

CITY OF CENTRALIA

OFFICE OF CITY ADMINISTRATOR
114 SOUTH ROLLINS—MUNICIPAL BUILDING—573-682-2139

CENTRALIA, MISSOURI 65240

March 4, 2012

Boone County Fire Protection District
2201 E. I-70 Dr., NW
Columbia, MO 65201

RE: Notice of Public Hearing for City of Centralia, Missouri Enhanced Enterprise Zone

Dear Taxing Entity:

A Public Hearing has been scheduled concerning the City of Centralia, Missouri Enhanced Enterprise Zone. The hearing will be held on Thursday, March 29, 2012, at 7:00 p.m. in the Council Chambers of the Centralia City Hall, 114 S. Rollins, Centralia, MO 65240.

The purpose of the Public Hearing is to provide information regarding the Enhanced Enterprise Zone planned for a portion of the City of Centralia and adjacent parts of Boone County and to obtain public input for the application process as required by the Missouri Revised Statutes (Section 135.960 RSMo).

In addition to the required Public Hearing, the agenda will provide a chance for the taxing entities other than the City of Centralia and the Centralia School District to collectively select a board member. The zone includes parts of Boone County, the Daniel Boone Regional Library District, the Centralia Special Road District, the Centralia Public Library District, and the Boone County Fire Protection District. I have enclosed a map of the properties in the EEZ.

The EEZ Board will have in its initial duties to recommend to the Board of Aldermen any restrictions on the list of NAIC Codes which may be eligible for EEZ benefits. It would also recommend whether the tax abatement would be higher than the 50% minimum described by statute. Enclosed is a short information sheet from the Missouri Department of Economic Development which provides an overview of Enhanced Enterprise Zones.

I enclose a full list of NAICS Codes. The City of Columbia is also establishing an EEZ and has narrowed its eligible list to mirror its targets for economic development recruiting efforts. Board members may wish to consider a more inclusive alternate for Centralia based on the historic presence of heavy industry and two major railroad lines. Former Presiding County Commission Ed Robb told me several times that it made sense to act broadly and include all NAIC Codes, subject to the statutory restrictions. The EEZ Board and the City could then make considered judgements later in the process if an applicant was deemed unsuitable.

If you have any questions, then please contact me at (573) 682-2139.

Yours truly,


Lynn P. Behrns
City Administrator

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Boone County Fire Protection District
 2201 E I-70 Drive, NW
 Columbia, MO 65201

2. Article Number
 (Transfer from service label)

7010 2780 0002 8218 4343

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7010 2780 0002 8218 4343

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 1.50
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.80



Sent To
 Street, Apt. No.
 or PO Box No.
 City, State, Zip

Boone County Fire Protection District
 2201 E I-70 Drive, NW
 Columbia, MO 65201

PS Form 3800

CITY OF CENTRAL
SOUTH ROLLINS STREET
COLUMBIA, MO 65240

UNITED STATES
PITNEY BOWES
02 1P \$ 006.80
0004491175 MAR 05 2012
MAILED FROM ZIP CODE 65240



REFUSED

1st NOTICE
2nd NOTICE
RETURN TO SENDER

7010 2780 0002 8218 4343

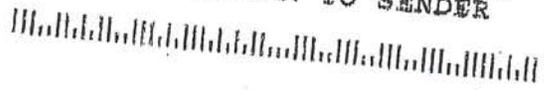


Boone County Fire Protection
District
2201 E I-70 Drive, NW
Columbia, MO 65201

NIXIE

3309 1 07 03/09/12

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
RETURN TO SENDER



*Hand delivered
to Dave Ruggs
3/14/12*

CITY OF CENTRALIA

OFFICE OF CITY ADMINISTRATOR
114 SOUTH ROLLINS—MUNICIPAL BUILDING—573-682-2139

CENTRALIA, MISSOURI 65240

March 4, 2012

Mr. Jed Angell
% Angell and Co. O. Box 1267;
101 S. Allen St.
Centralia, MO 65240

RE: Notice of Public Hearing for City of Centralia, Missouri Enhanced Enterprise Zone

Dear Mr. Angell:

A Public Hearing has been scheduled concerning the City of Centralia, Missouri Enhanced Enterprise Zone. The hearing will be held on Thursday, March 29, 2012, at 7:00 p.m. in the Council Chambers of the Centralia City Hall, 114 S. Rollins, Centralia, MO 65240.

The purpose of the Public Hearing is to provide information regarding the Enhanced Enterprise Zone planned for a portion of the City of Centralia and adjacent parts of Boone County and to obtain public input for the application process as required by the Missouri Revised Statutes (Section 135.960 RSMo).

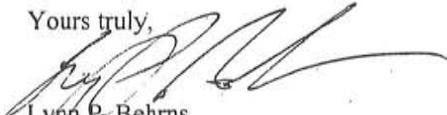
In addition to the required Public Hearing, the agenda will provide a chance for the taxing entities other than the City of Centralia and the Centralia School District to collectively select a board member. The zone includes parts of Boone County, the Daniel Boone Regional Library District, the Centralia Special Road District, the Centralia Public Library District, and the Boone County Fire Protection District. I have enclosed a map of the properties in the EEZ.

The EEZ Board will have in its initial duties to recommend to the Board of Aldermen any restrictions on the list of NAIC Codes which may be eligible for EEZ benefits. It would also recommend whether the tax abatement would be higher than the 50% minimum described by statute. Enclosed is a short information sheet from the Missouri Department of Economic Development which provides an overview of Enhanced Enterprise Zones.

I enclose a full list of NAICS Codes. The City of Columbia is also establishing an EEZ and has narrowed its eligible list to mirror its targets for economic development recruiting efforts. Board members may wish to consider a more inclusive alternate for Centralia based on the historic presence of heavy industry and two major railroad lines. Former Presiding County Commission Ed Robb told me several times that it made sense to act broadly and include all NAIC Codes, subject to the statutory restrictions. The EEZ Board and the City could then make considered judgements latter in the pro

If you have any questions, then please contact me at (573) 682-2139.

Yours truly,


Lynn P. Behrns
City Administrator

March 4, 2012

Dr. Glen Brown
8750 Little Creek Rd.
Centralia, MO 65240

RE: Notice of Public Hearing for City of Centralia, Missouri Enhanced Enterprise Zone

Dear Dr. Brown :

A Public Hearing has been scheduled concerning the City of Centralia, Missouri Enhanced Enterprise Zone. The hearing will be held on Thursday, March 29, 2012, at 7:00 p.m. in the Council Chambers of the Centralia City Hall, 114 S. Rollins, Centralia, MO 65240.

The purpose of the Public Hearing is to provide information regarding the Enhanced Enterprise Zone planned for a portion of the City of Centralia and adjacent parts of Boone County and to obtain public input for the application process as required by the Missouri Revised Statutes (Section 135.960 RSMo).

In addition to the required Public Hearing, the agenda will provide a chance for the taxing entities other than the City of Centralia and the Centralia School District to collectively select a board member. The zone includes parts of Boone County, the Daniel Boone Regional Library District, the Centralia Special Road District, the Centralia Public Library District, and the Boone County Fire Protection District. I have enclosed a map of the properties in the EEZ.

The EEZ Board will have in its initial duties to recommend to the Board of Aldermen any restrictions on the list of NAIC Codes which may be eligible for EEZ benefits. It would also recommend whether the tax abatement would be higher than the 50% minimum described by statute. Enclosed is a short information sheet from the Missouri Department of Economic Development which provides an overview of Enhanced Enterprise Zones.

I enclose a full list of NAICS Codes. The City of Columbia is also establishing an EEZ and has narrowed its eligible list to mirror its targets for economic development recruiting efforts. Board members may wish to consider a more inclusive alternate for Centralia based on the historic presence of heavy industry and two major railroad lines. Former Presiding County Commission Ed Robb told me several times that it made sense to act broadly and include all NAIC Codes, subject to the statutory restrictions. The EEZ Board and the City could then make considered judgements latter in the pro

If you have any questions, then please contact me at (573) 682-2139.

Yours truly,



Lynn P. Behrms
City Administrator

CITY OF CENTRALIA

OFFICE OF CITY ADMINISTRATOR
114 SOUTH ROLLINS—MUNICIPAL BUILDING—573-682-2139

CENTRALIA, MISSOURI 65240

March 4, 2012

Mr. Tom Elsbury
11297 Audrain County Rd. 906
Centralia, MO 65240

RE: Notice of Public Hearing for City of Centralia, Missouri Enhanced Enterprise Zone

Dear Mr. Elsbury:

A Public Hearing has been scheduled concerning the City of Centralia, Missouri Enhanced Enterprise Zone. The hearing will be held on Thursday, March 29, 2012, at 7:00 p.m. in the Council Chambers of the Centralia City Hall, 114 S. Rollins, Centralia, MO 65240.

The purpose of the Public Hearing is to provide information regarding the Enhanced Enterprise Zone planned for a portion of the City of Centralia and adjacent parts of Boone County and to obtain public input for the application process as required by the Missouri Revised Statutes (Section 135.960 RSMo).

In addition to the required Public Hearing, the agenda will provide a chance for the taxing entities other than the City of Centralia and the Centralia School District to collectively select a board member. The zone includes parts of Boone County, the Daniel Boone Regional Library District, the Centralia Special Road District, the Centralia Public Library District, and the Boone County Fire Protection District. I have enclosed a map of the properties in the EEZ.

The EEZ Board will have in its initial duties to recommend to the Board of Aldermen any restrictions on the list of NAIC Codes which may be eligible for EEZ benefits. It would also recommend whether the tax abatement would be higher than the 50% minimum described by statute. Enclosed is a short information sheet from the Missouri Department of Economic Development which provides an overview of Enhanced Enterprise Zones.

I enclose a full list of NAICS Codes. The City of Columbia is also establishing an EEZ and has narrowed its eligible list to mirror its targets for economic development recruiting efforts. Board members may wish to consider a more inclusive alternate for Centralia based on the historic presence of heavy industry and two major railroad lines. Former Presiding County Commission Ed Robb told me several times that it made sense to act broadly and include all NAIC Codes, subject to the statutory restrictions. The EEZ Board and the City could then make considered judgements latter in the pro

If you have any questions, then please contact me at (573) 682-2139.

Yours truly,



Lynn P. Behrns
City Administrator

CITY OF CENTRALIA

OFFICE OF CITY ADMINISTRATOR
114 SOUTH ROLLINS—MUNICIPAL BUILDING—573-682-2139

CENTRALIA, MISSOURI 65240

March 4, 2012

Mrs. Lori Myers
% Martinsburg Bank
214 S. Allen St.
Centralia, MO 65240

RE: Notice of Public Hearing for City of Centralia, Missouri Enhanced Enterprise Zone

Dear Mrs. Myers:

A Public Hearing has been scheduled concerning the City of Centralia, Missouri Enhanced Enterprise Zone. The hearing will be held on Thursday, March 29, 2012, at 7:00 p.m. in the Council Chambers of the Centralia City Hall, 114 S. Rollins, Centralia, MO 65240.

The purpose of the Public Hearing is to provide information regarding the Enhanced Enterprise Zone planned for a portion of the City of Centralia and adjacent parts of Boone County and to obtain public input for the application process as required by the Missouri Revised Statutes (Section 135.960 RSMo).

In addition to the required Public Hearing, the agenda will provide a chance for the taxing entities other than the City of Centralia and the Centralia School District to collectively select a board member. The zone includes parts of Boone County, the Daniel Boone Regional Library District, the Centralia Special Road District, the Centralia Public Library District, and the Boone County Fire Protection District. I have enclosed a map of the properties in the EEZ.

The EEZ Board will have in its initial duties to recommend to the Board of Aldermen any restrictions on the list of NAIC Codes which may be eligible for EEZ benefits. It would also recommend whether the tax abatement would be higher than the 50% minimum described by statute. Enclosed is a short information sheet from the Missouri Department of Economic Development which provides an overview of Enhanced Enterprise Zones.

I enclose a full list of NAICS Codes. The City of Columbia is also establishing an EEZ and has narrowed its eligible list to mirror its targets for economic development recruiting efforts. Board members may wish to consider a more inclusive alternate for Centralia based on the historic presence of heavy industry and two major railroad lines. Former Presiding County Commission Ed Robb told me several times that it made sense to act broadly and include all NAIC Codes, subject to the statutory restrictions. The EEZ Board and the City could then make considered judgements later in the pro

If you have any questions, then please contact me at (573) 682-2139.

Yours truly,



Lynn P. Behrs
City Administrator

CITY OF CENTRALIA

OFFICE OF CITY ADMINISTRATOR
114 SOUTH ROLLINS—MUNICIPAL BUILDING—573-682-2139

CENTRALIA, MISSOURI 65240

March 4, 2012

Mr. Harvey Million
17771 N. Davis Rd.
Centralia, MO 65240

RE: Notice of Public Hearing for City of Centralia, Missouri Enhanced Enterprise Zone

Dear Mr. Million:

A Public Hearing has been scheduled concerning the City of Centralia, Missouri Enhanced Enterprise Zone. The hearing will be held on Thursday, March 29, 2012, at 7:00 p.m. in the Council Chambers of the Centralia City Hall, 114 S. Rollins, Centralia, MO 65240.

The purpose of the Public Hearing is to provide information regarding the Enhanced Enterprise Zone planned for a portion of the City of Centralia and adjacent parts of Boone County and to obtain public input for the application process as required by the Missouri Revised Statutes (Section 135.960 RSMo).

In addition to the required Public Hearing, the agenda will provide a chance for the taxing entities other than the City of Centralia and the Centralia School District to collectively select a board member. The zone includes parts of Boone County, the Daniel Boone Regional Library District, the Centralia Special Road District, the Centralia Public Library District, and the Boone County Fire Protection District. I have enclosed a map of the properties in the EEZ.

The EEZ Board will have in its initial duties to recommend to the Board of Aldermen any restrictions on the list of NAIC Codes which may be eligible for EEZ benefits. It would also recommend whether the tax abatement would be higher than the 50% minimum described by statute. Enclosed is a short information sheet from the Missouri Department of Economic Development which provides an overview of Enhanced Enterprise Zones.

I enclose a full list of NAICS Codes. The City of Columbia is also establishing an EEZ and has narrowed its eligible list to mirror its targets for economic development recruiting efforts. Board members may wish to consider a more inclusive alternate for Centralia based on the historic presence of heavy industry and two major railroad lines. Former Presiding County Commission Ed Robb told me several times that it made sense to act broadly and include all NAIC Codes, subject to the statutory restrictions. The EEZ Board and the City could then make considered judgements later in the pro

If you have any questions, then please contact me at (573) 682-2139.

Yours truly,



Lynn P. Behrns
City Administrator

CITY OF CENTRALIA

OFFICE OF CITY ADMINISTRATOR
114 SOUTH ROLLINS—MUNICIPAL BUILDING—573-682-2139

CENTRALIA, MISSOURI 65240

March 4, 2012

Mr. Don Coppenhaver
10800 N. Rt. Z
Hallsville, MO 65255

RE: Notice of Public Hearing for City of Centralia, Missouri Enhanced Enterprise Zone

Dear Mr. Coppenhaver:

A Public Hearing has been scheduled concerning the City of Centralia, Missouri Enhanced Enterprise Zone. The hearing will be held on Thursday, March 29, 2012, at 7:00 p.m. in the Council Chambers of the Centralia City Hall, 114 S. Rollins, Centralia, MO 65240.

The purpose of the Public Hearing is to provide information regarding the Enhanced Enterprise Zone planned for a portion of the City of Centralia and adjacent parts of Boone County and to obtain public input for the application process as required by the Missouri Revised Statutes (Section 135.960 RSMo).

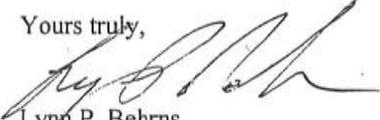
In addition to the required Public Hearing, the agenda will provide a chance for the taxing entities other than the City of Centralia and the Centralia School District to collectively select a board member. The zone includes parts of Boone County, the Daniel Boone Regional Library District, the Centralia Special Road District, the Centralia Public Library District, and the Boone County Fire Protection District. I have enclosed a map of the properties in the EEZ.

The EEZ Board will have in its initial duties to recommend to the Board of Aldermen any restrictions on the list of NAIC Codes which may be eligible for EEZ benefits. It would also recommend whether the tax abatement would be higher than the 50% minimum described by statute. Enclosed is a short information sheet from the Missouri Department of Economic Development which provides an overview of Enhanced Enterprise Zones.

I enclose a full list of NAICS Codes. The City of Columbia is also establishing an EEZ and has narrowed its eligible list to mirror its targets for economic development recruiting efforts. Board members may wish to consider a more inclusive alternate for Centralia based on the historic presence of heavy industry and two major railroad lines. Former Presiding County Commission Ed Robb told me several times that it made sense to act broadly and include all NAIC Codes, subject to the statutory restrictions. The EEZ Board and the City could then make considered judgements latter in the pro

If you have any questions, then please contact me at (573) 682-2139.

Yours truly,


Lynn P. Behrns
City Administrator

Initial meeting of City of Centralia, Missouri Enhanced Enterprise Zone Board of Commissioners for Thursday, March 29, 2012.

The meeting was called to order at 7:00 p.m. Mayor Tim Grenke welcomed the attendees. Present were Commissioners Lorry Myers, Harvey Million, Tom Elsbury, and Don Copenhaver. Also present were Lynn Behrns, Don Bormann, Carol Shoemaker of the Department of Economic Development, Bernie Andrews, Jacob Barker, James Smith, and Dommick Lee.

Public Hearing

Mayor Grenke open a public hearing as required by Missouri Statutes. Shoemaker presented a brief overview of the program, which segued into a question and answer session.

According to Shoemaker, Enhanced Enterprise Zones are an elaboration of the earlier Enterprise Zone program. Since 2004, the Department of Economic Development has granted status to 119 separate zones, with more applications being reviewed. Since 2006, EEZs account for more than 6,000 new jobs; and the State has allocated \$24,000,000 per year for tax credits to qualifying businesses.

To achieve an EEZ designation, cities or counties must submit a petition application, which usually takes 60-90 days to process for approval

Elsbury asked if the EEZ could have "claw-backs" for tax abate, in order to insure businesses fulfill their obligations. Shoemaker said yes; this can be in the City's adoption resolution (ordinance).

Million asked for more details on how tax abatement and credits worked and Shoemaker provided this information.

EEZs can exist for 25 years. It seems likely that state legislation may have extended their duration before the present statute ends.

Bormann asked about penalties for early closure. Shoemaker again said that this could be in the final resolution (ordinance). Tax credits come after the business has completed its set investments and hiring.

Shoemaker said that an EEZ cannot amend its boundaries; but it is possible for the adopted list of NACIS codes could be changed to diminish or enlarge the set of eligible businesses. A qualified business must pay at least half of the employee health insurance for its new hires and pay wages equal to at least 75% of the county average.

It is possible in the implementing ordinance to adopt a structured, tiered abatement for larger business locations or expansions. Shoemaker will send an example.

Since Sunnydale is in Audrain, it would not be possible to include in a Centralia EEZ, even if it were closer. That would have to come through Audrain County.

The audience was told that the definition of "qualifying investment" includes a purchase of a building, and the addition of personal property. Tax abatements, however, only apply to real property.

Potential businesses must make individual applications. They would receive help from a DED sales team.

The Board discussion of how designation of Columbia's EEZ was proceeding and how a "run" was created to qualify the census blocks in a possible EEZ.

Grenke closed hearing at about 7:30. Shoemaker and Andrews left.

To organize the Board of Commissioners, Meyers nominated Elsbury to be Chairman. Copenhaver seconded the motion. On vote, all members voted aye, except Elsbury, who abstained.

Behrns noted that absent members were Glen Brown, the fifth City appointment, and Jed Angell, who is the School District's. The seventh and last position is yet to be decided, since it is a selection of the other taxing districts and none of these had come to the meeting.

The Board discussed how to select a list of qualifying NACIS codes. Behrns had given members each a full list. Some types are not eligible by statute. Columbia, for political reasons, had narrowed its list to have fewer smokestack or non-green codes. Centralia could be broader, maybe not excluding any codes at all. Any candidate still has to abide by City or County zoning.

Behrns suggested that Board had its largest initial task in recommending abatement levels and eligible codes. After that, it will be more reactive, reviewing individual applications for recommendation to Aldermen and DED. The EEZ Commissioners can do recruitment; but more likely this job will fall to the Chamber of commerce, CREDI, REDI, and the state Department of Economic Development. Million asked that the Board have structured input from CREDI and the Chamber.

Behrns will send copies of Columbia's slimmed-down list of codes and Shoemaker's examples of tiered abatement to all Commissioners as soon as possible. Elsbury will call next meeting after a chance for input from others.

Elsbury moved and Million seconded that the meeting adjourn. All Commissioners voted aye.

Meeting adjourned at about 8:20 p.m.