011.000	Fog Hollow - Gared, LLC	\$336,237	
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11	19-1-11.0-2-009-015.000	Meramec Valley R-3 School District	\$0	
12	19-1-11.0-2-009-015.100	Pacific Chamber of Commerce	\$33,497	33,497
13	19-1-11.0-2-009-016.000	Bank Star	\$352,432	352,432
14	19-1-11.0-2-099-018.000	Fuller Properties, LLC	\$46,269	
15	19-1-11.0-1-001-048.000	Wallis Oil Co, Inc	\$122,672	
16	19-1-11.0-1-009-052.100	Dale & Belinda Essmyer	\$68,493	68,493
17	19-1-11.0-1-001-051.000	Pacific Investments, LLC	\$138,701	
18	19-1-11.0-1-009-052.000	LL Acquisitions, LLC - Eckelkamp	\$100,000	100,000
19	19-1-11.0-3-099-001.200	LL Acquisitions, LLC - Eckelkamp	\$689	689
20	19-1-11.0-2-015-022.000	New Town Center, LLC	\$241,434	
21	19-1-11.0-2-006-020.000	Pacific Auto Wash, Inc	\$6,272	
22	19-1-11.0-2-015-021.000	New Town Center, LLC	\$12,545	
23	19-1-11.0-2-011-024.000	Walters Development Corp II, Inc	\$15,000	15,000
24	19-1-11.0-2-011-025.000	Walters Development Corp II, Inc	\$24,000	24,000
25	19-1-11.0-2-099-025.100	66 Marketplace, LLC	\$575,747	575,747
26	19-1-11.0-3-099-002.100	66 Marketplace, LLC	\$46,048	46,048
27	19-1-11.0-2-099-025.230	Walters Development Corp II, Inc	\$8,362	8,362
28	19-1-11.0-2-099-025.220	Walters Development Corp II, Inc	\$5,216	5,216
29	19-1-11.0-2-099-025.210	Ozark Pizza Huts, Inc	\$84,598	
30	19-1-11.0-2-099-025.200	Hedgeapple Development Co, LLC	\$127,667	
31	19-1-11.0-2-099-025.300	RSDB, LLC	\$11,134	11,134
32	19-1-11.0-2-002-026.000	RSDB, LLC	\$67,156	67,156
		Total Assessed Value	\$3,293,968	1,907,200

EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: NEC COMPLEX
Owner's telephone number: 636-271-2481
Owner's mailing address: 308 Noonan Dr.
Pacific, Mo

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Joseph H. Bosse
State basis of legal authority to sign: Signer is the managing member / representative of the owner and has been generally authorized by the owner to sign on its behalf.
Signer's telephone number: 636-271-2481
Signer's mailing address: 308 - Noonan Dr.
Pacific, Mo

State what type of entity:

<input type="checkbox"/> Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Limited Partnership	<input checked="" type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Partnership	<input type="checkbox"/> Urban Redevelopment Corporation
<input type="checkbox"/> Not-for-profit Corporation	<input type="checkbox"/> Other (specify) _____

Map and parcel numbers: 19-1-11.0-2-010-006.100

Assessed value: \$ 8,582.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10/17/10

Signature: Joseph Bosse
Joseph Bosse

STATE OF Missouri)

ss.

COUNTY OF Franklin)

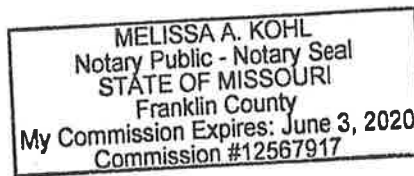
On this 17th day of October, 2016 before me, a Notary Public, personally appeared Joseph Bosse, of NEC Complex, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of NEC Complex.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Melissa A. Kohl
Notary Public:

My Commission Expires:

June 3, 2020



EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: O'Reilly Automotive, Inc.

Owner's telephone number: _____

Owner's mailing address: 233 S Patterson

Springfield, Mo 65802

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Phil Hopper

State basis of legal authority to sign: Signer is the Director of Property Management of the owner and has been generally authorized by the owner to sign on its behalf.

Signer's telephone number _____

Signer's mailing address: 233 S. Patterson

Springfield, Mo 65802

State what type of entity:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> General Partnership |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Urban Redevelopment Corporation |
| <input type="checkbox"/> Not-for-profit Corporation | <input type="checkbox"/> Other (specify) _____ |

Map and parcel numbers: 19-1-11.0-2-013-009.200

Assessed value: \$ 123,498.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: _____

Signature: _____

EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: O'Reilly Automotive Stores, Inc.
Owner's telephone number: 417-862-2674
Owner's mailing address: 233 S. Patterson
Springfield MO 65802

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Philip Hopper
State basis of legal authority to sign: Signer is the Director of Property Management of the owner and has been generally authorized by the owner to sign on its behalf.
Signer's telephone number 417-862-2674
Signer's mailing address: 233 S. Patterson
Springfield, MO 65802

State what type of entity: Corporation General Partnership
 Limited Partnership Limited Liability Company
 Partnership Urban Redevelopment Corporation
 Not-for-profit Corporation Other (specify) _____

Map and parcel numbers: 19-1-11.0-2-013-009.200

Assessed value: \$ 123,498.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10/25/14 Signature: [Handwritten Signature]

STATE OF Missouri)
)
COUNTY OF Greene)

ss.

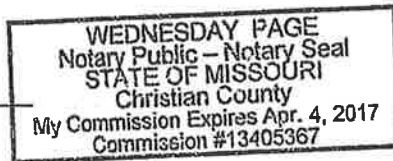
On this 25th day of October, 2016, before me, a Notary Public, personally appeared Philip Hopper, of O'Reilly Automotive Stores, Inc., known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of O'Reilly Automotive Stores, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Wednesday Page

Notary Public:

My Commission Expires:



Osage CID Petition for Blight Remediation at 2244 W. Osage

Name	Business	Address
1. <i>Phil Hopper</i>	<i>O'Reilly</i>	<i>Auto Parts</i>
2.		
3.		
4.		
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22.		
23.		

STATE OF _____)
)
COUNTY OF _____)

ss.

On this __ day of _____, 20 __, before me, a Notary Public, personally appeared _____, of _____, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public:

My Commission Expires:

EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Missouri CVS Pharmacy, L.L.C
Owner's telephone number: 401-770-7525
Owner's mailing address: One CVS Drive, M.C. 1105
Woonsocket, RI 02895

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Susan Negrotti
State basis of legal authority to sign: Signer is the Lease Administration Manager of the owner and has been generally authorized under the owner's bylaws to sign on its behalf.

Signer's telephone number 401-770-7525
Signer's mailing address: One CVS Drive, M.C. 1105
Woonsocket, RI 02895

State what type of entity:

<input type="checkbox"/> Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Limited Partnership	<input checked="" type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Partnership	<input type="checkbox"/> Urban Redevelopment Corporation
<input type="checkbox"/> Not-for-profit Corporation	<input type="checkbox"/> Other (specify) _____

Map and parcel numbers: 19-1-11.0-2-017-024.000

Assessed value: \$ 241,178.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10-13-16

Signature: S. Negrotti

STATE OF Rhode Island)
)
COUNTY OF Providence) ss.

On this 13th day of October, 2016, before me, a Notary Public, personally appeared Susan Negrotti, of Millville, MA Worcester County known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of Missouri CVS Pharmacy, L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Angela Chase
Notary Public:

My Commission Expires:

Angela Chase Notary Public State of Rhode Island MY COMMISSION EXPIRES 09-11-2019
--

EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Citizens Bank
Owner's telephone number: 636-271-3051
Owner's mailing address: 2245 W. Osage
Pacific, Mo 63069

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Ronald Sullivan
State basis of legal authority to sign: Signer is the Vice-President of the owner and has been generally authorized by the owner to sign on its behalf.
Signer's telephone number 636-271-3051
Signer's mailing address: 2245 W. Osage
Pacific, Mo 63069

State what type of entity:

<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Partnership	<input type="checkbox"/> Urban Redevelopment Corporation
<input type="checkbox"/> Not-for-profit Corporation	<input type="checkbox"/> Other (specify) _____

Map and parcel numbers: 19-1-11.0-2-003-010,100

Assessed value: \$ 226,168.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10/18/16 Signature: Ronald Sullivan

STATE OF Missouri)

COUNTY OF Franklin)

ss.

On this 18th day of October, 2016 before me, a Notary Public, personally appeared Ronald L. Sullivan, of Citizens Bank, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of Citizens Bank.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Tina M Neaveill
Notary Public: Tina M Neaveill

My Commission Expires:

7-10-19



TINA M. NEAVEILL
My Commission Expires
July 10, 2019
Franklin County
Commission #15387537

STATE OF Missouri)

ss.

COUNTY OF Franklin)

On this 19th day of October, 2016, before me, a Notary Public, personally appeared Aimee Babwin, of Bank Street, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of _____.

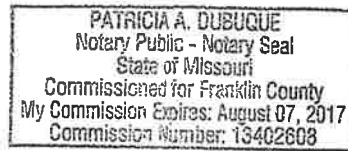
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public:

My Commission Expires:

8/7/17



EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Bank Star
Owner's telephone number: 636-257-2265
Owner's mailing address: 1999 WEST OSAGE
PACIFIC, MO. 63069

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Al Baldwin

State basis of legal authority to sign: Signer is the PRESIDENT OF BANK STAR of the owner and has been generally authorized by the owner to sign on its behalf.

Signer's telephone number: 636-271-2265

Signer's mailing address: 1999 WEST OSAGE
PACIFIC, MO. 63069

State what type of entity:

<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Partnership	<input type="checkbox"/> Urban Redevelopment Corporation
<input type="checkbox"/> Not-for-profit Corporation	<input type="checkbox"/> Other (specify) _____

Map and parcel numbers: 19-1-11.0-2-009-016.000

Assessed value: \$ 352,453.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10/19/2016

Signature: 
ALAN W. BALDWIN, PRESIDENT

STATE OF Missouri)

COUNTY OF Franklin)

ss.

On this 14 day of October, 2016, before me, a Notary Public, personally appeared Greg Myers, of Pacific Chamber of Commerce, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of _____.

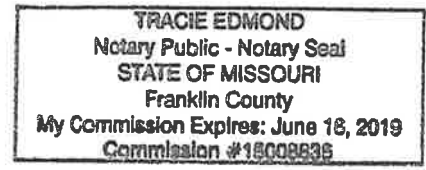
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Tracie Edmond

Notary Public:

My Commission Expires:

June 16, 2019



EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Pacific Chamber of Commerce
Owner's telephone number: 636-257-5156
Owner's mailing address: 33 Chamber Dr.
Pacific, Mo

IF SIGNER IS DIFFERENT FROM OWNER:


Name of signer: Greg Myers
State basis of legal authority to sign: Signer is the President of the owner and has been generally authorized by the owner to sign on its behalf.
Signer's telephone number 636-271-9982
Signer's mailing address: 210 W. St. Louis

State what type of entity: Corporation General Partnership
 Limited Partnership Limited Liability Company
 Partnership Urban Redevelopment Corporation
 Not-for-profit Corporation Other (specify) _____

Map and parcel numbers: 19-1-11.0-2-009-015.100

Assessed value: \$ 33,497.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10-14-2016 Signature: 

EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: LL Acquisitions, LLC
Owner's telephone number: 636-239-4041
Owner's mailing address: PO Box 269
Washington MO, 63090

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: William W. Eckelkamp, Jr
State basis of legal authority to sign: Signer is the representative/trustee of the owner and has been generally authorized by the owner to sign on its behalf.
Signer's telephone number 636-239-7361
Signer's mailing address: PO Box 228
Washington, MO 63090

State what type of entity: Corporation General Partnership
 Limited Partnership Limited Liability Company
 Partnership Urban Redevelopment Corporation
 Not-for-profit Corporation Other (specify) _____

Map and parcel numbers: 19-1-11.0-1-099-052.000 Assessed value: \$ 100,000.00
19-1-11.0-3-099-001.200 \$ 689.00
\$ _____
\$ _____

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10/13/10 Signature: William W. Eckelkamp, Jr

STATE OF Missouri)

ss.

COUNTY OF Franklin)

On this 18th day of October, 2016, before me, a Notary Public, personally appeared William W. Eckelkamp Sr. of _____, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of LL Acquisitions, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



SARAH E. KAPPELMANN
Franklin County
My Commission Expires
4/6/2017
Comm# 13768530

[Signature]
Notary Public:

My Commission Expires:
4-6-17

STATE OF Florida)

COUNTY OF Lee)

ss.

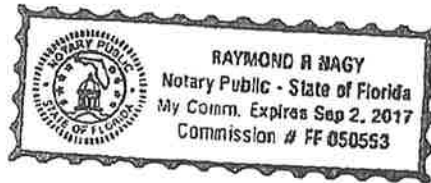
On this 18th day of October, 2016, before me, a Notary Public, personally appeared Dale E. Walters, of Walter Property Investments, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of Walters Property Investments

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Raymond R. Nagy
Notary Public:

My Commission Expires:

09/2/17



EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: 66 Marketplace LLC
Owner's telephone number: 636-271-1128
Owner's mailing address: 2224 W. Osage
Pacific, MO

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Joseph Bosse
State basis of legal authority to sign: Signer is the Managing member/representative of the owner and has been generally authorized by the owner to sign on its behalf.
Signer's telephone number 636-271-1128
Signer's mailing address: 308 - Noonan Drive
Pacific MO

State what type of entity:

<input type="checkbox"/> Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Limited Partnership	<input checked="" type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Partnership	<input type="checkbox"/> Urban Redevelopment Corporation
<input type="checkbox"/> Not-for-profit Corporation	<input type="checkbox"/> Other (specify) _____

Map and parcel numbers: 19-1-11.0-2-099-025.100 19-1-11.0-3-099-002.100

Assessed value: \$ 575,747.00 \$ 46,048.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10/17/16

Signature:  Joseph Bosse

STATE OF Missouri)

) ss.

COUNTY OF Franklin)

On this 17th day of October, 2016 before me, a Notary Public, personally appeared Joseph Bosse, of Lele Marketplace LLC, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of Lele marketplace LLC.

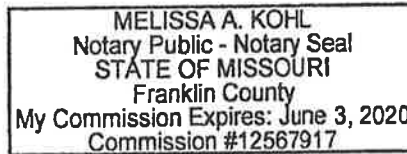
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Melissa A. Kohl

Notary Public:

My Commission Expires:

June 3 2020



EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner:

Walters Development Corp II, Inc.

Owner's telephone number:

314-303-3373

Owner's mailing address:

14860 CARLUCCI CT

BROWNS SPRINGS, FL. 34135

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer:

Dale E. Walters

State basis of legal authority to sign: Signer is the _____ of the owner and has been generally authorized by the owner to sign on its behalf.

Signer's telephone number

314-303-3373

Signer's mailing address:

14860 CARLUCCI CT

BROWNS SPRINGS, FLORIDA 34135

State what type of entity:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> General Partnership |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Urban Redevelopment Corporation |
| <input type="checkbox"/> Not-for-profit Corporation | <input type="checkbox"/> Other (specify) _____ |

Map and parcel numbers:

19-1-11.0-2-011-024.020
19-1-11.0-2-011-025.000
19-1-11.0-2-099-025.230
19-1-11.0-2-099-025.220

Assessed value:

\$ 15,000.00
\$ 24,000.00
\$ 8362.00
\$ 5216.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date:

Oct 18, 16

Signature:

Dale E. Walters

STATE OF Missouri)
)
COUNTY OF Sullivan)

ss.

On this 4th day of October, 2016 before me, a Notary Public, personally appeared Dale & Belinda Essmyer of Milani, MO, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of Dale & Belinda Essmyer

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Kimberly Richardson
Notary Public:

My Commission Expires:

11-08-2018



KIMBERLY RICHARDSON
My Commission Expires
November 8, 2018
Sullivan County
Commission #14111178

EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Essmyer

Name of owner: Dr. Dale and Mrs. Belinda Essmyer
Owner's telephone number: ~~660-285-4456~~ 660-265-4707
Owner's mailing address: 125 West 1st St,
Milton MO 63556

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Dale Essmyer, Belinda Essmyer, as husband & wife,

State basis of legal authority to sign: Signer is the _____ of the owner and has been generally authorized by the owner to sign on its behalf.

Signer's telephone number: 660-265-4707
Signer's mailing address: 125 West 1st St
Milton MO 63556

State what type of entity: Corporation General Partnership
 Limited Partnership Limited Liability Company
 Partnership Urban Redevelopment Corporation
 Not-for-profit Corporation Other (specify) private individuals

Map and parcel numbers: 19-1-11.0-009-052.100

Assessed value: \$ 68,493.00

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10-14-2016
10 14-16


Signature: 
Belinda Essmyer

Exhibit A
DISTRICT LEGAL DESCRIPTION

The description of the proposed District following (together with the map illustrating the District boundaries included herewith as Exhibit B) is based upon the tax records of the Franklin County Clerk, in accordance with the requirements of section 67.1421.2 of the CID Act. In the event of any discrepancy or ambiguity involving this legal description or any of the herein described parcels, resort shall be made to the available public records of the City of Pacific, Missouri, which shall govern.

CID No.	Parcel ID Number
1	19-1-11.0-2-010-006.100
2	19-1-11.0-2-099-008.000
3	19-1-11.0-2-014-009.300
4	19-1-11.0-2-013-009.200
5	19-1-11.0-2-017-024.000
6	19-1-11.0-2-003-010.100
7	19-1-11.0-2-003-011.000
8	19-1-11.0-2-099-012.100
9	19-1-11.0-2-099-013.000
10	19-1-11.0-2-099-014.000
11	19-1-11.0-2-009-015.000
12	19-1-11.0-2-009-015.100
13	19-1-11.0-2-009-016.000
14	19-1-11.0-2-099-018.000
15	19-1-11.0-1-001-048.000
16	19-1-11.0-1-009-052.100
17	19-1-11.0-1-001-051.000
18	19-1-11.0-1-009-052.000
19	19-1-11.0-3-099-001.200
20	19-1-11.0-2-015-022.000
21	19-1-11.0-2-006-020.000
22	19-1-11.0-2-015-021.000
23	19-1-11.0-2-011-024.000
24	19-1-11.0-2-011-025.000
25	19-1-11.0-2-099-025.100
26	19-1-11.0-3-099-002.100
27	19-1-11.0-2-099-025.230
28	19-1-11.0-2-099-025.220
29	19-1-11.0-2-099-025.210
30	19-1-11.0-2-099-025.200
31	19-1-11.0-2-099-025.300
32	19-1-11.0-2-002-026.000

STATE OF Missouri)

COUNTY OF St. Louis)

ss.

On this 17 day of October, 2016, before me, a Notary Public, personally appeared Rafko Bratic, of _____, known to me to be the person described in the foregoing instrument and who, pursuant to due authority, executed the same on behalf of _____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


Notary Public:

My Commission Expires:

Jan. 10, 2020

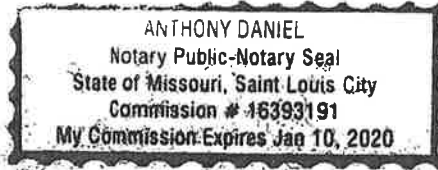
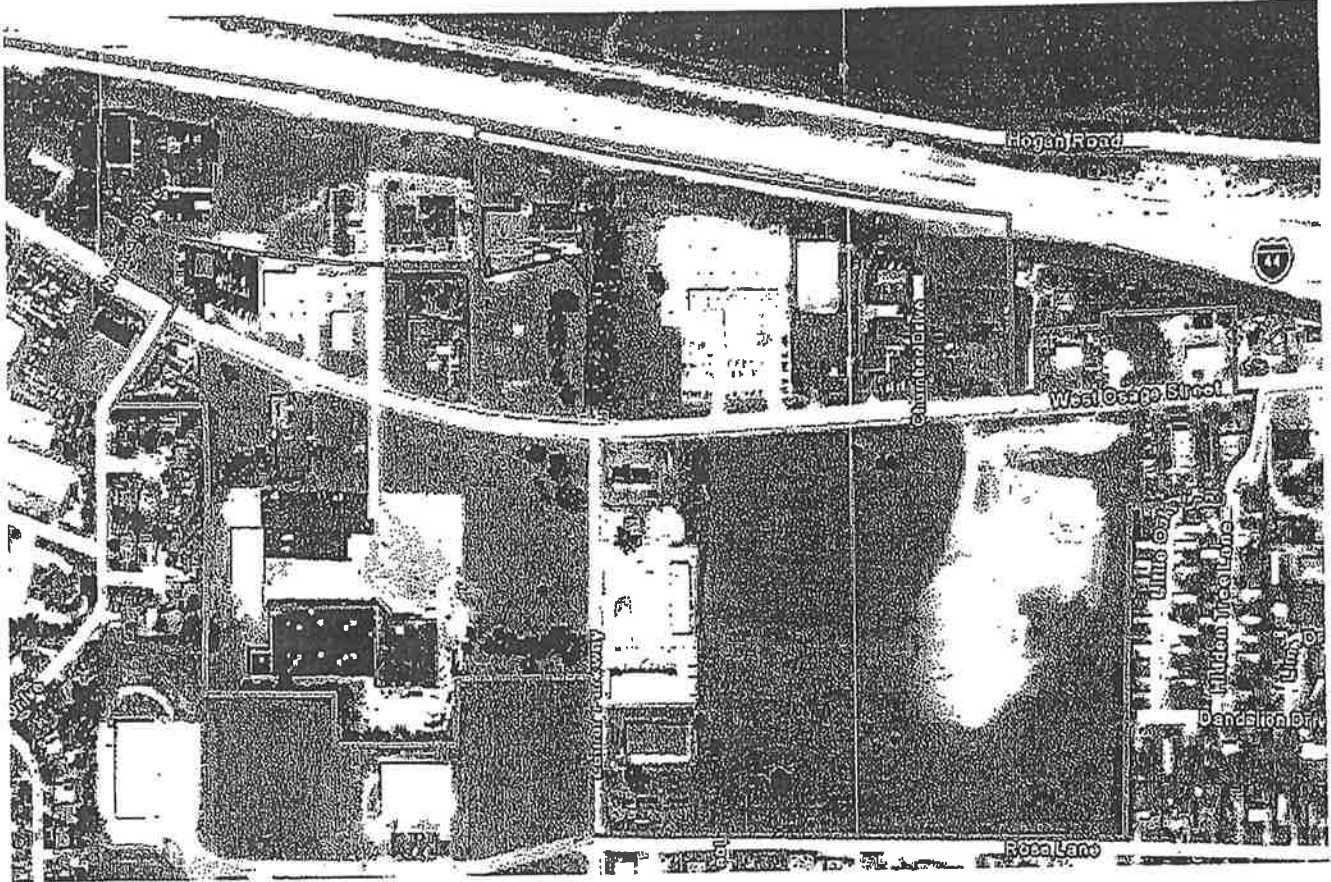


Exhibit B
DISTRICT BOUNDARY MAP



**BEFORE THE BOARD OF ALDERMAN
OF THE CITY OF PACIFIC, MISSOURI**

IN THE MATTER OF:)
)
OSAGE COMMERCIAL AREA)
COMMUNITY IMPROVEMENT DISTRICT)

**PETITION TO AMEND THE
OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT**

TO: THE CLERK OF THE CITY OF PACIFIC, MISSOURI:

THIS PETITION (this “**Petition**”) for the amendment of the Osage Commercial Area Community Improvement District (the “**District**”), a “community improvement district” within a certain limited portion of the City of Pacific, Missouri (the “**City**”) is filed with the Clerk of the City (the “**City Clerk**”) and submitted to the City in accordance with the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the “**CID Act**”).to

As set forth herein, the persons and/or entities signing this Petition and meeting the requirements of Sections 67.1421.2(1) and (2) of the CID Act (collectively, “**Petitioners**”) request that the Board of Aldermen of the City, as the governing body of the City (the “**Board of Aldermen**”), hold a public hearing and approve and adopt this Petition and amend the District establishment ordinance, all as described herein and in accordance with the CID Act.

The District was established by ordinance September 2, 2008 by the City Board of Alderman. The District shall have an existence which corresponds to the later of: (a) twenty (20) years following the effective date of September 2, 2008, or (b) the redemption or maturity of any obligations or repayment of loans issued or received by the District to fund the District Improvements (as defined in the establishment petition).

1. DESCRIPTION OF THE DISTRICT

A. Legal Description

The District includes all the 82 parcels of land composing approximately 67+ acres generally located south of Interstate Highway 44; east of Noonan Drive and Cedar Drive; north of the rear property lines of properties fronting on Missouri Highway 66 (West Osage Street) and Rose Lane; and west of the rear property lines of properties fronting on Little Oak Lane in the City of Pacific, Missouri.

B. Boundary Map

A map graphically depicting the boundaries of the District, which boundaries are contiguous is attached as EXHIBIT A to and incorporated by reference in this Petition (the “**District Boundary Map**”).

C. Name of the District

The Name of the District shall continue as the “**Osage Commercial Area Community Improvement District.**”

2. PETITIONERS

Based on the tax records of the Franklin County Clerk as of the date of filing of this Petition, Petitioners:

- (a) own real property representing more than fifty percent (50%) by assessed value of the District Properties; and
- (b) represent more than fifty percent (50%) per capita of all owners of the District Properties.

3. FIVE YEAR PLAN

A. The District five-year plan as outlined in the original Petition is incorporated by reference and attached. Generally the District was formed to facilitate property improvements as designated by the City of Pacific. The District funds these projects through a sales and use tax of one percent (1%) on all taxable sales made within the District that may be subject to taxation pursuant to Section 67.1545 of the CID Act (the “**CID Sales Tax**”).

4. GOVERNANCE OF THE DISTRICT.

The District shall be a political subdivision governed by a Board of Directors appointed by the Mayor of the City (the “**Mayor**”) with the consent of the Board of Aldermen in accordance with Section 67.1451.5 of the CID Act. The Board of Directors and the District shall have only those powers necessary and convenient to satisfy the duties and responsibilities of the District as set forth in its original Petition. The terms and conditions for the Directors are referenced in the original Petition establishing the District.

5. ASSESSED VALUE.

As of the date of this Petition the total assessed value of all real property within the District is \$ 3,118,175, as shown in the table attached below:

10. LIMITATIONS ON REVENUE GENERATION.

Pursuant to Section 67.1545 of the CID Act, the District may, by resolution, impose the CID Sales Tax upon an affirmative vote of the qualified voters of the District. Other than the CID Sales Tax, the District shall have no power to submit a sales or use tax to the qualified voters of the District for approval. The District shall have no power to submit a real property tax or business license fee or tax to the qualified voters of the District for approval. The District shall have no power to impose a special assessment for approval unless and until so provided in a proper petition, submitted in accordance with Section 67.15221 of the CID Act.

11. REQUEST TO ESTABLISH DISTRICT.

By execution and submittal of this Petition to Amend, the Petitioners request the Board of Alderman hold a public hearing in accordance with Section 67.1421 of the CID Act and adopt an ordinance to amend the Osage Commercial Area Community Improvement District.

12. NOTICE TO PETIONERS

The signatures of the Petitioners may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

13. SEVERABILITY; CONFLICTS.

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases because of conflicts with any other provision or provisions of this Petition, or for any reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in the Petition invalid, inoperative, or unenforceable to any extent whatsoever.

SIGNATURE PAGES Attached

Osage CID Petition for Blight Remediation at 2244 W. Osage

Name	Business	Address
1. <i>Randy Hill</i>	Citizens Bank	2245 W. OSAGE, Pacific, MO 63069.
2. <i>Jefferson</i>	XXXXXXXXXX	308 Nounun Dr. Pacific, MO 63064
3. <i>Charles Burtis</i>	XXXXXXXXXX	2270 W. Osage Pacific MO 63068
4. <i>Joe</i>	66 Marketplace LLC	2224 W. Osage Pacific, MO 63064
5. <i>David</i>	BANK STAR	1999 W. OSAGE, PACIFIC, MO. 63069
6. <i>George</i>	Pacific Area Chamber of Commerce	33 CHAMBER DR. Pacific, MO
7. <i>Whitney</i>	L.L. Acquisitions, LLC	Parcel I.D. 19-1-11.0-089-052.000
8. <i>Whitney</i>	L.L. Acquisitions, LLC	Parcel I.D. 19-1-11.0-3-089-001.200
9.		
10.		
11.		
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13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		

Osage CID Petition for Blight Remediation at 2244 W. Osage

Name	Business	Address
1. Watters Development Corp. II, Inc.		approve
2. "	"	" " " "
3. "	"	" " " "
4. "	"	" " " "

Don E. Watters

6. 260 New Town Center Edward J. & Mary M. Mowbray

- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.

SIGNATURE PAGES

Blake Essmeyer 9-9-16

 9-9-16

D. Essmeyer

EXECUTION PAGE FOR PETITION FOR THE CREATION AND/OR AMENDMENT OF OSAGE COMMERCIAL AREA COMMUNITY IMPROVEMENT DISTRICT

Name of owner: RSDB, LLC
 Owner's telephone number: _____
 Owner's mailing address: 2290 W Osage
Pacific, MO

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Rocko Bratic
 State basis of legal authority to sign: Signer is the _____ of the owner and has been generally authorized by the owner to sign on its behalf.
 Signer's telephone number 314-805-7332
 Signer's mailing address: PO Box 230017 St. Louis MO 63128
owner.

State what type of entity:

<input type="checkbox"/> Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Limited Partnership	<input checked="" type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Partnership	<input type="checkbox"/> Urban Redevelopment Corporation
<input type="checkbox"/> Not-for-profit Corporation	<input type="checkbox"/> Other (specify) _____

Map and parcel numbers: 19-1-11.0-2-099-025,300 Assessed value: \$ 11,134.00
19-1-11.0-2-002-026,000 \$ 67,156.00
 _____ \$ _____
 _____ \$ _____

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Date: 10/19/2016

Signature: 

6. BLIGHT DETERMINATION.

The district seeks to amend the establishment petition, Section 6, Blight Determination, to allow for a determination of blight at the 2244 W. Osage location (the former Queens Market grocery). The existing site has been determined to have insanitary or unsafe conditions, deterioration of site improvements, or has existing conditions existence of conditions which endanger life or property by fire and other causes, and constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition under the definitions provided in RsMO 67.1401.1. The list of necessary improvements includes exterior improvements including rust and mold removal, parking lot and roof repairs. Interior improvements include ceiling replacements from water damage, flooring, lighting, wiring, and code updates. The HVAC system is inoperable. The estimated cost of the project is greater than \$2,000,000.

An Analysis for the Designation of the Property within the District as a Blighted Area under the Provisions of the CID Act is set forth in **Exhibit B** attached hereto and incorporated herein by reference.

Furthermore, the District seeks authorization to fund the blighted conditions of the property by dedicating the one percent (1%) additional CID sales tax collected from the Grocery operations as an annual rebate to the developer for a period of 10 years from the approval date. Based on projected sales over the 10 year period an estimated \$780,000 may be collected from the CID sales tax.

7. LIFE OF DISTRICT.

The District was established September 2, 2008 to exist and function until the later of:

- (a) twenty (20) years following the effective date of the ordinance adopting and approving the Petition; or
- (b) the redemption or maturity of any obligations or the repayment or termination of any loans issued or received by the District to fund the District Improvements.

8. REAL PROPERTY TAXES AND BUSINESS LICENSES.

The District shall have no power to submit a real property tax or business license fee or tax to the qualified voters of the District for approval.

9. SPECIAL ASSESSMENTS.

The District shall have no power to submit a special assessment upon real estate to the qualified voters of the District for approval unless and until so provided in a proper petition submitted in accordance with Section 67.1521 of the CID Act.

CID No.	Parcel ID Number	Owner	Current Assessed Value
1	19-1-11.0-2-010-006.100	NEC Complex - Bosse	\$8,582
2	19-1-11.0-2-099-008.000	Tri-County Motors - Mazzuca	\$57,478
3	19-1-11.0-2-014-009.300	Tri-County Motors - Mazzuca	\$23,936
4	19-1-11.0-2-013-009.200	O'Reilly Automotive, Inc.	\$123,498
5	19-1-11.0-2-004-009.100	Pharmax Properties LLC	\$65,385
6	19-1-11.0-2-003-010.100	Citizen's Bank	\$226,168
7	19-1-11.0-2-003-011.000	Fog Hollow - Gared, LLC	\$336,237
8	19-1-11.0-2-099-012.100	Wm Wiest (Tr) 1/2 & Randall Wiest (Tr) 1/2	\$8,364
9	19-1-11.0-2-099-013.000	Adam W. Wiest (Tr) et al	\$54,362
10	19-1-11.0-2-099-014.000	Wallis Oil Co, Inc	\$126,233
11	19-1-11.0-2-009-015.000	Meramec Valley R-3 School District	\$0
12	19-1-11.0-2-009-015.100	Pacific Chamber of Commerce	\$33,497
13	19-1-11.0-2-009-016.000	Bank Star	\$352,432
14	19-1-11.0-2-099-018.000	Fuller Properties, LLC	\$46,269
15	19-1-11.0-1-001-048.000	Wallis Oil Co, Inc	\$122,672
16	19-1-11.0-1-009-052.100	Dale & Belinda Essmyer	\$68,493
17	19-1-11.0-1-001-051.000	Pacific Investments, LLC	\$138,701
18	19-1-11.0-1-009-052.000	LL Acquisitions, LLC - Eckelkamp	\$100,000
19	19-1-11.0-3-099-001.200	LL Acquisitions, LLC - Eckelkamp	\$689
20	19-1-11.0-2-015-022.000	New Town Center, LLC	\$241,434
21	19-1-11.0-2-006-020.000	Pacific Auto Wash, Inc	\$6,272
22	19-1-11.0-2-015-021.000	New Town Center, LLC	\$12,545
23	19-1-11.0-2-011-024.000	Walters Development Corp II, Inc	\$15,000
24	19-1-11.0-2-011-025.000	Walters Development Corp II, Inc	\$24,000
25	19-1-11.0-2-099-025.100	66 Marketplace, LLC	\$575,747
26	19-1-11.0-3-099-002.100	66 Marketplace, LLC	\$46,048
27	19-1-11.0-2-099-025.230	Walters Development Corp II, Inc	\$8,362
28	19-1-11.0-2-099-025.220	Walters Development Corp II, Inc	\$5,216
29	19-1-11.0-2-099-025.210	Ozark Pizza Huts, Inc	\$84,598
30	19-1-11.0-2-099-025.200	Hedgeapple Development Co, LLC	\$127,667
31	19-1-11.0-2-099-025.300	RSDB, LLC	\$11,134
32	19-1-11.0-2-002-026.000	RSDB, LLC	\$67,156
		Total Assessed Value	\$3,118,175

Osage CID Petition for Blight Remediation at 2244 W. Osage

Name	Business	Address
1. <i>Dan E. Walters</i>	Walters Development Corp II, Inc.	19-1-11.0-2-011.024.000
2. <i>Dan E. Walters</i>	Walters Development Corp II, Inc.	19-1-11.0-2-011.025.000
3. <i>Dan E. Walters</i>	Walters Development Corp II, Inc.	19-1-11.0-2-099.025.230
4. <i>Dan E. Walters</i>	Walters Development Corp II, Inc.	19-1-11.0-2-099.025.220

APPROVE
→

PHONE # 314-303-3373

FOR "EXHIBIT A" - SEE CITY CLERK

EXHIBIT A

CID Petition

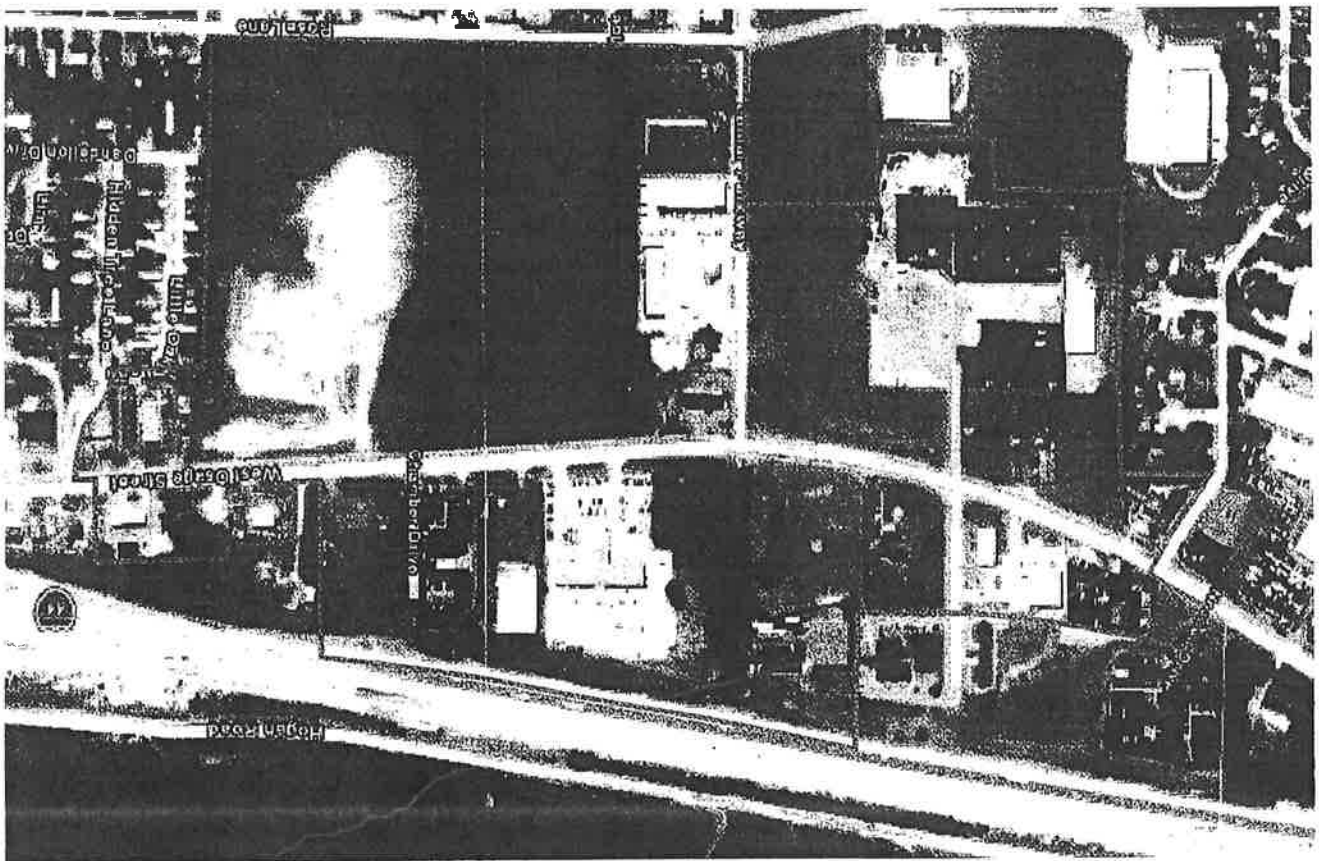


EXHIBIT C

Osage Commercial Area Community Improvement District

Analysis of Blighted Area Factors for 2244 West Osage

The City of Pacific, MO

August 19, 2016

PGAV PLANNERS
ST. LOUIS, MISSOURI

TABLE OF CONTENTS

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CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES	4
MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE	4
ECONOMIC UNDERUTILIZATION/ECONOMIC LIABILITY.....	4
SOCIAL LIABILITY	6
SUMMARY.....	7

ATTACHMENTS:

- ATTACHMENT ONE** - STUDY AREA BOUNDARY
- ATTACHMENT TWO** - EXISTING CONDITIONS
- ATTACHMENT THREE** - EXISTING LAND USE
- ATTACHMENT FOUR** - PHOTO APPENDIX

ANALYSIS OF BLIGHTED AREA FACTORS

INTRODUCTION

The Community Improvement District Act, Sections 67.1401 to 67.1571, R.S.Mo., as amended, (the "CID Act") allows for a variety of community development activities within a Community Improvement District and also provides for the effectuation of specific redevelopment activities (e.g., property acquisition, demolition and construction) within that portion of a Community Improvement District which has been found to be a "blighted area," as such concept is defined by the CID Act.

This analysis identifies and analyzes the conditions found to be present within and which constitute factors with regard to finding a portion of the Osage Commercial Community Improvement District (the "District") to be a blighted area under the CID Act. The portion of the District that is the subject of this determination is comprised of two parcels, totaling approximately a little more than 3 acres of land, located at 2244 West Osage Street (the "Area" or "Study Area"). It is located south of West Osage Street, between Orsheln Farm and Home on the west and CVS Pharmacy on the east. The Area consists of the easternmost portion of Route 66 Marketplace shopping center. A map of the boundary of the Area is included herein at **Attachment One - Study Area Boundary**. This analysis is based upon on-site investigations of the District conducted by PGAV PLANNERS on July 27, 2016, and information gathered from the owners of property within the Area, Franklin County, and from the City of Pacific (the "City"). Photographs illustrating the identified blighting conditions were taken during the site visit and are displayed in **Attachment Four - Photo Appendix**.

PGAV PLANNERS also relied upon its extensive experience, knowledge of the real estate market, and professional expertise in the preparation of the analysis. This report will not reflect changes in conditions or events that have occurred subsequent to the date of the site visit or the publication of this report.

The CID Act defines a "Blighted Area" as follows:

By reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use... (R.S. MO 67.1401.1(3)(a))

BLIGHTED AREA FACTORS

As indicated above, PGAV PLANNERS staff conducted field investigations of observable conditions in the Study Area. During these field investigations, conditions were noted for pavement, building and other site improvements within the Study Area, which site improvements are predominated by deteriorated pavement surfaces, building lacking working systems, vacancy, and unsafe conditions.

Area factors, as defined by the CID Act, include: insanitary or unsafe conditions; deterioration of site improvements; and existence of conditions which endanger life or property. A map of existing conditions may be found in **Attachment Two – Existing Conditions**. A map showing the Area's current land use as commercial may be found in **Attachment Three – Existing Land Use**.

INSANITARY AND UNSAFE CONDITIONS

Unsafe conditions are evidenced by a lack of proper public infrastructure adequate for ensuring the public's safety and are contributed to by the deterioration of site improvements.

Summary of Findings Regarding Unsafe Conditions:

The Area has a number of considerable insanitary and unsafe conditions as revealed during the site visit and through subsequent investigation of available information sources. Such conditions are evidenced by:

- *Building maintenance has been deferred for some time. The building has now been vacant for approximately one year. Consequently, the building's electrical, HVAC, and plumbing systems are damaged or in need of repair. The lack of properly functioning systems through portions of the building means replacement or significant upgrades are necessary. These structural conditions constitute unsafe conditions.*
- *Portions of the building have extensive water damage due to a leaking roof. This situation is conducive to the growth of mold and mildew. According to the Environmental Protection Agency (EPA), mold and mildew are known to cause respiratory issues and are a significant hazard to anyone with mold allergies and/or asthma. Molds produce mycotoxins which can be harmful to people, even causing illness. Some molds can also cause infections in people, particularly those with compromised immune systems.*
- *Water damage in portions of the building has caused portions of the ceilings to collapse and damage to the interior. This is a safety concern and needs to be addressed through rehabilitation of the roof and entire building exterior.*

- *Deferred maintenance throughout the Area represents an unsafe condition by virtue of deteriorated infrastructure. The Area contains dangerous sidewalks and potholes. The potholes and deteriorated pavement throughout the Area is leading to ponding of water and allows for the breeding of mosquitos. Curbs, handrails, and other site improvements are damaged, presenting a danger to safety.*
- *During the site visit, PGAV staff found evidence of graffiti and illegal dumping on the property. The continued vacancy of the site makes it a target for criminal activity.*
- *The condition of the building and site improvements has led to a mouse infestation as well as a breeding ground for mosquitos. These are both unsafe and unsanitary.*

DETERIORATION OF SITE IMPROVEMENTS

In general, deterioration refers to the physical and economic deterioration of the improvements of the Area both in terms of buildings and other above-ground structures, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways and drives, and lighting fixtures, signage, etc.

Deterioration may be evident in basically sound buildings containing minor defects, such as a lack of painting, loose or missing roof tiles, floor or ceiling plates, or holes and cracks over limited areas. Deterioration that is not easily curable and that cannot be cured in the course of normal maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, plumbing, etc. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, fascia materials, etc.

Summary of Findings Regarding Deterioration of Site Improvements:

During the site visit, many instances of deterioration were observed to be affecting the majority of the site improvements in the Area. Such conditions were photographed and include the following:

- *There are significant paved surfaces throughout the Area which are deteriorated (as evidenced by alligator-cracking, which indicates deterioration of the pavement and its base). The asphalt parking has not been maintained and now has large potholes and crumbling surfaces throughout the Area. Sidewalks, stairs, handrails, and curbs are deteriorated.*
- *Curbs and storm drains in the Area exhibit signs of deterioration. Lack of an adequate storm water management system in the parking lot is evident due to ponding water and continued deterioration of the pavement.*

- *A lack of maintenance and the current vacancy of the building have led to its deterioration. The building is deteriorated in both primary and secondary building components. The building's walls, floors, roof, wiring, and plumbing are deteriorated and in some cases, destroyed. The HVAC and electrical systems needs to be entirely replaced. The roof is failing in multiple locations. There is step cracking in the masonry of the building, indicating deterioration in some locations.*

EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

The existence of conditions which endanger life or property by fire and other causes includes such circumstances as physical deficiencies which could cause harm or potential hazardous conditions which could threaten life or property. This list is not meant to be all inclusive, for such conditions may be unique to the circumstances of the Area.

Summary of Findings:

The aforescribed deterioration and insanitary and unsafe conditions within the Area give rise to conditions which endanger life or property by fire and other causes. The predominance of site deterioration, lack of maintenance, and presence of unsafe conditions such as mold, mildew, vermin, and lack of electrical and HVAC systems in the building represent conditions which endanger life or property by fire and other causes. Similarly, the site improvements have deteriorated to the extent that they are not safe for pedestrians. Collectively, these conditions endanger life or property.

MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE

The combination of the aforescribed blighting conditions present within the Area constitute a menace to the public health, safety, morals or welfare as the Area is predominated by insanitary or unsafe conditions, deterioration of site improvements, conditions which endanger life or property by fire and other causes, which, in combination, constitute a menace to the public health and safety, morals or welfare in its present condition and use.

ECONOMIC UNDERUTILIZATION/ECONOMIC LIABILITY

The physical condition of the Area's site improvements contributes to vacancy and economic underutilization found in the Area. In addition, when combined with the decline in tax revenues and job losses that have resulted in the Area, this economic underutilization constitutes an economic liability in its present condition and use.

Missouri courts have recognized economic underutilization as a blighting condition or one that contributes to blight. This premise was explicitly stated by the Missouri Supreme Court in the

case of Tierney v. Planned Industrial Expansion Authority of Kansas City, Missouri, 742 S.W. 2d 146, 151 (Mo. 1987).

There are multiple indicators that the Area in its current condition and use is an economic liability to the City and other taxing districts. The sole tenant, a grocery store, closed in the Area. According to the Developer, the adjacent tenants in the Route 66 Marketplace have seen a 30% decline in sales revenues since the grocery store closing. This decrease in sales and the condition of the building left by the grocery store has led, and will continue to, lead to decreased tax revenues.

The impact of decreased sales taxes in the Area is of particular hardship to the City. Pacific is a relatively small community and lacks a full-service grocery store. In addition, the Walmart in Eureka pulls a significant amount of sales taxes from Pacific. When businesses such as the grocery store close, it has an adverse impact on the financial well-being of the City, both in terms of sales tax revenues and on the ability to attract residents to the City. A retail market analysis conducted by PGAV revealed that within a 10-minute drive of Pacific, Missouri, a total of \$42 million in retail sales is currently leaving the market area – mainly to destinations further east. Of this total, \$14 million in grocery store and food and beverage sales is leaving the market area, due to the lack of retail establishments. This represents a significant loss in sales tax for the City and other taxing districts. The redevelopment of the Area will help improve the taxing districts' financial situations.

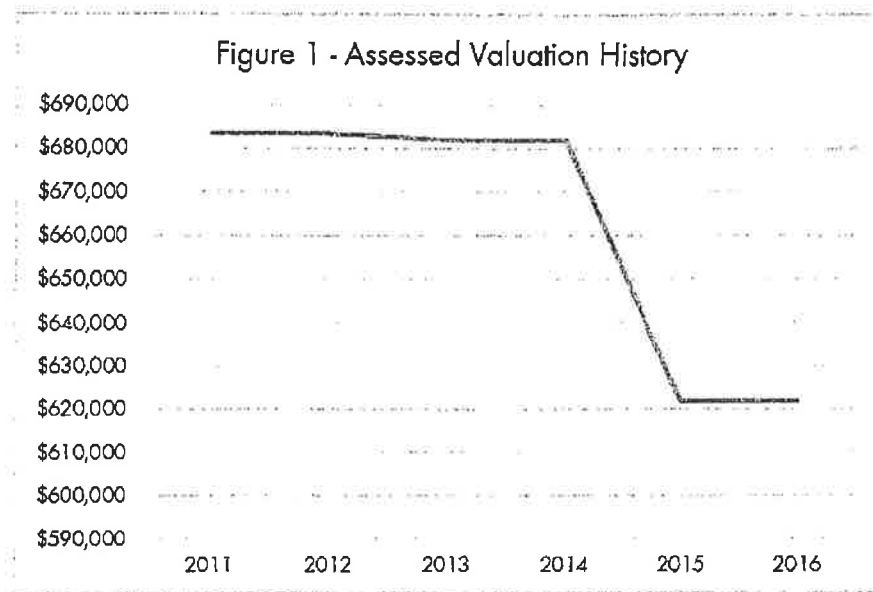
As detailed in **Table 1 – Area Parcel Data**, the Route 66 Marketplace shopping center, which includes the Area, has a total real property assessed value of \$621,795 (2016 value). The assessed valuation for the shopping center has decreased with the decline and closing of the grocery store portion. **Figure 1 – Assessed Valuation History 2011-2016** illustrates the trend in total assessed valuation for the Area over five years.

Table 1 - Area Parcel Data¹

Parcel ID No. (PIN)	Property Owner	Mailing Address	City, State, Zip	2016 Assessed Value
19-1-11.0-3-099-002.100	66 Marketplace LLC	308 Noonan Drive	Pacific, MO 63069	46048
19-1-11.0-2-099-025.100	66 Marketplace LLC	308 Noonan Drive	Pacific, MO 63069	\$ 575,747
			TOTAL	\$ 621,795

¹Totals are for entire Route 66 Marketplace, which includes Study Area.

As **Figure 1** indicates, the total assessed valuation for the Area has decreased overall from 2011 to 2016 as its value has decreased from its high in 2011 of approximately \$683,312 to \$621,795 in 2016.



The Area's inability to generate reasonable and sustained revenues places the City and other taxing districts in a position where budgets for such services as police, fire, schools, parks, and other municipal services cannot be provided at preferred levels. A drop in revenues that support these or other municipal or district services translates into an economic liability for the residents of Pacific and the beneficiaries of those districts funded by Area property sales and business taxes.

The Area is completely vacant. The closing of the grocery store in the shopping center and the decline in sales revenues at adjacent businesses has a compounding negative effect on tax revenues for the City of Pacific. Without viable businesses to attract customers to the Area, the probability of existing tenants leaving the shopping center is greatly increased. This situation demonstrates the overall negative trend toward vacancy, depressing the total assessed valuation of real property in the Area. As tenants continue to leave, maintenance is deferred, and the shopping center declines, it is likely that this downward direction will increase. A complete redevelopment of the Area is necessary to alleviate the liability of the Area to the City and affected taxing districts.

SOCIAL LIABILITY

The Area is also a social liability in its present condition and use. The aforescribed blighting factors, including dangers to the public health from deferred maintenance, deteriorated infrastructure, and insanitary conditions give rise to this condition. With the flight of businesses from the Area, and resulting decline in tax revenues, the economic liability presented by the Area in its present condition and use contributes to social liability by placing the City and other taxing districts in a position where they have less tax revenues available for funding important social services such as police protection, fire protection, education and children's services.

SUMMARY

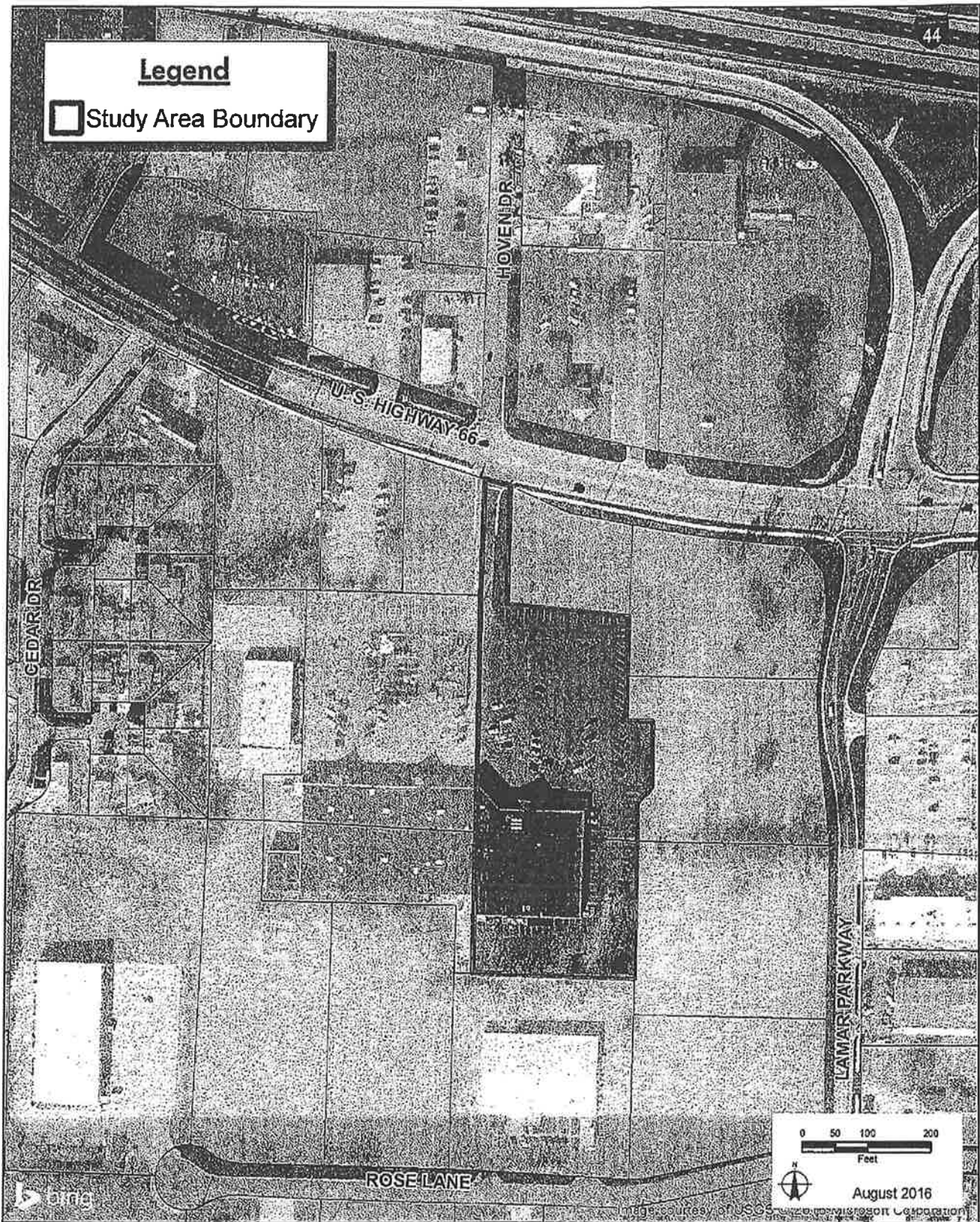
The Area meets, as a whole, the definition of a “Blighted Area,” as such term is defined within the CID Act, and is a portion of the City that by reason of the predominance of: insanitary or unsafe conditions; deterioration of site improvements; or the existence of such conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

The Area meets the requirements for a Blighted Area, exhibiting factors including, but not limited to:

- Insanitary and Unsafe Conditions;
- Deterioration of Site Improvements;
- Existence of Conditions Which Endanger Life or Property by Fire and Other Causes;
- Menace to the Public Health, Safety, Morals and Welfare;
- Economic Liability; and
- Social Liability.

Factors contributing to the above listed requirements are outlined above and supported by the **Photo Appendix in Attachment Four.**

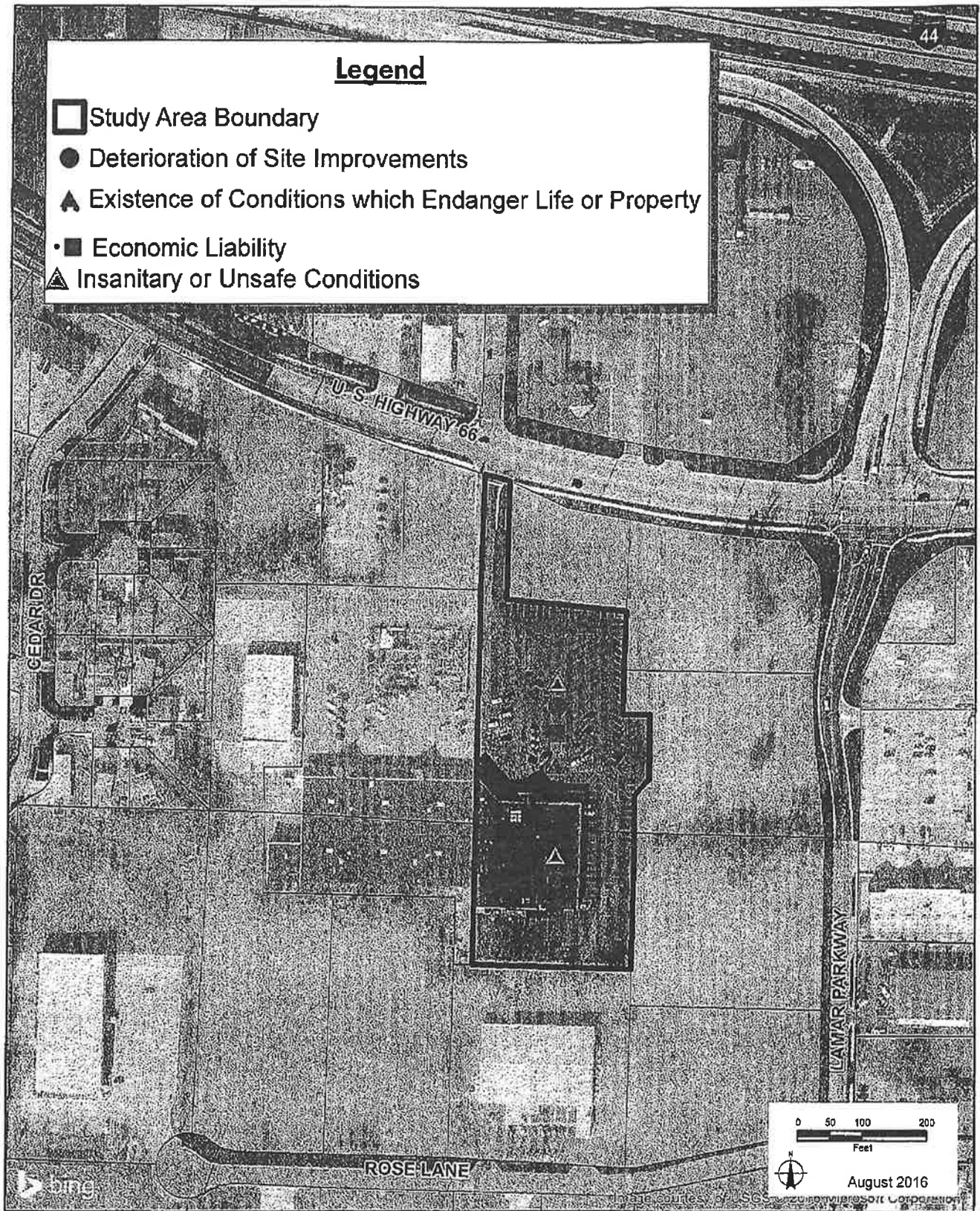
**Attachment One
Study Area Boundary**



Attachment One - Study Area Boundary

Osage Commercial Area CID - 2244 West Osage

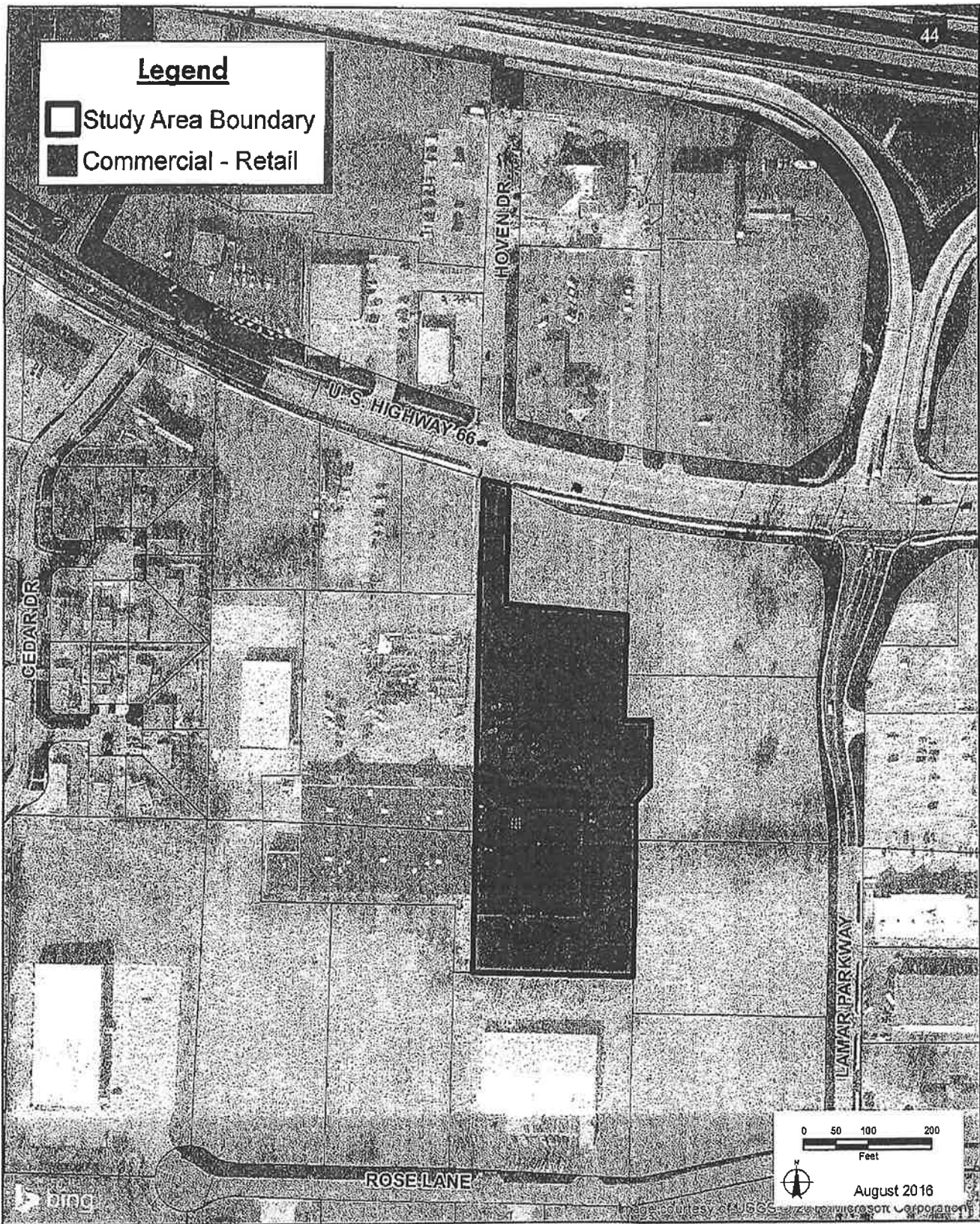
**Attachment Two
Existing Conditions**



Attachment Two - Existing Conditions

Osage Commercial Area CID - 2244 West Osage

**Attachment Three
Existing Land Use**



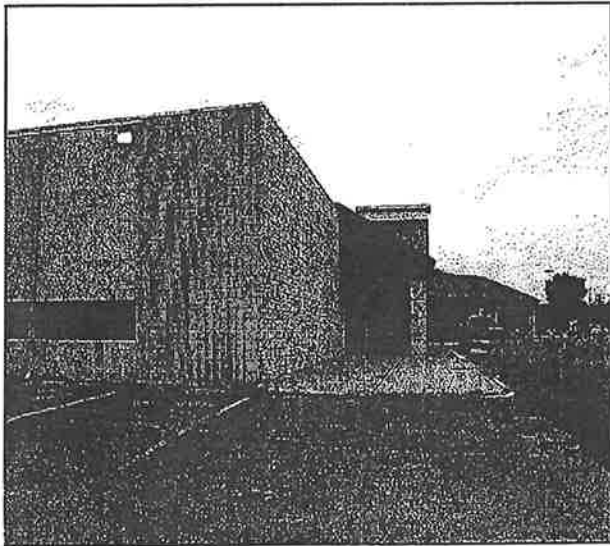
Attachemnt Three - Existing Land Use

Osage Commercial Area CID - 2244 West Osage

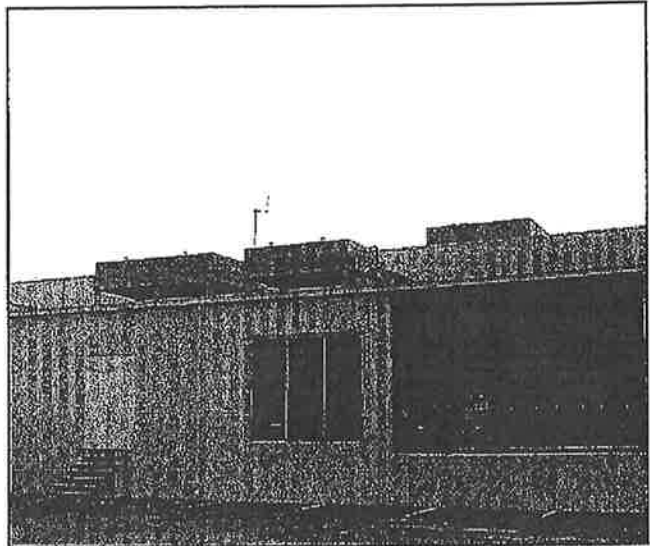
On July 27th, 2016 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the The Pacific Community Improvement District (the "Area"). The following pages contain a series of photographs taken during this site visit, which PGAV PLANNERS believes to be representative of the conditions of the Area.

2244 W. Osage Street (Vacant Queen's Supermarket)

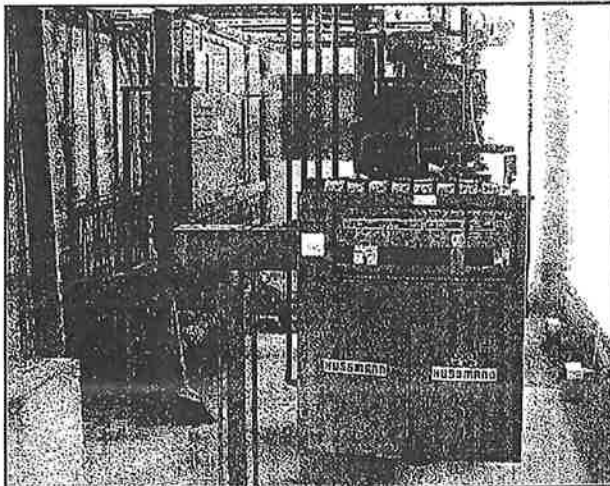
The following pages contain pictures of interior and exterior conditions found at 2244 West Osage Street in Pacific, Missouri.



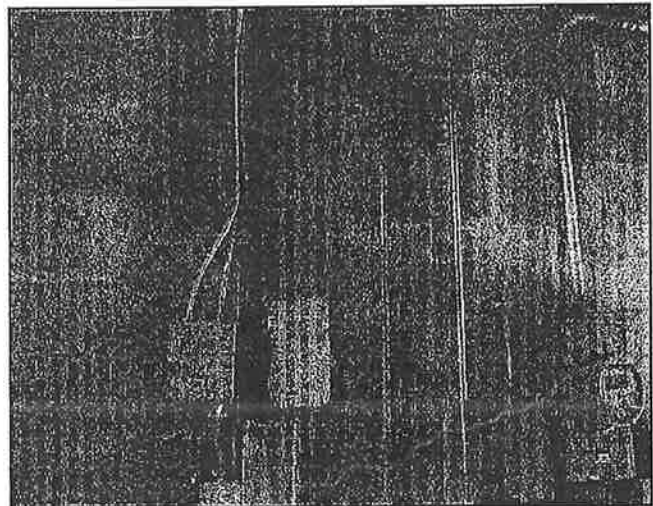
The former Queen's Grocery Store at 2244 West Osage Street is vacant.



The rooftop HVAC units are inoperable.



The electrical systems inside are inoperable.



The CMU walls inside are stained due to water infiltration from a leaking roof.

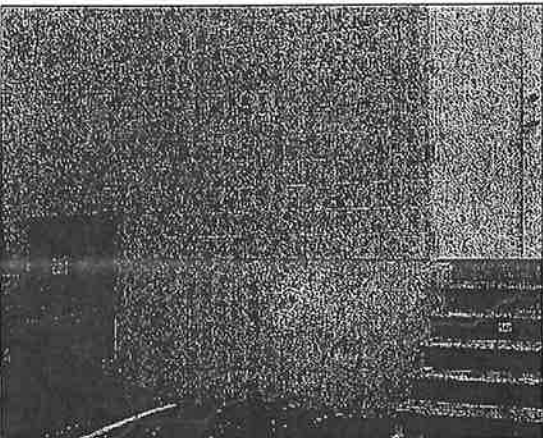
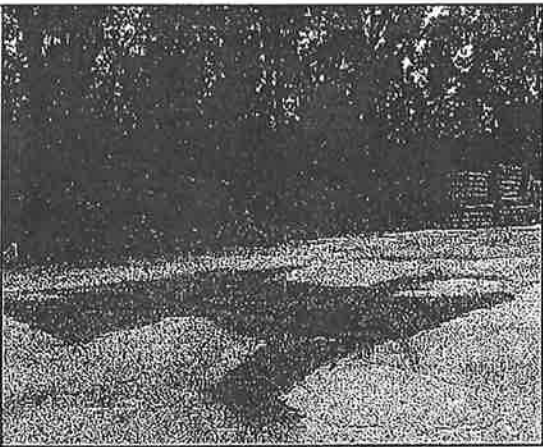
**Attachment Four
Photo Appendix**



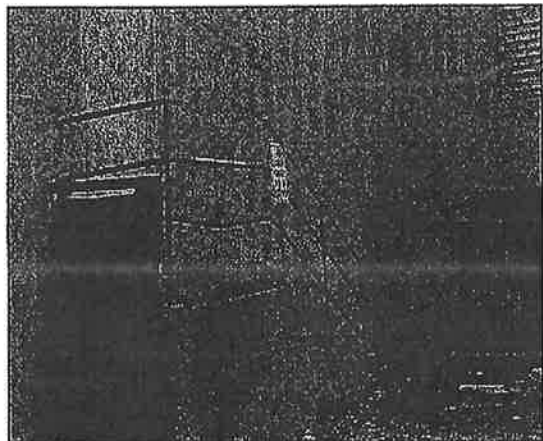
Left: The asphalt parking lot at 2244 W. Osage Street is crumbling and deteriorated.



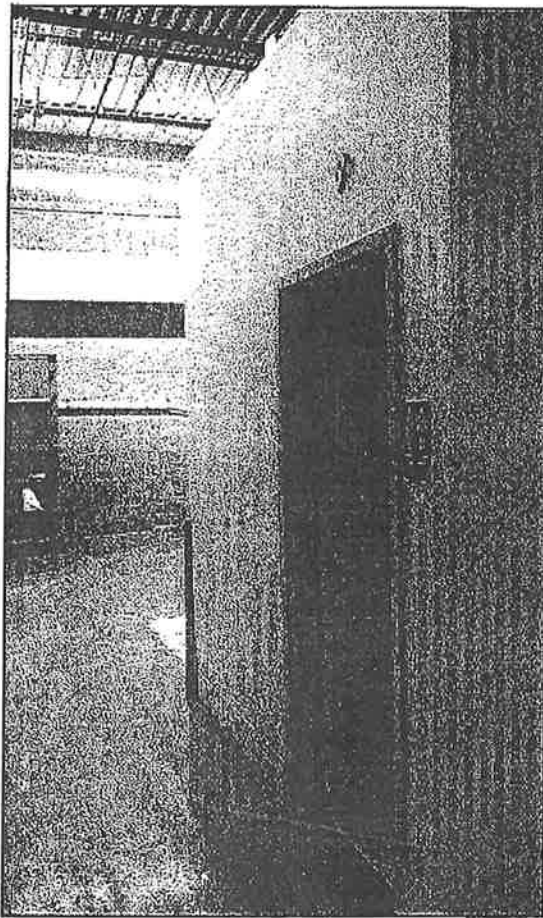
Left & Right: Standing water in potholes of the rear loading area.



Left: Step cracking in the rear CMU walls at 2244 W. Osage Street.

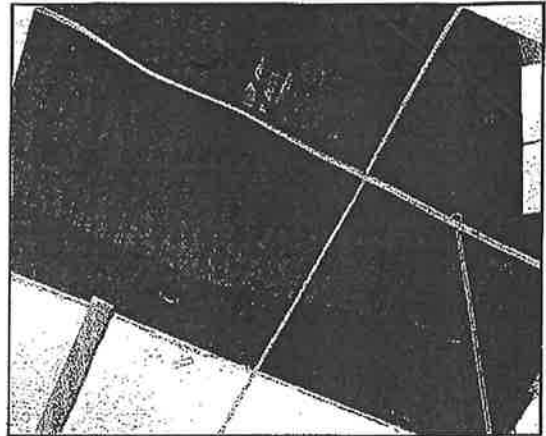


Right: The metal railing at the rear entrance is rusted, the rails are bent, and a section of the hand rail is missing, presenting a safety concern.

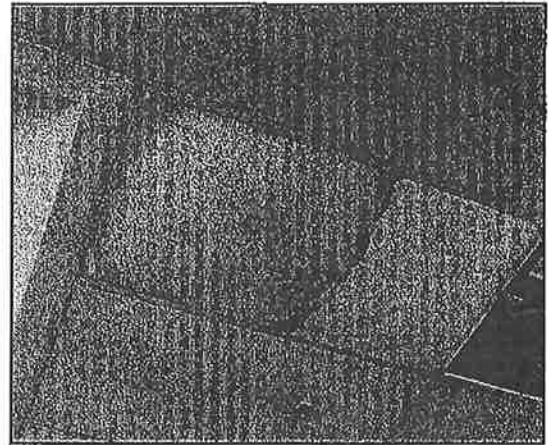


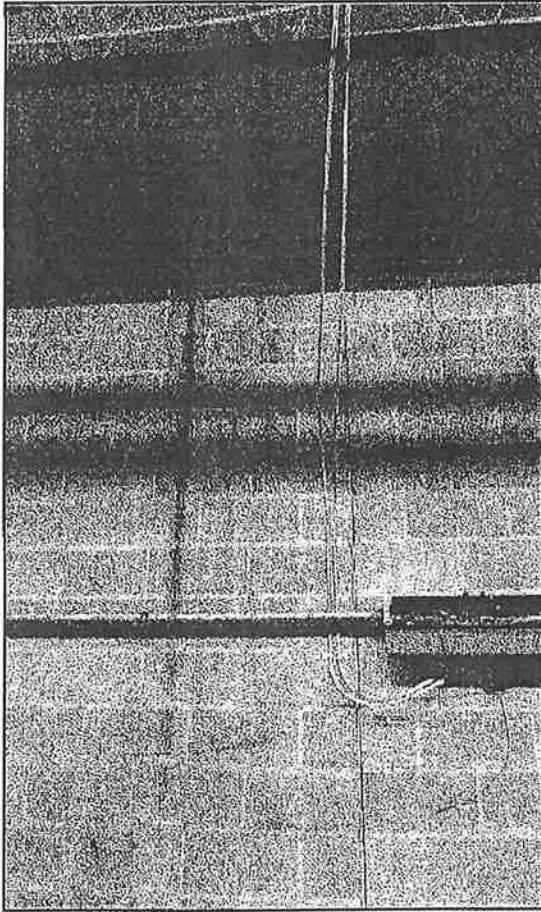
Left: One unisex rest room services the entire store, an obsolete design that does not meet modern standards.

Right: A hole in the corrugated metal roof likely caused by corrosive insulation.



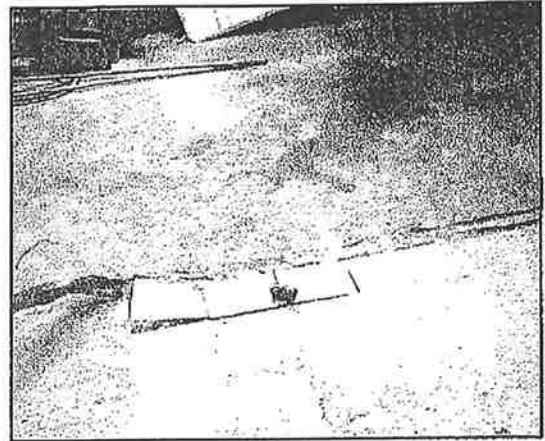
Right: Water damage to the ceiling tiles.



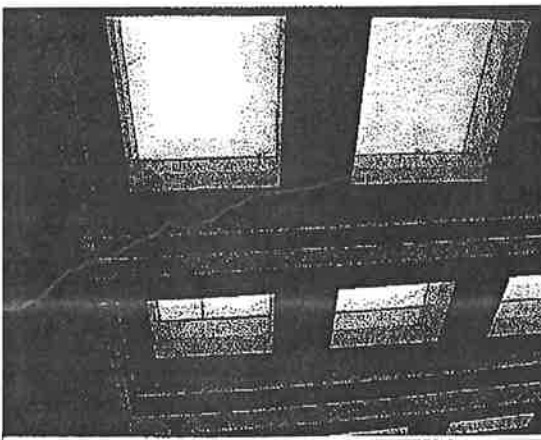
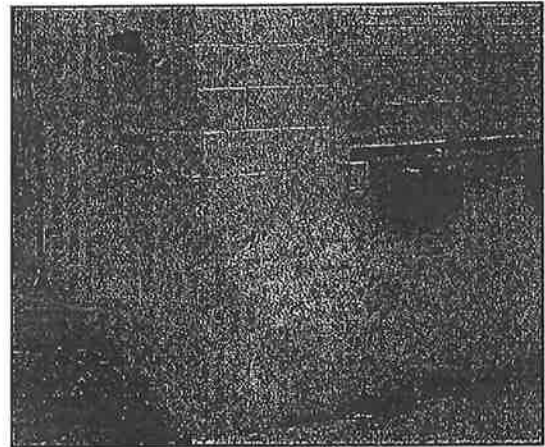


Left: The CMU walls are stained due to water infiltration.

Right: Loose and dislodged floor tiles due to extensive water damage.

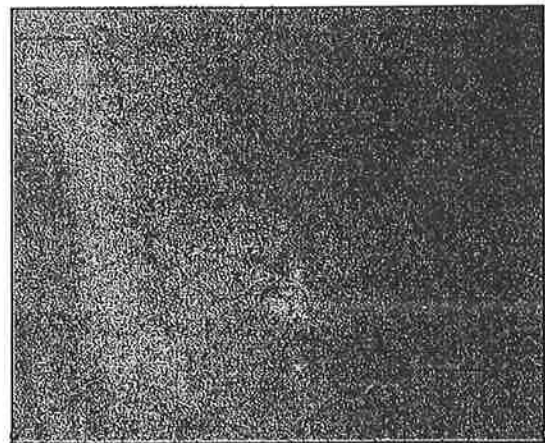


Right: Graffiti on the rear of the building.



Left: The skylights inside of 2244 W. Osage are cracked, allowing the elements into the building.

Right: One of several dead rodents found inside of the building.



AFFIDAVIT OF PUBLICATION

Date: DEC 17 2016

(Space above for recording information)

STATE OF MISSOURI)
COUNTY OF Franklin) ss.

I, William L. Miller, being duly sworn according to law, state that I am the Publisher/Editor of The Washington Missourian, a weekly/daily newspaper of general circulation in the County of Franklin, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Washington, 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 provisions 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 in the following consecutive issues:

- 1st Insertion: Vol. 156 No. 77, 3-4 day of Dec 20 16
- 2nd Insertion: Vol. _____ No. _____, _____ day of 20
- 3rd Insertion: Vol. _____ No. _____, _____ day of 20
- 4th Insertion: Vol. _____ No. _____, _____ day of 20

William L. Miller
William L. Miller, Publisher

Subscribed and sworn to before me on this 7 day of December, 2016.

Tina Lenay Bacott
Notary Public



TINA LENAY BACOTT
My Commission Expires
June 23, 2020
Franklin County
Commission #16563444

All attached to this sheet holds the same bonds as on page one of this document.

As published in
The Washington Missourian.

NOTICE OF PUBLIC HEARING

The Board of Aldermen of the City of Pacific, Missouri, will hold a public hearing to receive public comments regarding a Petition to Amend the Osage Commercial Area Community Improvement District (the "Petition") relating to the Osage Commercial Area Community Improvement District (the "District") pursuant to Sections 67.140 I to 67.1571 of the Revised Statutes of Missouri, as amended.

Date: December 6, 2016

Location:
Pacific City Hall
300 Hoven Drive
Pacific, MO 63069

Time:
7:00 P.M.

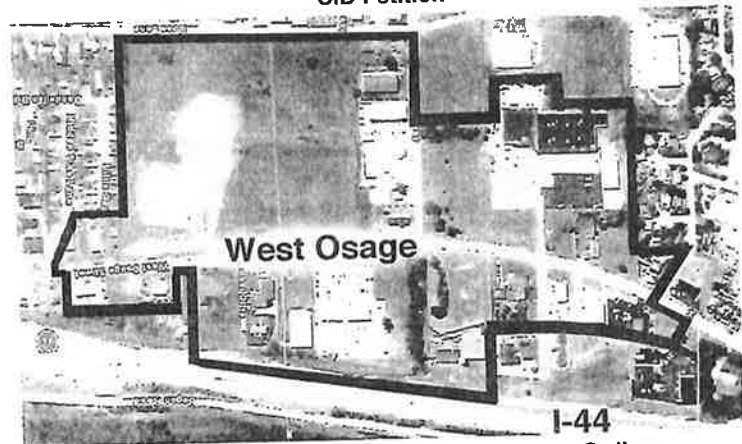
The District consists of 32 parcels of land comprising approximately 67+ acres generally located south of Interstate 44; east of

Noonan Drive and Cedar Drive; north of the rear property lines of properties fronting Highway 66 (West Osage Street) and Rose Lane; and west of the rear property lines of properties fronting on Little Oak Lane in the City of Pacific, Missouri, all as shown on the map below. The Petition proposes that the Board of Aldermen declare the property located at 2244 West Osage (the former Queen's Market) as a "blighted area" under Missouri law.

A copy of the Petition is available for review by any interested party during regular business hours at the office of the City Clerk at the Pacific City Hall, 300 Hoven Drive, Pacific, Missouri. All interested parties shall be given an opportunity to be heard at the public hearing.

Final determination of approval of the Petition will be made by the Board of Aldermen.

CID Petition



Osage Commercial Area CID — Establishing Ordinance

Publish in the Weekend Missourian December 3-4, 2016.