



**V. Zone Description**

**A.** Compare the rate of decline of social and economic conditions in the proposed zone with those of the city or county as a whole over the past five (5) years. Indicate specific business openings, closings, or layoffs that have occurred over the previous five-year period. Provide dates, company names, business sectors and the number of employees impacted.

The City of Centralia and the surrounding unincorporated area has historically had an economic base tied to agriculture and industry. While the agricultural sector has held its own, despite the economic downturn of the last five years, the same is not true of the manufacturing/industrial sector. The principal employer in Centralia (and the largest industrial employer in Boone County) is Hubbell Power Systems (formerly A. B. Chance Co.) Since it acquired Chance in 1994, Hubbell has reduced or relocated engineers, managers, sales force, and similar white-collar staff. Hubbell then moved some of the production lines overseas or to other Hubbell facilities out-of-state. While company employment was once above 1,300, it dropped to 1,100 employees in the year 2000. The count has since vacillated in a generally declining trend to 891 employees in 2010 and 765 by the end of 2011. Perhaps only a third of these employees now live in Centralia.

While there is some recent residential construction, it is not sufficient to support historic small-town retail service. Many downtown storefronts are vacant or only marginally utilized. Investments in downtown infrastructure made in the late 1980s are now deteriorated, and the City is not able to keep up with repairs. A small growth of population has principally been the result of housing for the elderly and a movement of low-income families from the City of Columbia to a less expensive rental market. The proportion of students who receive free or reduce cost meals in Centralia has risen to 27.6%. More than 120 students participate in a "buddy pack" program. Information detailing socioeconomic demographic characteristics are on the following attached pages. Timely information is sometimes not readily available for the specific area of the EEZ. However, the data shows a disconnect between the growth of Boone County in general and the relative stagnation of the Centralia area from loss of local jobs and comparative unemployment.

The Centralia EEZ boundaries include all of the City except for the residential areas of the southeast quarter of the town. Most commercially and all industrially zoned parcels of the City are within a single census block group, which also extends to include most of the northeast corner of Boone County. This block group includes several county-zoned industrial parcels, Missouri State Highway 22, and two parallel main-line railroads.

In the present economy, investors are highly risk-adverse. A strip mall on East Highway 22 was constructed in 2005 and remains only half-filled to this date. Examples of properties which for more than ten years have been vacant or nearly-so include: the properties in photos 1 through 3, previously listed as examples of blighted conditions; the building at 703 N. Hickman Street--formerly a Dairy Queen franchise and long empty, despite being what should be a valuable site on Missouri Highway 22; and the building at 318 North Collier Street. It is zoned industrial and adjacent to rail tracks and once was heavily used by a local trucking company. Now it harbors discarded equipment as an ad hoc warehouse for an absentee owner.

A following page lists significant business closures and openings for the last five years.

**Helpful Links:** MO Economic Research & Information Center (MERIC) - [www.missourieconomy.org](http://www.missourieconomy.org)  
MO Census Data Center - <http://mcdc.missouri.edu/>

## Significant business closures and opening in the last five years;

### Closures:

Hargis Laundry Mat - 1 job lost

Saddle Saloon - closed - approximately 10 jobs lost

Kelbrook Salon & Spa - closed, 4 FTE jobs lost

Missouri Highway Road Barn - closed, 3 jobs lost

### Openings:

Hoppy's Properties - 1 new job

Show-Me Shortline - 6 new jobs

Celebrations - 1 new job

### Layoffs:

Hubbell/Chance approximately 281 jobs between 2007 and January 2012

City of Centralia - 2 full time positions left unfilled

Centralia Special Road District - 1 position left unfilled

Public Water Supply District No. 1 - 1 position unfilled

### Other:

Numerous openings and closing of restaurants and antique stores/flea markets

**LEHD State of Missouri County Reports - Quarterly Workforce Indicators**

Select Criteria below. A new report will be created below as selections change.

Year  Geographic Grouping  or Information by Detailed Industry  
 Quarter  County   
 Sex  Industry   
 AgeGroup  Ownership

QWI Top Report

[Download Dataset](#) [Print Table](#)

QWI Quick Facts	Boone (Q3)	Boone (Avg:Selected + 3 Prior qtrs)	Missouri (Q3)	Missouri (Avg:Selected + 3 Prior qtrs)
Total Employment	81,365	81,089	2,510,070	2,511,669
Net Job Flows	666	631	-24,123	8,706
Job Creation	3,567	3,284	103,830	115,430
New Hires	12,960	10,727	395,569	349,652
Separations	13,707	11,584	464,768	398,560
Turnover	8.8%	8.0%	9.2%	8.3%
Avg Monthly Earnings	\$3,282.00	\$3,178.25	\$3,431.00	\$3,437.00
Avg New Hire Earnings	\$1,785.00	\$1,714.25	\$2,137.00	\$2,075.00

[View Detailed Comparison Reports](#)

[For more information](#)

Age Group = 14-99; County = 019 Boone; Geographic Grouping = county; Industry = All NAICS Sectors; Owner = All (1-5); Quarter = Q3; Sex = Male and Female; State = Missouri; Year = 2011;



QT-PL

## Race, Hispanic or Latino, Age, and Housing Occupancy: 2010 2010 Census Redistricting Data (Public Law 94-171) Summary File

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/pl94-171.pdf>

NOTE: Change to the California, Connecticut, Mississippi, New Hampshire, Virginia, and Washington P. L. 94-171 Summary Files as delivered.

GEO:

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
<b>POPULATION</b>				
Total population	4,027	100.0	2,956	100.0
<b>RACE</b>				
One race	3,973	98.7	2,934	99.3
White	3,888	96.5	2,870	97.1
Black or African American	41	1.0	32	1.1
American Indian and Alaska Native	16	0.4	12	0.4
Asian	8	0.2	8	0.3
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0
Some Other Race	20	0.5	12	0.4
Two or More Races	54	1.3	22	0.7
<b>HISPANIC OR LATINO AND RACE</b>				
Hispanic or Latino (of any race)	65	1.6	40	1.4
Not Hispanic or Latino	3,962	98.4	2,916	98.6
One race	3,913	97.2	2,897	98.0
White	3,848	95.6	2,847	96.3
Black or African American	41	1.0	32	1.1
American Indian and Alaska Native	15	0.4	11	0.4
Asian	7	0.2	7	0.2
Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0
Some Other Race	2	0.0	0	0.0
Two or More Races	49	1.2	19	0.6
<b>HOUSING UNITS</b>				
Total Housing Units	1,755	100.0		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	1,601	91.2		
Vacant housing units	154	8.8		

X Not applicable

Source: U.S. Census Bureau, 2010 Census.

2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1, P2, P3, P4, H1.

Black or African	63	1.6
American Indian and	34	0.8
Asian	21	0.5
Native Hawaiian and	1	0.0
Some Other Race	27	0.7
HISPANIC OR LATINO		
Total population	4,027	100.0
Hispanic or Latino (of	65	1.6
Mexican	40	1.0
Puerto Rican	10	0.2
Cuban	1	0.0
Other Hispanic or	14	0.3
Not Hispanic or	3,962	98.4
HISPANIC OR LATINO		
Total population	4,027	100.0
Hispanic or Latino	65	1.6
White alone	40	1.0
Black or African	0	0.0
American Indian and	1	0.0
Asian alone	1	0.0
Native Hawaiian and	0	0.0
Some Other Race	18	0.4
Two or More Races	5	0.1
Not Hispanic or	3,962	98.4
White alone	3,848	95.6
Black or African	41	1.0
American Indian and	15	0.4
Asian alone	7	0.2
Native Hawaiian and	0	0.0
Some Other Race	2	0.0
Two or More Races	49	1.2
RELATIONSHIP		
Total population	4,027	100.0
In households	3,959	98.3
Householder	1,601	39.8
Spouse [6]	775	19.2
Child	1,180	29.3
Own child under 18	946	23.5
Other relatives	179	4.4
Under 18 years	87	2.2
65 years and over	22	0.5
Nonrelatives	224	5.6
Under 18 years	38	0.9
65 years and over	5	0.1
Unmarried partner	120	3.0
In group quarters	68	1.7
Institutionalized	68	1.7
Male	17	0.4
Female	51	1.3
Noninstitutionalized	0	0.0
Male	0	0.0
Female	0	0.0
HOUSEHOLDS BY		
Total households	1,601	100.0
Family households	1,063	66.4

With own children	516	32.2
Husband-wife family	775	48.4
With own children	326	20.4
Male householder,	84	5.2
With own children	57	3.6
Female	204	12.7
With own children	133	8.3
Nonfamily	538	33.6
Householder living	453	28.3
Male	156	9.7
65 years and over	46	2.9
Female	297	18.6
65 years and over	180	11.2
Households with	576	36.0
Households with	481	30.0
Average household	2.47	(X)
Average family size	3.01	(X)
HOUSING		
Total housing units	1,755	100.0
Occupied housing	1,601	91.2
Vacant housing units	154	8.8
For rent	37	2.1
Rented, not	15	0.9
For sale only	40	2.3
Sold, not occupied	10	0.6
For seasonal,	9	0.5
All other vacants	43	2.5
Homeowner vacancy	3.5	(X)
Rental vacancy rate	6.4	(X)
HOUSING TENURE		
Occupied housing	1,601	100.0
Owner-occupied	1,079	67.4
Population in owner-	2,777	(X)
Average household	2.57	(X)
Renter-occupied	522	32.6
Population in renter-	1,182	(X)
Average household	2.26	(X)

DP-1 - Centralia city, Missouri: Profile of  
2010 Demographic Profile Data

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	4,027	100.0
Under 5 years	273	6.8
5 to 9 years	298	7.4
10 to 14 years	324	8.0
15 to 19 years	270	6.7
20 to 24 years	201	5.0
25 to 29 years	275	6.8
30 to 34 years	230	5.7
35 to 39 years	253	6.3
40 to 44 years	269	6.7
45 to 49 years	261	6.5
50 to 54 years	250	6.2
55 to 59 years	232	5.8
60 to 64 years	180	4.5
65 to 69 years	191	4.7
70 to 74 years	151	3.7
75 to 79 years	153	3.8
80 to 84 years	95	2.4
85 years and over	121	3.0
Median age (years)	38.0	( X )
16 years and over	3,072	76.3
18 years and over	2,956	73.4
21 years and over	2,819	70.0
62 years and over	813	20.2
65 years and over	711	17.7
<b>Male population</b>		
Under 5 years	136	3.4
5 to 9 years	146	3.6
10 to 14 years	169	4.2
15 to 19 years	136	3.4
20 to 24 years	102	2.5
25 to 29 years	131	3.3
30 to 34 years	101	2.5
35 to 39 years	118	2.9
40 to 44 years	147	3.7
45 to 49 years	115	2.9
50 to 54 years	115	2.9
55 to 59 years	107	2.7
60 to 64 years	78	1.9
65 to 69 years	76	1.9
70 to 74 years	60	1.5
75 to 79 years	73	1.8
80 to 84 years	30	0.7
85 years and over	33	0.8
Median age (years)	35.6	( X )
16 years and over	1,387	34.4
18 years and over	1,328	33.0

21 years and over	1,264	31.4
62 years and over	311	7.7
65 years and over	272	6.8
<b>Female population</b>		
Under 5 years	137	3.4
5 to 9 years	152	3.8
10 to 14 years	155	3.8
15 to 19 years	134	3.3
20 to 24 years	99	2.5
25 to 29 years	144	3.6
30 to 34 years	129	3.2
35 to 39 years	135	3.4
40 to 44 years	122	3.0
45 to 49 years	146	3.6
50 to 54 years	135	3.4
55 to 59 years	125	3.1
60 to 64 years	102	2.5
65 to 69 years	115	2.9
70 to 74 years	91	2.3
75 to 79 years	80	2.0
80 to 84 years	65	1.6
85 years and over	88	2.2
Median age (years)	39.7	( X )
16 years and over	1,685	41.8
18 years and over	1,628	40.4
21 years and over	1,555	38.6
62 years and over	502	12.5
65 years and over	439	10.9
<b>RACE</b>		
Total population	4,027	100.0
<b>One Race</b>		
White	3,888	96.5
Black or African	41	1.0
American Indian and	16	0.4
Asian	8	0.2
Asian Indian	0	0.0
Chinese	1	0.0
Filipino	3	0.1
Japanese	3	0.1
Korean	1	0.0
Vietnamese	0	0.0
Other Asian [1]	0	0.0
Native Hawaiian and	0	0.0
Native Hawaiian	0	0.0
Guamanian or	0	0.0
Samoan	0	0.0
Other Pacific	0	0.0
Some Other Race	20	0.5
<b>Two or More Races</b>		
White; American	17	0.4
White; Asian [3]	10	0.2
White; Black or	18	0.4
White; Some Other	2	0.0
<b>Race alone or in</b>		
White	3,937	97.8

Application for Enhanced Enterprise Zone Designation

B. Briefly describe any community development / redevelopment or other activities by the local government or any other organization aimed at revitalizing the proposed enhanced enterprise zone area.

Economic development efforts are guided by the Centralia Area Chamber of Commerce. Its focus is on enhancing the retail and tourism aspects of the City, but also participates in more general business recruitment under a contract for services with the City of Centralia. The Chamber also partners with the recently-formed Centralia Regional Economic Development Incorporated. CREDI has participated in the process of creating the Centralia EEZ, and job creation and training efforts.

The City was also a founding sponsor and member of Regional Economic Development, Inc. REDI is a fully-staffed economic development agency serving the entire Boone County area, with links to CORE and other multi-county and multi-state partners.

Both the City and Boone County have adopted identical standards for consideration of Chapter 100 Bonds as a business recruitment incentive.

C. Are general business clusters currently located in the proposed zone?

YES

NO

**If Yes:** List, by general business NAICS (North American Industry Classification System) code, the existing business clusters located within the boundaries of the proposed zone. Cite sources.

Beside the typical small-town business with retail NAICS codes, the Centralia EEZ contains the following business clusters:

11 Agriculture (numerous small farmers, MFA Inc., Cargill)

32, 33 Manufacturing (Hubbell Power Systems, Richman Graphics, Mid-West Timber Frames, B & K Manufacturing, K & K Wood Products)

48 Transportation & Warehousing (Hubbell Power Systems, Show-Me Shortline, Norfolk-Southern Corp., Kansas City Southern Railway, COLT Railroad)

Source: City of Centralia

**Note:** The Quarterly Census of Employment and Wages (QCEW) Report is available for information on employment by industry sectors, county and region.

The link is: <http://www.bls.gov/regions/countywagesandemployment.htm>

MERIC also tracks Missouri Industry Clusters at:

<http://www.missourieconomy.org/industry/cluster/targetclusters.stm>

D. Intra Zone Compatibility: Describe how the proposed zone can be incorporated into the area's current land use practices. What land use zones are currently in place?

The Centralia EEZ acts in fulfillment of existing zoning patterns. As shown on the enclosed zoning map, the EEZ includes most commercially-zoned property and all of the industrially-zoned property in and near Centralia. The EEZ incorporates the existing business clusters and many large vacant parcels with industrial zoning classifications. The EEZ is able to build on an existing transportation corridor of state highways and multiple railroad lines and on existing municipal utilities.

At the north and west boundaries of the EEZ are larger agricultural properties. Selective rezoning of these properties is both logical and consistent with the City's Comprehensive Plan if the EEZ program is successful.

**Attachments (if applicable):**

Any business facility that has expressed interest in locating in the proposed zone shall provide assurances that locating in the proposed zone will not result in the loss of employment within the state of Missouri at another location.

**Note:** In the case of relocation by a business facility located within the state of Missouri and outside the proposed zone, the relocation may only occur if the business provides a letter of release from the old location authorizing agent (e.g. city mayor or county commissioner) approving the relocation PRIOR to a proposal request. The relocating business must intend to relocate out of state, unless otherwise approved.

E. Condition of Infrastructure: Will the proposed zone's infrastructure (streets, bridges, storm, sewers, water-lines, sewage treatment, water treatment, electrical service, etc.) require improvement or expansion to accommodate new business development?

Yes

No

**Attachment(s):**

**For joint applications, the governing authority of the lead applicant must provide the following:**

- Documented assurances from the Chief Executive Officer of the public safety or infrastructure resource department, that adequate public services or necessary improvements will be provide.
- A plan or letter from the chief of police stating that adequate police protection either exists in the proposed zone or will be expanded for the proposed zone.

January 31, 2012

Missouri Department of Economic Development  
Division of Business and Community Services  
Finance Management Team  
301 W. High St.  
Jefferson City, MO 65101

RE: Application for Enhanced Enterprise Zone Designations

Dear Sirs:

Please let this letter satisfy the Checklist of Attachments, Section V, Item E, for the proposed City of Centralia, Missouri Enhanced Enterprise Zone. The City of Centralia does hereby attest that it has the necessary infrastructure to provide adequate services to existing businesses.

Further, should any new business development or major expansion be identified for the proposed Enhanced Enterprise Zone within the present city limits or areas which may in the future be annexed to the City, the City has the capability to provide and maintain adequate infrastructure to accommodate the identified businesses' needs.

If you have any questions regarding this matter, then please feel free to contact me.

Yours truly,



Lynn P. Behrns  
City Administrator

February 6, 2012

Missouri Department of Economic Development  
Division of Business and Community Services  
Finance Management Team  
301 W. High St.  
Jefferson City, MO 65101

RE: Application for Enhanced Enterprise Zone Designation

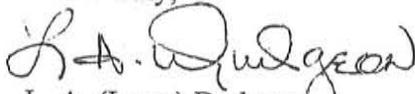
Dear Sirs:

Please let it be known by this letter that police protection is current being provided to all areas within the proposed City of Centralia, Missouri Enhanced Enterprise Zone within the City of Centralia. The Centralia City Police Department provides 24-hour services to all areas with the corporate city limits of the City of Centralia.

Additionally, the Centralia City Police Department works in partnership with the Boone County Sheriff's Department and the Missouri State Highway Patrol to provide law enforcement services to areas within the proposed Enhanced Enterprise Zone. I believe this will satisfy the Checklist of Attachments, Section V, Item E, which requires a letter from my agency confirming the above information.

If you have any questions regarding this matter, then please feel free to contact me.

Yours truly,



L. A. (Larry) Dudgeon  
Chief of Police

Application for Enhanced Enterprise Zone Designation

F. Define the business cluster focus of the proposed zone. List, by general business NAICS (North American Industry Classification System) code the new business clusters the applicant intends to solicit and support as a result of the approval of this application.

- The business clusters must :
  - a) Be identified by the department as critical to the state's economic security and growth; **OR**
  - b) Have an impact on industry cluster development, as identified by the governing authority in its application for designation.
- Clusters are geographic concentrations of companies and institutions in a particular field.

The principal focus of the Centralia EEZ will be the growth and augmentation of the three existing business clusters: Agriculture (11), Manufacturing (31-33) and Transportation and Warehousing (48-49). Each of these clusters has been identified as critical to the state's economic security and growth.

Additionally, because of available land, transportation, and proximity to the more diverse economy of the City of Columbia, the Centralia EEZ will also be open to businesses in most other NAICS categories as set forth in the incentive ordinance in the list of eligible business facilities.

**As provided in Section 135.950(9)(b), RSMo, the following clusters are ineligible:**

- ° Gambling establishments (NAICS industry group 7132)
- ° Retail (NAICS sectors 44 and 45)
- ° Food & Drinking establishments (NAICS sector 722)
- ° Educational Services (NAICS sector 61)
- ° Religious organizations (NAICS industry group 8131)
- ° Public Administration (NAICS sector 92)

**Attachment:**

A copy of the ordinance defining terms of the local tax incentives (*i.e.* the percentage and term of abatement on improvement to real property and a list of all political subdivisions located within the municipality, to which the exemption will apply) and listing businesses, by NAICS), that the proposed zone intends to solicit and support (these are the industries that will be eligible for the local tax abatement).

**\*\*For joint applications, ordinances from all municipalities within the proposed zone must be attached to this application. Such ordinances must list each political subdivision located within the municipality, to which the exemption will apply. The tax incentives and eligible businesses must be the same for the entire proposed zone \*\***

SAMPLE Ordinance has been provided in the APPENDICES SECTION at the end of this application

## A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN AMENDED ORDINANCE SUPPORTING AN APPLICATION FOR AN ENHANCED ENTERPRISE ZONE AND ESTABLISHING THE PROPERTY TAX ABATEMENT RATE FOR SUBSEQUENT IMPROVEMENTS TO REAL PROPERTY BY ELIGIBLE BUSINESS FACILITIES IN THE CITY OF CENTRALIA, MISSOURI ENHANCED ENTERPRISE ZONE AND DESIGNATING THE TYPES OF BUSINESS FACILITIES ELIGIBLE FOR THE PROPERTY TAX ABATEMENT.”

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, Sections 135.950 through 135.973, Revised Statutes of Missouri, provide a means and an opportunity for the City of Centralia, Missouri to cooperate with the State of Missouri to relieve economic distress and attract new jobs to the Centralia area; and

WHEREAS, a public hearing was held on March 29, 2012, regarding the new enhanced enterprise zone after newspaper publication notice of the public hearing on March 7, 2012; and

WHEREAS, it is in the interest of the City of Centralia, Missouri that efforts be made to encourage economic development within the City of Centralia, Missouri and that these economic development efforts are compatible with the City of Centralia, Missouri’s Comprehensive Plan; and

WHEREAS, the Board of Aldermen of the City of Centralia, Missouri supports this type of incentive to assist businesses in their effort to locate in the City of Centralia, Missouri; and

WHEREAS, the City of Centralia, Missouri plans to submit a petition application to the Missouri Department of Economic Development for an Enhanced Enterprise Zone designation with the City of Centralia, Missouri and as required by State law, a seven (7) person Enhanced Enterprise Zone Board of Commissioners has been established by the Board of Aldermen of the City of Centralia, Missouri by Ordinance Number 2656 as part of the process; and

WHEREAS, this ordinance amends Ordinance Number 2694 to provide additional details not included in Ordinance Number 2694.

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 northern Boone County, Missouri, as outlined in the map attached as Exhibit A.

SECTION 2. That eligible business facilities shall receive a seventy percent (70%) abatement of *ad valorem* property taxes for subsequent improvements made to real property, not to include land or personal property, for a period of ten (10) years from assessment of improvements if qualified businesses in the industry classification categories listed below employ at least two (2) new, full-time equivalent employees; reside within the City of Centralia, Missouri Enhanced Enterprise Zone, provided that no existing business residing in Boone County, Missouri may relocate into the Enhanced Enterprise Zone area; and spend a minimum of One Hundred

Thousand Dollars and No Cents (\$100,000.00) in new capital investment for a new or expanding eligible business facility or One Million Dollars and No Cents.(\$1,000,000.00) in new capital investment for an eligible replacement facility. The *ad valorem* property tax abatement provided under this ordinance shall apply to the following political subdivisions located within the City of Centralia, Missouri, and Boone County, Missouri: The City of Centralia, Missouri; Boone County, Missouri; Centralia R-6 School District; City of Centralia, Missouri, Municipal Library District; Centralia Special Road District; Daniel Boone Regional Library District; Boone County Fire Protection District; and the State of Missouri. The eligible business facilities shall include those businesses which operate in Missouri under any of the following 2012 North American Industry Classification System (NAICS) business facility categories :

<u>NAICS Code:</u>	<u>Business Facility Category:</u>
11	Agriculture, Forestry, Fishing and Hunting (Except for 114111, Finfish Fishing; 114112, Shellfish Fishing; and 114119, Other Marine Fishing)
21	Mining, Quarrying, and Oil and Gas Extraction
22	Utilities
23	Construction
31-33	Manufacturing (Except 322110, Pulp Mills; 322121, Paper (except Newsprint) Mills; 322122, Newsprint Mills; 322130, Paperboard Mills; 324110, Petroleum Refineries; 32412, Asphalt Paving, Roofing, and Saturate Materials Manufacturing; 324121, Asphalt Paving Mixture and Block Manufacturing; 324122, Asphalt Shingle and Coating Materials Manufacturing; 32419, Other Petroleum and Coal Products Manufacturing; 324191, Petroleum Lubricating Oil and Grease Manufacturing; 324199, All Other Petroleum and Coal Products Manufacturing; 325110, Petrochemical Manufacturing; 32512, Industrial Gas Manufacturing; 32513, Synthetic Dye and Pigment Manufacturing; 32518, Other Basic Inorganic Chemical Manufacturing; 32519, Other Basic Organic Chemical Manufacturing; 325194, Cyclic Crude, Intermediate, and Gum and Wood Chemical Manufacturing; 325199, All Other Basic Organic Chemical Manufacturing; 3252, Resin, Synthetic Rubber, and Artificial Synthetic Fibers and Filaments Manufacturing; 3314, Nonferrous Metal (except Aluminum) Production and Processing; and 33141, Nonferrous Metal (except Aluminum) Smelting and Refining)
42	Wholesale Trade
48-49	Transportation and Warehousing (Except 4831, Deep Sea, Coastal and Great Lakes Water Transportation; 488310, Port and Harbor Operations; 488320, Marine Cargo Handling; and 48833, Navigational Services to Shipping)
51	Information
52	Finance and Insurance
53	Real Estate and Rental and Leasing
54	Professional, Scientific, and Technical Services
55	Management of Companies and Enterprises
56	Administrative and Support and Waste Management and Remediation Services (Except for 5621, Waste Collection; 5622, Waste Treatment and Disposal; and 5629, Remediation and Other Waste Management Services)
62	Health Care and Social Assistance
71	Arts, Entertainment, and Recreation

	(Except for 713920, Skiing Facilities)
72	Accommodation and Food Services
	(Except for 72110, Casino Hotels)
81	Other Services (except Public Administration)

and excluding those business facilities which are specifically excluded under Section 135.950(9)(b), Revised Statutes of Missouri.

SECTION 3. That any late fees and charges that apply to a delinquent *ad valorem* property tax bill on a business facility's property which is receiving an Enhanced Enterprise Zone (EEZ) designation and *ad valorem* property tax abatement shall be calculated as if that business facility was not subject to an EEZ designation and *ad valorem* property tax abatement, and that those late fees and charges after being paid shall be distributed by the Boone County Collector in accordance with general State statutory provisions for distribution of late fees and charges.

SECTION 4. Applicants for the City of Centralia, Missouri Enhance Enterprise Zone designation shall make written application to the City of Centralia, Missouri prior to any improvements being made to the property. The application also shall contain legal descriptions and tax parcel numbers of all impacted parcels. The application also shall contain a construction time line with an anticipated end date of construction. It also shall contain a description of the scope of the business and such other information as required by the City of Centralia, Missouri or the Boone County Assessor for the effective administration of the EEZ program. Once the application is received, the City of Centralia, Missouri shall call a meeting of the members of the City of Centralia, Missouri Enhanced Enterprise Zone Board of Commissioners to review the application to determine if the applicant meets the qualifications of the City of Centralia, Missouri Enhanced Enterprise Zone as set forth in this ordinance. The Boone County Assessor may be invited to attend the EEZ meetings to provide technical assistance or information.

SECTION 5. Should the application be approved by the City of Centralia, Enhanced Enterprise Zone Board of Commissioners, the approved amount of *ad valorem* property taxes on subsequent improvements to real property shall be abated from the date of approval by the City of Centralia, Missouri Enhanced Enterprise Zone Board of Commissioners.

SECTION 6. The approved applicant shall notify the Boone County Assessor in writing when construction is completed, said notification to include a certification of the final construction costs. If extenuating circumstances prevent the approved applicant from meeting the construction end date in the original application approved by the City of Centralia, Missouri Enhanced Enterprise Zone Board of Commissioners, notification in the form of a letter detailing the circumstances that prevented the completion of construction shall be made to the City of Centralia, Missouri Enhanced Enterprise Zone Board of Commissioners prior to the construction end date provided in the original application. The City of Centralia, Missouri Enhanced Enterprise Zone Board of Commissioners shall review the circumstances and determine if an extension should be granted.

SECTION 7. On or before May 1 following the end date of construction, the approved applicant shall provide a notarized affidavit of proof of at least two (2) new full-time equivalent employees employed by the approved applicant to the City of Centralia, Missouri Enhanced Enterprise Zone Board of Commissioners. The affidavit shall include documentation such as W-2 forms, state and federal quarterly reports and utility bills for each new full-time equivalent employee. After this period, proof of employee retention shall be supplied in the same manner on an annual basis on or before May 1<sup>st</sup> for each year of *ad valorem* property tax abatement.

SECTION 8. If the approved applicant does not meet the employee retention requirement by May 1 following the end date of construction, the subsequent improvements to real property shall be placed on the *ad valorem* property tax roll. The approved applicant shall also be required to fully repay all previous years of *ad valorem* property tax abatement plus interest and penalties. If the approved applicant fails to meet the employee

retention requirement on May 1 following the end of construction, the approved applicant shall be ineligible for any *ad valorem* property tax abatement through the City of Centralia, Missouri Enhanced Enterprise Zone Board of Commissioners from that date forward.

SECTION 9. Any *ad valorem* property tax abatement or exemption provided within the City of Centralia, Missouri Enhanced Enterprise Zone on an individual parcel of real property shall cease after a period of thirty days of business closure, work stoppage, major reduction in force, or a significant change in the type of business conducted at such location. For the purpose of this Enhanced Enterprise Zone, "work stoppage" shall not include a strike or lockout or time necessary to retool a plant, and a "major reduction in force" is defined as a reduction of ninety-five percent (95%) or more in the number of persons actually working at the location. Any owner or new owner of the eligible business facility may reapply for an abatement or exemption, but cannot receive the *ad valorem* property tax abatement or exemption for any period of time beyond the original life of the City of Centralia, Missouri Enhanced Enterprise Zone.

SECTION 10. Summarized information about all contracts bid by the approved applicant shall be advertised in the Centralia Fireside Guard newspaper, and specification sheets made available on request of anyone.

SECTION 11. If any Boone County, Missouri roads used during or after construction are not up to or better than pre-construction standards for any approved applicant receiving *ad valorem* property tax abatement in the sole judgement of the Boone County Commission or its designee, restitution shall be made for such road repair by May 1 following the end date of construction. Inspection and approval of road conditions shall be made by the Boone County Commission or a designee named by the Boone County Commission. If road standards are not met, *ad valorem* property tax abatement shall be null and void.

SECTION 12. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 13. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

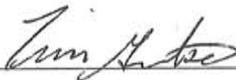
PASSED this 15<sup>th</sup> day of October, 2012.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

This ordinance approved by the Mayor this 15<sup>th</sup> day of October, 2012.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

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