



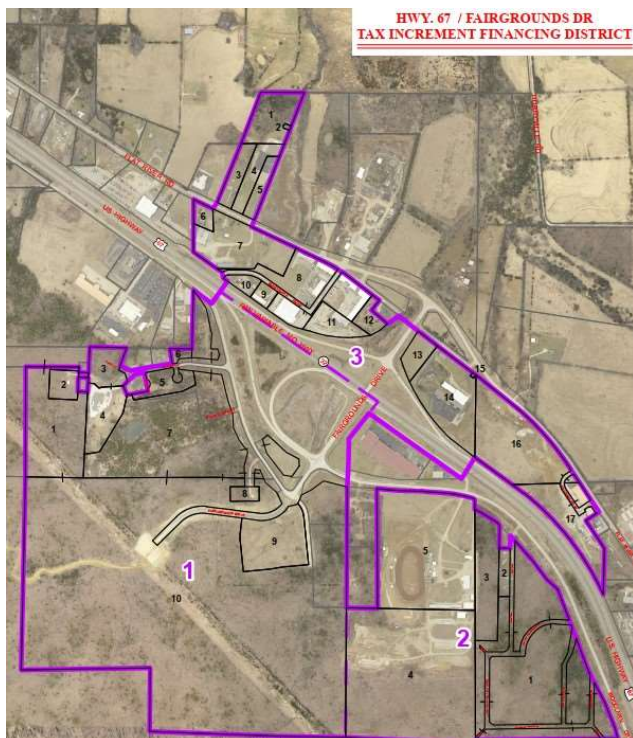
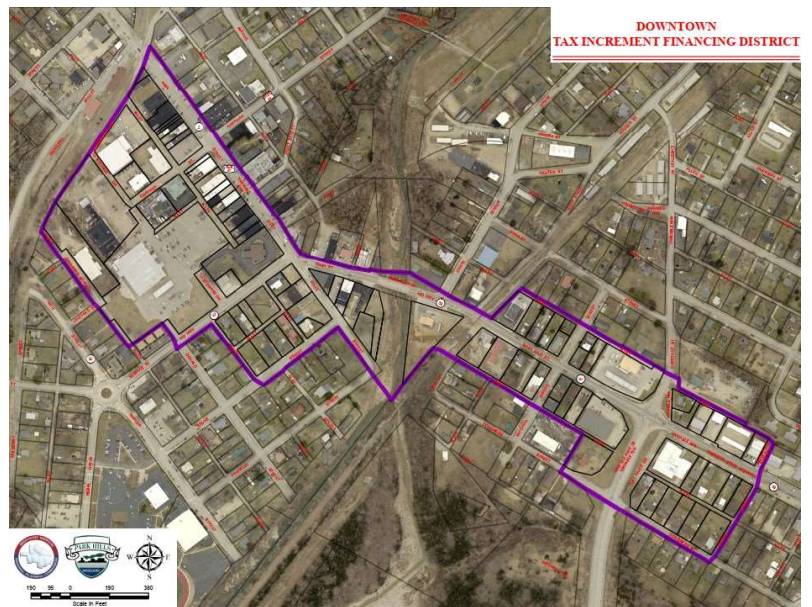
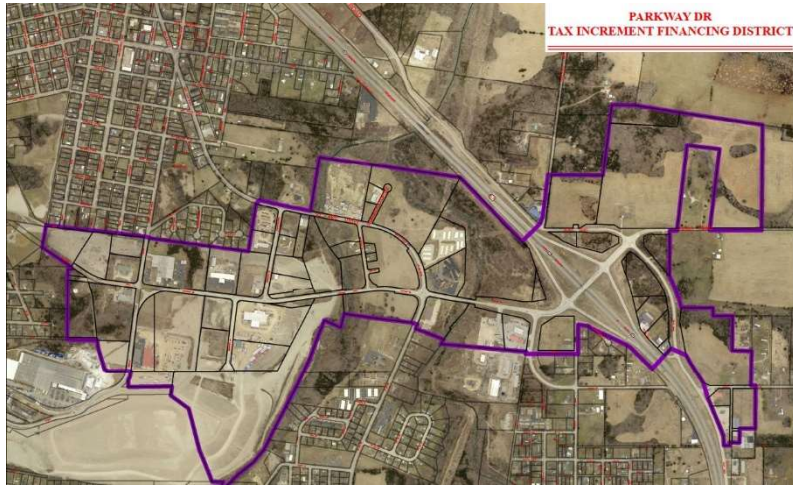
TAX INCREMENT FINANCING APPLICATION

Important Disclaimer and Notice

The attached application form has been prepared by the City of Park Hills, Missouri (the “City”) in association with its Tax Increment Financing Districts (the “Program”). The Program is intended to provide financial assistance to property owners located within the TIF boundaries that want to restore and/or renovate their properties. Under the Program, applicants will be responsible for advancing or otherwise securing third-party funding for all renovation/stabilization costs, but may be reimbursed for a portion of such costs through tax increment financing (as further described in the Program Guidelines attached hereto as Attachment 1).

All applicants approved by the City will be required to enter into a redevelopment agreement with the City setting forth a description of the project and the availability of tax increment financing assistance. The City reserves the right to reject any and all applications for any reason whatsoever, without regard for the viability of the applicant’s project.

OVERVIEW OF THE TIFs





TAX INCREMENT FINANCING APPLICATION FORM

PART I. Applicant

1. Name and address of Applicant: _____
(Name)

(Street) (City) (Zip Code)
2. Name of Applicant's Contact Person: _____
(Name) (Title) (Telephone)
3. Location of proposed Project: _____
(Street) (City) (Zip Code)
4. Does the Applicant own the Project location? Yes / No
5. If no, does the Applicant lease the Project location? Yes / No

PART II. Project

1. Name of the Project (if any): _____
2. General description of the Project (please see "Eligible Projects" in the Program Guidelines):

3. Anticipated cost of Project: _____
4. Is the Project expected to increase the assessed value of the Project location? Yes / No
5. Is the Project expected to increase the amount of sales tax revenues generated from the Project Location? Yes / No

PART III. Attachments

The Applicant shall attach the following items to this Application:

- If the Project location is owned by the Applicant, proof of ownership (including, but not limited to a copy of a deed, title commitment or attorney's opinion letter).
- If the Project location is leased by the Applicant, a copy of the lease (financial and other confidential information may be redacted) and a signed and notarized copy of the Lessor Consent Form (a copy of which is attached to this Application Form as Attachment 1).
- If the Applicant intends to purchase the Project location, a copy of a bona-fide purchase agreement (financial and other confidential information may be redacted).
- Concept site plan or rendering of the finished Project.
- Name, address and telephone number of the general contractor or other person responsible for the construction of the Project, if known/if any.
- Estimated Project budget, including documentation of projected costs (including, but not limited to copies of contracts or bids).
- Estimated Project completion schedule.

PART IV. Certification

I do hereby certify that, to the best of my knowledge, the information presented in this Application, including all attachments hereto, is accurate. I have reviewed the Program Guidelines and understand that the submittal of this Application does not guarantee that the Application will be approved by the City or that tax increment financing will be available for the Applicant's Project.

Signature of Applicant's Contact Person:

Date: _____

RETURN TO:

**City of Park Hills
Attn: Community Development Department, Rachel St.Pierre
12 Municipal Drive
Park Hills, Missouri 63601**

PROGRAM GUIDELINES

CITY OF PARK HILLS, MISSOURI DOWNTOWN PARK HILLS REDEVELOPMENT AREA (BEAUTIFICATION INITIATIVE)

Program Overview. The City has approved a Redevelopment Plan pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”).

The Redevelopment Plan identified the preservation and restoration of buildings within the Redevelopment Area as a redevelopment project to encourage the redevelopment and revitalization of Park Hills. In order to implement this portion of the Redevelopment Plan, the City has created the districts to provide financial assistance to property owners in the Redevelopment Area who plan to restore and/or renovate the façade of their buildings. The City will serve as the master developer for this project with the following goals and objectives:

1. Enhance the physical environment of Park Hills by restoring and/or renovating existing structures.
2. Restore or rehabilitate the façade of buildings, eliminate detrimental, substandard, hazardous, unsafe or other “conservation area” conditions (i.e., dilapidation; obsolescence; deterioration; illegal use of individual structures; the 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) that may lead to future blight and preserve the Park Hills’s streetscape to encourages the economic vitality of the City.

Funding Terms/TIF Notes. Projects will be funded by tax increment financing revenue. Grant Amounts may not exceed \$1,000,000 per eligible property. Approved projects will be funded in the order that applications are received until all allocated Program funds are depleted.

The Applicant will be required to advance all costs of completing the project. Once the project has been completed in accordance with the terms of the redevelopment agreement (discussed below), the Applicant will submit proof of eligible project costs to the City. If said costs are approved by the City, the Applicant will then receive yearly reimbursement for the remaining balance not to exceed the total cost in the Business Agreement.

Eligible Restoration or Renovation Projects. Eligible improvements include, but are not limited to, the following:

1. Windows or door repair or replacement.
2. Cleaning, painting or replacement of surfaces or building treatments.
3. Repair or replacement of architectural detail.
4. Masonry repair or replacement including tuck pointing or joint repair.

5. Awnings, projecting sign or cornice repair or replacement.
6. Fire escape or stairway restoration or replacement.
7. Electric service or lighting repair or replacement.
8. Repair or remodeling for accessibility or life safety issues.
9. Repair or remodeling to bring building into compliance with applicable City codes and ordinances.
10. Any additional improvements to rehab, reconstruct, repair or remodel buildings and fixtures.
11. Costs of studies, surveys, plans, and specifications.
12. Initial professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services.
13. Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, demolition of buildings, and the clearing and grading of land.

Additional Project Requirements. All projects must conform to the following additional requirements:

1. All work must be performed in compliance with all applicable City codes and ordinances.
2. Applicants shall pay all other fees and costs (not included in the eligible work items) attributable to the project.
3. The City of Park Hills must approve a redevelopment agreement for the subject property. If any work is initiated and/or completed before a redevelopment agreement is approved by the City and executed by all parties, the City reserves the right to deny the grant and refuse payment on any and/or all reimbursable expenses.

Applicant Eligibility. Applicants must be either (1) the fee simple owner(s) of the property; (2) the purchaser(s) of the property with a bona-fide purchase agreement; or (3) the lessee(s) of the property with written authorization of the fee simple owner(s) to act as its agent.

Property Eligibility. Any structure considered for the tax increment financing must meet the following criteria:

1. The structure must be located within the a Redevelopment Area.
2. Real estate taxes for the property (and all property owned by the Applicant located within the City) must be current and paid in full before the Application is submitted.

Application Process. Applications for Program funding may be submitted for more than one eligible property. The following information must be submitted for the Application to be considered complete:

1. Completed Application form.
2. Verification of Applicant eligibility and ownership. Proof of property ownership must be attached to any Application and can include, but is not limited to, a deed, attorney's opinion or title commitment. If the Applicant is the purchaser of the property, a bona-fide purchase agreement must be submitted with the Application. If the Applicant is the lessee of the property, a copy of the lease agreement (confidential terms may be redacted) and written authorization of the owner(s) authorizing the Applicant to act as its agent must be submitted with the Application.
3. Detailed description of the work to be completed (see "*Eligible Restoration or Renovation Projects*" above).
4. A concept site plan or rendering of the finished project.
5. Documentation showing estimates and costs involved with the project.
6. Proposed project schedule.

Upon submission, Applications will be reviewed by City staff to determine whether the Application is complete. Following review, City staff will forward the Application to the City Council for consideration. The City reserves the right to reject any and all Applications and waive any formality in the Application. The City also reserves the right to require any Applicant to provide any additional qualifications or information (including financial) deemed by the City to be relevant to the Application and the successful implementation of the Program.

If the City of Park Hills chooses to accept an Application, the City will require the Applicant to enter into a redevelopment agreement with the City (see "*Additional Project Requirements*" above).

ATTACHMENT 1

LESSOR CONSENT FORM

I, _____, am the

_____ owner of

_____ an authorized representative of _____, who owns

the real property located at _____ (the "Project Location"), which is located within the a Redevelopment Area. I hereby certify that _____ is the lessee of the Project Location and has my approval and consent to submit the attached application, undertake the project described therein and receive tax increment financing assistance with respect thereto.

By: _____

Name: _____

Title: _____

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public

My commission expires on: _____