

EXHIBIT B

REDEVELOPMENT PLAN

Broadway Hotel Phase Two Redevelopment Plan

Prepared for:

City of Columbia, MO

AUGUST 9, 2017

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SECTION I. INTRODUCTION

The State of Missouri provides various statutory tools that a municipality may utilize to initiate private and public development/redevelopment. One such tool is Tax Increment Financing (“TIF”), as defined by the Real Property Tax Increment Allocation Redevelopment Act (Sections 99.800 to 99.865, RSMo.), hereinafter referred to as the TIF Act.

The TIF Act provides for the establishment of tax increment financing districts referred to herein as “Redevelopment Areas.” In order to establish a TIF Redevelopment Area, the area proposed for designation must meet certain criteria as defined in the TIF Act. The criteria are set forth in accordance with one of three types of Redevelopment Areas. The types of Redevelopment Areas are:

- Blighted Area;
- Conservation Area; or
- Economic Development Area.

Prior to the designation of a redevelopment area, a redevelopment plan is prepared that identifies the specific redevelopment project within the redevelopment area. The redevelopment plan outlines the objectives it intends to accomplish, how the redevelopment project accomplishes those objectives, and provides a program by which the objectives and the redevelopment project are to be accomplished. The purpose of establishing the redevelopment area is to reduce or eliminate negative conditions, foster economic and physical improvements, and enhance the tax base of the taxing districts that levy taxes within the redevelopment area.

The concept of TIF is relatively simple. Incremental revenue is created when there is an increase in tax revenues within the boundaries of the designated redevelopment area above the annual revenue the redevelopment area generated in the year prior to its establishment. New development is “induced” to occur through the ability to use the incremental revenue created by the new development to finance certain costs of developing or redeveloping the area. Bonds or other financial obligations can be issued to capture the revenue at the inception of a project to repay these costs.

Typically, bonds or other financial obligations are issued to finance the costs associated with the capital improvements and the redevelopment project proposed to occur within the redevelopment area. These financial obligations are then retired on an annual basis using a portion of the incremental revenue generated by the new development. This revenue is set aside in a special fund (the “special allocation fund”) used to pay redevelopment project costs as incremental revenues are available. During the up-to-23-year period in which the incremental revenue is dedicated to the purposes specified in the redevelopment plan, all taxing districts that levy ad valorem taxes in the redevelopment area continue to receive the taxes based upon the property values and tax rates which existed prior to the new development and adoption of TIF. The local jurisdictions that levy economic activity taxes (e.g. sales and utility taxes) also continue to collect

the amount of these taxes that existed prior to the implementation of a TIF district, in addition to 50% of the new economic activity taxes generated by the project. Local jurisdictions also receive 100% of the new revenues generated by new personal property taxes and 100% of commercial surcharge taxes.

The TIF Commission's role is to review and consider the area proposed for designation as a redevelopment area and to make a recommendation to the governing body of the city regarding the establishment of the redevelopment area and the associated redevelopment plan and redevelopment project.

The initial step in establishing the redevelopment area is to analyze the area contemplated for designation. This is necessary to determine whether the area meets the criteria specified in the TIF Act for designation as a Blighted, Conservation, or an Economic Development Area. Once the governing body of a city has determined that the area qualifies, it may approve a redevelopment plan.

The redevelopment plan identifies objectives, policies, redevelopment projects, activities, and costs necessary to accomplish the redevelopment of the area. The redevelopment plan outlines the funding and financing aspects, schedules, and dates for implementation.

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SECTION II. AREA DESCRIPTION

This document represents the Broadway Hotel Phase Two Redevelopment Plan (the "Redevelopment Plan" or "Plan") for an area (the "Area" or "Redevelopment Area") consisting of a single parcel of real property located at 1104 East Walnut Street in the City of Columbia, Boone County, Missouri (the "City" and the "County", respectively). The Area, bounded on the north by East Walnut Street, on the east by the City's Short Street parking garage, and on the south by an alley, is part of the City's central business district or downtown. The Area's proposed boundary lines identified below.

Figure 1: Broadway Hotel Phase Two Redevelopment Area Boundary Map



SECTION III. REDEVELOPMENT AREA DESIGNATION & SUMMARY OF THE REDEVELOPMENT PROJECT

A. BASIS FOR DESIGNATION

In order to establish a TIF redevelopment area, the area proposed for designation must meet certain criteria set forth in the TIF Act. The criteria are established in accordance with one of three types of redevelopment areas including, a Blighted Area, a Conservation Area, or an Economic Development Area. The definition of “Conservation Area” is relevant to the Area.

A Conservation Area, as defined in the TIF Act, is *“any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area, but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning.”* A Conservation Area must contain at least three of the factors identified above.

The investigation of existing conditions and evidence analysis of the qualification factors, more fully described below, conclude the Conservation Area qualification factors present in the Area are:

1. Age – The first criterion to qualify property as a “Conservation Area” is that fifty percent of the structures must be at least 35 years of age. Age indicates the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed more recently because of longer periods of active use (wear and tear) and the impact of time, temperature, and moisture. Additionally, older buildings tend not to be ideally suited for modern-day space, development standards, and have problems with their electrical and mechanical systems, as well as a tendency to suffer from deferred maintenance, functional obsolescence, and gradual overall deterioration.

Summary of Findings Regarding Age: The single structure located within the Redevelopment Area, constructed in 1961, is over 35 years of age. Therefore, the Area meets the threshold requirement for a Conservation Area in that 50% or more of the structures in the Area exceed 35 years of age.

2. Obsolescence - An obsolete building or improvement is one that is going out of use – not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse and is often the result of inadequate or outmoded design. This may result from a design that was initially adequate but has become outmoded because of changes in tastes, design standards, or restrictions on the particular structures or land use.

Summary of Findings Regarding Obsolescence: The building within the Redevelopment Area displays obsolescence due to age, ongoing vacancy, and deferred maintenance of external items like the roof and gutters.

A. Functional Obsolescence: Structures are typically built for specific uses or purposes and their design, location, height and space arrangements are intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings for their original intended purpose. The characteristics of functional obsolescence may include loss of value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of the building on the site or improper use (i.e., the current use is inappropriate compared to the building's original, intended use), etc. These characteristics detract from the overall usefulness or desirability of a property for its original, intended use. Obsolescence is typically difficult and expensive to correct. Specifically, commercial development typically requires relatively large parcels that are accessible. The Redevelopment Area parcel land total is under 12,000 square feet and the building was placed at an odd elevation, approximately 3 feet higher than the adjacent lot. Due to insufficient size and inadequate parking, the Redevelopment Area parcel is unattractive to most modern commercial uses.

B. Economic Obsolescence: Economic obsolescence is normally a result of adverse conditions that cause some type of market rejection, and hence depreciation in market values. Typically, buildings that are deteriorating and unoccupied are characterized by problem conditions that may not be economically curable, resulting in net rental losses and/or depreciation in market value. The building within the Redevelopment Area has been unoccupied for over one year.

C. Obsolete Site Improvements: Site improvements, including public utility lines, roadways, parking areas, parking structures, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. The Redevelopment Area suffers from obsolete site improvements that significantly detract from the safety and appearance of the Area and the ability to attract and retain new investment. The problems include: poorly maintained drive access, elevated parking with no safety measures for the adjacent property, poor landscaping conditions, and inadequate walkway access.

3. Deleterious Land Use or Layout: This factor includes the existence of incompatible land use or layout relationships unsuitable to adjacent properties and the area.

Summary of Findings Regarding Deleterious Land Use or Layout: The Redevelopment Area displays deleterious layout evidenced in the placement of the building on the site, which is misaligned for modern use and offers limited parking availability. Curb cuts accessing the property and adjacent to the Redevelopment Area, are too close together and create potential traffic and pedestrian conflicts, presenting a danger to vehicular traffic navigating the area and to residents utilizing the sidewalks.

Figure 3: Redevelopment Area Photographs



4. Excessive Vacancies: This factor refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Summary of Findings Regarding Excessive Vacancies: The building within the Redevelopment has been unoccupied for over one year.

In recent years, City growth has occurred through the annexation of surrounding land and development of new residential and commercial centers on the edges of the City. While the central portion of the City has seen some recent growth, other portions have suffered from a lack of investment in infrastructure and a general decline. The result has been that taxing jurisdictions have been required to invest in new facilities and expanded services. There is efficiency in

investing in sustainable economic growth, possible through improvements to the downtown core in order to help maximize and enhance past investments and reduce the effects of sprawl.

During the past five years (2012 through 2016) the assessed value of real property within the Redevelopment Area was flat and remained unchanged as compared to the City as a whole (0% for the Redevelopment Area to 8.9% for the City as a whole).¹ Thus, real property within the Redevelopment Area does not contribute revenues to local taxing jurisdictions at a rate commiserate with other real property of the City as a whole. The Redevelopment Area is clearly underutilized, falls significantly short in the economic potential it could provide to taxing jurisdictions and, in conjunction with other conservation area factors previously mentioned, indicates the Redevelopment Area has become an economic liability.

Summary - When the conditions and factors, which act as constraints and economic impediments to growth in the Area, are taken into consideration, the requirements of the TIF Act for the designation of a Conservation Area are met. The conditions present, as determined through onsite investigation, research, and analyses, in the Redevelopment Area, which meet the criteria for designation as a Conservation Area, include:

- more than 50% of the buildings are 35 years old or older;
- obsolescence;
- deleterious land use or layout; and
- excessive vacancies.

B. PROGRAM OBJECTIVES

The goal of this Plan is to reduce or eliminate conditions that qualify the Area as a Conservation Area. Plan objectives intended for implementation to accomplish this goal include:

- 1) revitalizing property within the central business district, with modern improvements intended to cater to visitors, businesses, and residents;
- 2) increasing property and sales tax revenue generation as a means to help strengthen and diversify revenues for the City and other tax districts;
- 3) a reduction of the Area's problematic conditions through general physical and property improvement, planned within a reasonable timeframe so the Area may begin to contribute to the economic vitality of downtown and the City;
- 4) creating an environment that more positively represents the health, safety and general welfare of the City and will serve as a means to preserve or enhance the value of property within and adjacent to the Area;
- 5) permitting redevelopment activities and other project elements to occur in a functionally integrated manner, in accordance with modern development principles and standards; and
- 6) stimulation of employment and training opportunities within the Area.

Successful implementation of the Plan requires the utilization of tax increment assistance and

¹ City of Columbia, Department of Finance, Comprehensive Annual Financial Report (CAFR), 2016, p. 183; Boone County Assessor's real estate database.

other resources, in accordance with the TIF Act, to help stimulate comprehensive and coordinated redevelopment activities within the Area.

C. GENERAL LAND USES TO APPLY

The Comprehensive Plan designates the Area as part of the “city center district,” which is an area of mixed uses that includes the central business district, which comprises the downtown office and commercial area. Accordingly, this Plan conforms to the Comprehensive Plan for the development of the City.²

D. ESTIMATED REDEVELOPMENT PROJECT COSTS

Successful implementation of objectives in this Plan will require the utilization of incremental taxes and other resources, in accordance with the TIF Act, to stimulate a comprehensive and coordinated redevelopment approach to improvement activities within the Redevelopment Area. The use of incremental taxes allows for the direction, implementation, and coordination of improvements and activities as a means to stimulate private investment within the Area. The proposed improvements, activities, and investments will benefit the City, its residents, and other taxing districts having jurisdiction over the Redevelopment Area. More specifically, the Plan and Project Costs reflect:

- the actual land area that will be available for redevelopment purposes;
- the cost of land acquisition and building construction intended to occur in the Area;
- the cost of demolition;
- the miscellaneous costs associated with the development, such as loan fees, construction loan interest, permit and inspection fees, appraisals, title insurance, architect and engineering fees, environmental testing, etc.;
- bond or other financial obligations issuance costs which will be incurred over the life of the projects; and
- planning, legal, and financial advisory costs associated with the preparation of the Plan and implementation of the redevelopment project, which have occurred or will occur in the Area in the future.

E. DESCRIPTION OF THE REDEVELOPMENT PROJECT

This Plan contemplates redeveloping the Area to accommodate the construction of a new hotel structure. The developer proposes to demolish the existing building and construct an approximately 73,000 square feet, eight-story hotel structure on the site (the “Redevelopment Project”) as a single-phase project. The hotel structure would provide (80) eighty guest rooms and suites on floors 2-7. The ground floor, entered via Walnut Street, would include a reception lobby, meeting rooms, boardroom, banquet staff offices, and an ancillary support area. A further distinguishing element of the project will be a large ballroom/reception area with expansive windows providing panoramic views of Downtown from the top floor of the new hotel

² Columbia Imagined – The Plan For How We Live And Grow, 2013, Future Land Use Map, p. 155 (adopted by Ordinance No. 021830 on October 7, 2013).

structure.

The new hotel structure will be connected to the existing hotel via enclosed walkways on the 4th and 8th floors. These walkways will span across the alley separating the two hotel structures. The upper walkway will allow guests to pass between the new ballroom directly over to The Roof venue at the existing hotel. It is further anticipated the structure will have an access to the adjacent public parking garage.

Table 1, entitled Estimate of Redevelopment Plan and Project Costs, identifies the estimated costs of implementing this Plan and developing the Area in the manner described above. It should be noted, the cost estimates are based upon the knowledge of the Project at this time and the actual redevelopment cost items for implementing the Redevelopment Plan and Redevelopment Project may vary from the estimates. It is not the intent of Table 1 or this Plan to restrict the City or the Developer to the cost amounts or cost items as outlined. However, such costs will be restricted to those specified in Section 99.805(15) of the TIF Act.

Table 1: Estimate of Redevelopment Plan and Project Costs

REDEVELOPMENT PLAN & PROJECT ITEMS ¹		COST
1	Property Acquisition and Related Costs	\$ 1,010,000
2	Building Demolition, Site Work, Parking, and other TIF Eligible Costs	1,814,949
3	Building Construction	13,078,051
3	Interior Construction Improvements	2,192,000
4	Permitting, signage, and franchise fees	276,000
5	Professional Services: including engineering, architectural, planning, consulting, legal, surveying, etc.	525,000
6	Interest cost/carry, insurance, pre-opening expenses, contingency, etc...	1,354,000
TOTAL		\$20,250,000

(1) LLW Architects, Inc. and Developer estimates.

During the life of the Area, Plan, and Project, other costs or adjustments made within and among the line items specified might be incurred, if necessary to accomplish the program objectives of the Plan.

F. ANTICIPATED SOURCES OF FUNDS TO PAY COSTS

The anticipated sources of funds intended to pay the costs of implementation of the Plan and the Redevelopment Project are:

- Capital available to the Developer from its own cash reserves or other private financing;
- Funds available through TIF revenues or the issuance of tax increment financing bonds, short and long-term notes, loans, or other certificates of indebtedness (TIF Obligations);
- Other redevelopment mechanisms, other contributions, or sources of revenues received from any other source and made available to fund costs associated with the completion of the Redevelopment Project.

This Plan provides for certain costs to be paid with TIF revenues or through the issuance of TIF

Obligations (issued by the City and/or other issuer acceptable to the City) to finance all or a portion of the Redevelopment Project Costs, as listed in Table 2.

Table 2: Anticipated Redevelopment Plan and Redevelopment Project Implementation Costs to be paid by TIF Bonds or Other Obligations

BROADWAY HOTEL PHASE TWO REDEVELOPMENT AREA		
REDEVELOPMENT PLAN & PROJECT COST ITEMS¹		COST
1	Building Demolition/Site Costs/Parking/Other TIF Eligible Costs	\$ 1,814,949
2	Property Acquisition (Developer cost of acquisition of property)	-
3	Professional Services: including engineering, architectural, planning, consulting, legal, surveying, etc.	250,000
ANTICIPATED REDEVELOPMENT PLAN AND PROJECT COSTS FUNDED BY TIF		\$ 2,064,949

(1) Developer estimates. Excludes reserve fund, capitalized interest, and costs of issuance.

Table 2 cost estimates are the result of a conceptual Project, as envisioned by the Developer. The actual redevelopment items and their associated cost amounts may vary from this estimate. Initially, a portion of these costs may be financed through the issuance of TIF Obligations. Table 2 does not include redevelopment costs related to reserve funds, capitalized interest, or costs of issuance of any financial obligations.

The primary sources of revenue to retire TIF Obligations will be those provided for in the Act. As stated in the Act, these sources are *“payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel or real property in the area selected for the redevelopment project over and above the initial equalized assessed value of each such unit of property in the areas selected for the redevelopment project”*. This source is anticipated to generate incremental revenue resulting from increased equalized assessed valuation following the redevelopment of the Area. And, *“50% of the total additional revenue from taxes, penalties, and interest imposed by the municipality or other taxing districts which are generated by economic activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance...but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied for the purpose of public transportation pursuant to Section 94.660 RSMo., fees, or special assessments”*. This source is anticipated to generate incremental revenue from sales taxes levied by the affected taxing districts following redevelopment of the Area. The Plan does not intend to utilize new State revenue resulting from redevelopment.

Table 3 includes costs that are associated with the private component of the Redevelopment Project, with such costs to be separately paid by the Developer.³ The Developer expects any remaining Project Costs not funded by TIF revenues (including the proceeds of TIF Obligations)

³ Project Developer is Broadway Lodging Two, LLC.

will be paid primarily through two other sources: (1) internal capital resources from the Developer selected by the City to implement the Project within the Area; and (2) private financing secured by the Developer.

Table 3: Anticipated Redevelopment Plan and Redevelopment Project Implementation Costs to be Privately Financed

BROADWAY HOTEL PHASE TWO REDEVELOPMENT AREA		
	REDEVELOPMENT PLAN & PROJECT COST ITEMS¹	COST
1	Total Redevelopment Plan & Project Implementation Costs	\$ 20,250,000
2	Redevelopment Plan & Project Costs to be Financed by TIF Obligations ²	2,064,949
	REDEVELOPMENT PLAN AND PROJECT COSTS TO BE PRIVATELY FINANCED	\$ 18,185,051

(1) Developer estimates

G. ANTICIPATED TYPE AND TERM OF THE SOURCES OF FUNDS AND THE TYPES AND TERMS OF THE OBLIGATIONS TO BE ISSUED

It is anticipated the City will first issue TIF Notes or other types of TIF obligations in an aggregate amount of \$2,064,949, plus the costs of issuing such obligations. In the future, the City may, in its sole discretion, issue TIF Bonds to refund the TIF Notes. The TIF Notes, bonds, or other financial obligations will be issued only to finance, or refinance, the Plan and Project costs, previously outlined, which are eligible costs as specified in Section 99.805(15) of the TIF Act, including the funding of a debt service reserve fund, capitalized and accrued interest, and any issuance costs of the TIF Bonds or other financial obligations.

The term of all such obligations will extend no later than 23 years from the date of the ordinance approving the Redevelopment Project. Under no circumstances will TIF Notes or TIF Bonds be payable from any revenues other than those deposited in the Special Allocation Fund. It is the City’s intent to pay for the principal and interest on any TIF Bonds, TIF Notes, or other financial obligations, in any year, solely from TIF revenues on deposit in the City’s Special Allocation Fund.

In conformance with the general terms stated herein, a separate bond ordinance or trust indenture will set forth the specific terms of the TIF Obligations issued in conjunction with the Project and the application of the anticipated revenue to be received resulting from the Project.

H. EVIDENCE OF COMMITMENT TO FINANCE PROJECT COSTS AND DEVELOPER AFFIDAVIT

Documentation indicating: (1) a commitment to finance the Project costs from the Developer’s lender, and (2) a Developer affidavit stating the Area, on the whole, is a Conservation area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to develop without the adoption of tax increment financing for the Area are included as Plan exhibits.

I. EQUALIZED ASSESSED VALUATION

In accordance with the TIF Act, the most recent equalized assessed valuation (“EAV”) within the Area for 2016, as derived from the Boone County Assessor’s property database, is \$57,120.

Table 4: Current Equalized Assessed Valuation (EAV)

BROADWAY HOTEL PHASE TWO REDEVELOPMENT AREA						
COLUMBIA, MISSOURI						
Address	Parcel Identification Number	Area ¹	Current Market Value ²	Assessment Rate	2016 (Base) Assessed Value (\$)	2016 (Base) Real Estate Taxes (\$)
1104 E. Walnut	17-117-00-37-001.00	11,014	\$ 178,500	32.00%	\$ 57,120	\$ 4,505
Totals		11,014	\$ 178,500		\$ 57,120	\$ 4,505
¹ Size represents square footage of land area.						
² Boone County Assessor's database, 2017.						
³ Numbers are rounded to nearest dollar.						

These figures will be used to establish the EAV base and to calculate PILOTS. The current combined ad valorem property tax levy for affected taxing districts is \$7.8864 per \$100 assessed valuation.

Table 5: 2016 Property Tax Information City of Columbia, Missouri

Taxing District	Commercial Property
Boone County	
General Fund	0.1200
Hospital Maintenance Fund	0.0000
Bridge Bond Fund	0.0000
Hospital Debt Service Fund	0.0000
Road and Bridge Fund	0.0500
Boone Retirement	0.0000
Special Business District	0.0000
City of Columbia	
General Fund	0.4100
Library General Fund	0.3114
Library Debt Service	0.1974
Columbia Public Schools	6.0430
Total Tax Rates Available for TIF	\$ 7.1318
County Surtax on Subclass III Property ¹	0.6100
County Family Resources ²	0.1146
State of Missouri ³	0.0300
Total Tax Rates⁵	\$7.8864

¹ Boone County Surtax is excluded from TIF, per the TIF Act.

² County Family Resources is excluded from TIF, per the TIF Act

³ State of Missouri blind pension fund tax is excluded from TIF, per the TIF Act

⁴ Personal Property Tax is excluded from TIF, per the TIF Act

⁵ Actual tax rates will vary from year to year due to changes in adopted tax rates.

Source: Boone County Assessor's database, 2017

The EAV estimate of the future assessed value of the Area upon substantial completion is approximately \$2,592,000, based upon assumptions that: (1) redevelopment will occur in a timely manner; and (2) development will occur over fifteen to eighteen months and be completed by the end of 2019. By the tax year 2040 (collection year 2041) the EAV of the Area is estimated at approximately \$3,159,634 resulting from a projected assessed value growth of 2.0 percent, biannually.

J. ESTIMATED DATES FOR COMPLETION OF THE REDEVELOPMENT PROJECT AND RETIREMENT OF OBLIGATIONS

The estimated date for substantial completion of the Redevelopment Project is by the end of 2019. TIF Notes or Bonds incurred to finance the Plan and Project implementation costs shall be retired no later than 2040, assuming the redevelopment project is approved in 2017.

SECTION IV. FINDINGS

Pursuant to Section 99.810.1 of the TIF Act and prior to the adoption of this Plan by ordinance, the City must make specific findings. The subsequent sections of this Plan provide supporting data for the findings, which are set forth below:

As documented and described in preceding pages of this Plan, the Redevelopment Area meets the qualifications as a Conservation Area, as determined through completion of a site analysis, which provided evidence that fifty percent or more of the structures in the Area have an age of thirty-five years or more; the Area is not yet a blighted area, but is detrimental to the public health, safety, morals, or welfare and may become blighted due to any one or more of the following factors: age, obsolescence, deterioration, excessive vacancies, depreciation of physical maintenance, as well as other factors that have contributed to a lack of growth and investment and other conservation factors referenced in Section 99.805 (3) RSMo.

A. LACK OF GROWTH AND DEVELOPMENT

As noted previously in this document, the decline of existing improvements provides evidence that the Area, on the whole, has not been subject to growth and development through private investment and that the Area would not reasonably be anticipated to be developed without the implementation of this Plan and Project represented by the concept herein.

B. CONFORMITY OF THE COMPREHENSIVE PLAN

Implementation of this Plan, and the Project described herein, conforms to the City's Comprehensive Plan.

C. ESTIMATED DATES OF COMPLETION

A schedule setting forth the proposed estimated date for completion of the Project is included in this Plan. Such schedule includes dates that are not more than twenty-three (23) years from the date of approval of this Plan by ordinance of the City. TIF obligations issued by the City shall

be retired or shall otherwise mature upon the date that is not more than twenty-three (23) years from the date of approval of the Redevelopment Project by ordinance of the City. This Plan does not anticipate the need to acquire property by eminent domain.

D. RELOCATION PLAN AND ASSISTANCE

The City adopted a relocation policy for the relocation of businesses and residences due to redevelopment plans and projects (Ordinance No. 20273). The Developer will utilize the City's relocation policy if necessary as part of the Plan implementation.⁴

E. COST-BENEFIT ANALYSIS

The Plan describes a Redevelopment Project proposed for undertaking as part of the Plan. The Redevelopment Project will occur over a period of 15-18 months after the start of construction, consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as set forth in this Plan. Successful implementation of this Plan is anticipated to result in new private investment and construction sufficient to achieve long-term sustainability of the Redevelopment Project and its property values.

The Redevelopment Project is expected to have positive short and long-term financial impacts on the taxing districts affected by this Plan. In the short-term, the effective use of tax increment assistance will stabilize and improve existing assessed land values, which, in turn, provides for the potential annual distribution of incremental tax revenues to all taxing districts. In the long-term, after the completion of redevelopment improvements and activities and the payment of all Redevelopment Costs and municipal obligations, the taxing districts will benefit from an enhanced tax base resulting from increases in EAV due to the Redevelopment Project.

A cost benefit analysis, compiled in a build/no-build format, detailing estimates of the overall potential tax impact of redevelopment activities in the Area, has been provided to the TIF Commission and City. The cost benefit analysis includes estimates of (1) the economic impact of the Plan on each taxing district, (2) the impact on the economy if the Redevelopment Project is not built, and is built pursuant to the Redevelopment Plan, (3) a fiscal impact analysis for each affected political subdivision, and (4) sufficient information from the Developer for the TIF Commission to determine whether the Redevelopment Project as proposed is financially feasible.

It is the City's intent to minimize the length and term of the district to the extent reasonably possible while ensuring the repayment of any debt obligations issued. It is anticipated the rehabilitation of underutilized property may increase demand for police protection, public services, sanitary sewage treatment, public parking, and storm water management. However, the City anticipates any increase in demand on service-providing taxing districts will be adequately managed by existing personnel and facilities.

⁴ City of Columbia, Missouri, City Code 22-52.

F. GAMING ESTABLISHMENTS

This Plan does not include or permit the initial development or redevelopment of any gambling establishment.

G. NO EMINENT DOMAIN

Implementation of the Redevelopment Plan will not require the use of the use of eminent domain; therefore, the exercise of eminent domain is not authorized under this Redevelopment Plan.

EXHIBIT A

LEGAL DESCRIPTION

Address: 1104 East Walnut

Property Identification Number: 17-117-00-37-001.00

DESCRIPTION: Lot 3 of the Ditter Subdivision Plat dated January 1, 2001 and recorded in the records of the Recorder of Deeds of Boone County, Missouri as Document Number 24263 in Book 36, Page 64 on August 20, 2002.

EXHIBIT B

RELOCATION POLICY

City of Columbia, Missouri

Code of Ordinances

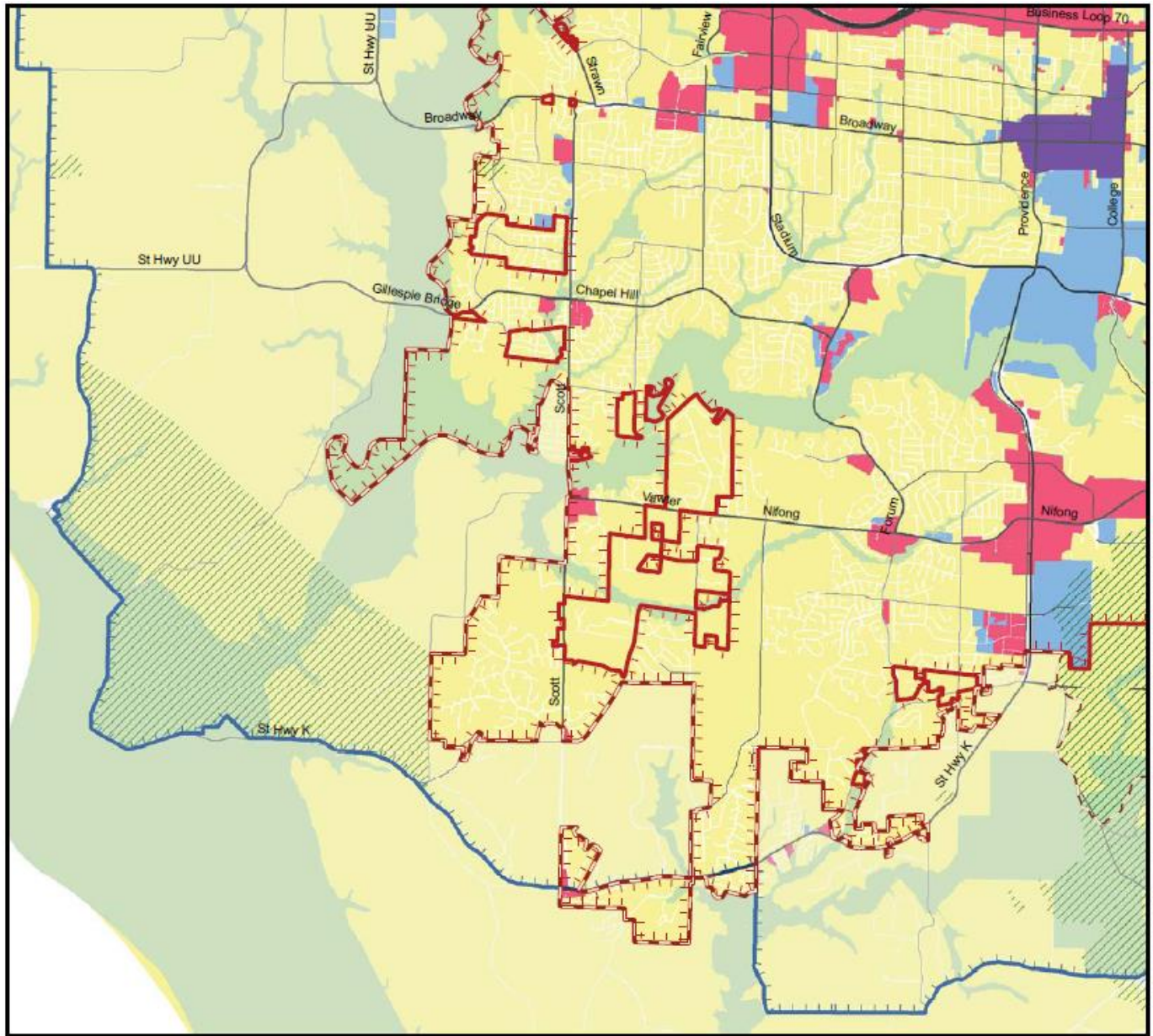
Section 22-52 Relocation policy.

(a) It is the policy of the city to follow the provisions of Sections 523.200 through 523.205, RSMo., in all condemnation proceedings that may necessitate displacement of persons or businesses when such displacement is not subject to the provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. sections 4601 to 4655, as amended).

(b) The provisions of Sections 523.200 through 523.205, RSMo., shall apply to any plan, project, or area for redevelopment under the operation of Chapters 99, 100 or 353, RSMo., which is hereafter filed for approval, approved, or amended.

(Ord. No. 19364, § 1, 1-2-07; Ord. No. 20273, § 1, 5-4-09)

EXHIBIT C



Future Land Use

- Neighborhood District
- Commercial District
- Employment District
- City Center
- Open Space/Greenbelt
- Sensitive Areas
- City Limits
- Urban Service Area
- CATSO Metro Boundary

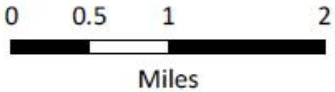
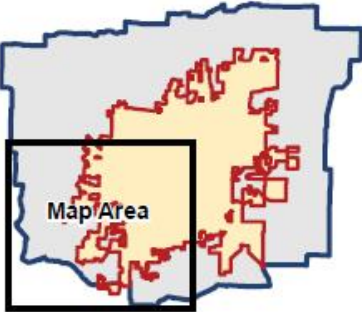


EXHIBIT D

EXHIBIT E

CARROLLTON BANK

June 22, 2017

David Parnley
Broadway Lodging, LLC
#5 McBride & Son Center
Chesterfield, MO 63005

RE: Broadway Hotel Expansion Project in Columbia, MO

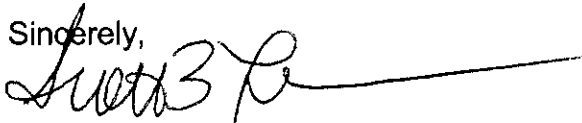
Dear David:

I appreciate the time and information you have provided on the proposed expansion plans for the Broadway Hotel, located at 111 E. Broadway, Columbia, MO. Having worked with you on the original financing for this project, Carrollton Bank looks forward to working with you to provide financing for the project costs, not otherwise funded by a TIF.

Based on your knowledge and experience on similar projects, Carrollton Bank is confident in your ability to make the hotel addition a success. In accordance with the Bank's procedures, Carrollton is committed to this financing subject to customary due diligence, credit underwriting and formal loan committee approval. All terms, conditions and loan documentation are subject to satisfactory review and acceptance by Carrollton Bank.

The financing of this project would not be feasible without the assistance and provision of public financing including, but not limited to, tax increment financing.

Sincerely,



Scott Z. Larson
Regional President