



(1) 11525 Highway CC



**(2)A 103-05 West Railroad Street (front)**



(2)B 103-05 West Railroad Street (rear)



(3) 110-114 East Railroad Street (rear)



**(4) 703 North Hickman Street**



**(5) 318 N Collier Street**

Application for Enhanced Enterprise Zone Designation

<b>II. Qualifying the Area as Blighted</b>
<p>Describe the conditions which demonstrate the proposed zone is a blighted area, and subject to general distress. <u>Be specific</u>. Attach pictures evidencing blight within the proposed zone (e.g. commercial buildings, deteriorating infrastructure, and abandoned housing). Identify the location of and evidence of blight within each photo. Complete each section below to identify causes leading to the declaration of blight in the area.</p> <p><b>SAMPLE of the declaration of blighted area is at the end of this application in the APPENDIX SECTION.</b></p>
<p>135.950(2) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.</p>
<p><b>1. Predominance of defective or inadequate street layout</b></p> <p>n/a</p>
<p><b>2. Unsanitary or unsafe conditions</b></p> <p>The property in photo #1 at 11525 Highway CC consists of more than 18 acres, with a long railroad frontage. It is outside the Centralia city limits, but on City utilities and zoned for industrial use. It was once a saw mill. Now it is stripped, leaving abandoned foundations, rusted metal walls and roof, and large sawdust piles. Photos #2A and #2B of the building at 103/105 West Railroad Street is the former site of several retail and food establishments. It has a newish brick facade which conceals a gutted interior and structural problems. Photo # 3 shows the building at 110-114 West Railroad Street, an industrially-zoned structure with several historical uses and now partially occupied by a one-man repair shop for small engines. Despite attempts at repair, the building is full of discarded parts and is rapidly deteriorating.</p>
<p><b>3. Deterioration of site improvements</b></p> <p>The buildings in photos #1, 2, 4, and 5 are all deteriorating because of vacancy and/or inattention. The building in photo #3 has walls which are so insecure that the sidewalks has frequently been rendered too dangerous for pedestrian access. They also pose a concern for the adjacent medical office and parking lot. The former saw mill in photo #1 is overgrown and the service lines for the sanitary sewer are broken and unusable. Parking lots for the buildings in photos #2 and #4 are crumbled to dusty gravel</p>
<p><b>4. Improper subdivision or obsolete platting</b></p> <p>n/a</p>
<p><b>5. Existence of conditions which endanger life or property by fire and other causes, or any combination of such factors</b></p> <p>The former saw mill in photo #1 has been the site of several spontaneous fires in the sawdust piles. Beside the structural problems of the building in photo #3, the dense accumulations of used equipment parts, still containing gas and oil which could easily combust and rapidly spread. The saw mill site can hold water and breed mosquitoes. The building in photos #2A and 2B has interior debris and insecure stairs which create hazards to children and others who have been found trespassing from time to time. The both of the buildings on Railroad street are part of downtown Centralia and are also blighting in that they lower the property values of the other buildings in that district.</p>
<b>Attachment:</b>
<p><input checked="" type="checkbox"/> A copy of all ordinances or resolutions declaring the area within the proposed zone a blighted area. The description of the proposed zone required above is intended to supplement, not replace, the required blight ordinance or resolution.</p>

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE DECLARING THE AREA OF A PROPOSED ENHANCED ENTERPRISE ZONE TO BE A ‘BLIGHTED AREA’.”

WHEREAS, the Department of Economic Development of the State of Missouri has provided a “qualifying run” showing the City of Centralia, Missouri, and Boone County, Missouri, have an eligible area which meets the criteria of population, poverty, and unemployment as defined in Section 135.953.1(2)(3)(4), Revised Statutes of Missouri, for an enhanced enterprise zone designation; and

WHEREAS, the Board of Aldermen of the City of Centralia, Missouri, understands that per Section 135.953.1(1), Revised Statutes of Missouri, the designated area shall be a “Blighted Area”, have pervasive poverty, unemployment, and general distress.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. The Board of Aldermen of the City of Centralia, Missouri, supports and endorses a petition application for an Enhanced Enterprise Zone designation to include the City of Centralia, Missouri, and an unincorporated area of Boone County, Missouri, as outlined in the map attached as Exhibit A.

SECTION 2. The Board of Aldermen of the City of Centralia, Missouri, has examined the above described area and finds that it presents some of the following characteristics which warrant its being declared a “Blighted Area”, within the meaning of the Section 135.950 (2), Revised Statutes of Missouri:

- defective or inadequate street layout
- unsanitary or unsafe conditions
- deterioration of site improvements
- improper subdivision or obsolete platting
- 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

SECTION 3. The Board of Aldermen of the City of Centralia, Missouri, in accordance with Section 135.953.1 (1), Revised Statutes of Missouri, does hereby declare the area defined in the “Exhibit A” map as a “Blighted Area” as defined in Section 135.950(2), Revised Statutes of Missouri. This declaration of blight as defined in Chapter 135, Revised Statutes of Missouri, cannot be used to meet the conditions for blight under any other state statute, as provided in Section 135.953.1(5), Revised Statutes of Missouri.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED this 6<sup>th</sup> day of August, 2012.

  
\_\_\_\_\_  
Mayor

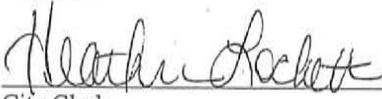
ATTEST:

  
\_\_\_\_\_  
City Clerk

This ordinance approved by the Mayor this 6<sup>th</sup> day of August, 2012.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

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