

**NOTICE OF REQUEST FOR PROPOSALS
RAYMORE GATEWAY TAX INCREMENT FINANCING PLAN**

The Tax Increment Financing Commission of the City of Raymore, Missouri (the “Commission”) is considering a redevelopment plan and redevelopment project to finance certain costs associated with the redevelopment of property generally located in the City of Raymore, Missouri (the “City), at the northeast corner of Highway 58 and Kentucky Road in accordance with the Real Property Tax Increment Allocation Redevelopment Act (the “TIF Act”). The City initially sought proposals for redevelopment plans and redevelopment projects for this Redevelopment Area in October through December of 2016. Pursuant to the City’s “Procedures Relating to Bids and Proposals for Implementation of Redevelopment Projects Under the Real Property Tax Increment Allocation Redevelopment Act” (the “RFP Policy”), the public is hereby notified that:

1. The City has prepared a plan for redevelopment (the “Redevelopment Plan”) of approximately 24 acres of property that is generally located at the northeast corner of Highway 58 and Kentucky Road in the City (the “Redevelopment Area”). A copy of the Redevelopment Plan is on file with the City Clerk. The Redevelopment Plan calls for multiple redevelopment projects within the Redevelopment Area which eliminates the blighting conditions, enhance the tax base, encourage commerce and industry, encourage retention and expansion of retail sales, increase employment, provide for improved public infrastructure and enhance the aesthetics of the Redevelopment Area. The redevelopment projects may involve demolition, renovation, clearing and grading and the construction of private land uses and parking areas. Redevelopment is anticipated to be redeveloped through two or more Redevelopment Projects. The City seeks (A) proposals for an alternative to the Redevelopment Plan prepared by the City for the entire Redevelopment Area and (B) proposals for separate redevelopment projects to implement the Redevelopment Plan as prepared by the City.

2. All proposed redevelopment plans and projects must include details regarding the redevelopment project costs including, as appropriate: land acquisition; demolition, clearing and grading; the construction of private improvements; the design, engineering and construction of improvements that serve the redevelopment project area or separate redevelopment areas, as applicable; and any legal, engineering, accounting, land use planners, architects, feasibility experts costs and fees and other soft costs associated with approval and implementation of the proposed plan or project.

3. All submissions should establish the scope and schedule of development, revenue projections, project costs, plan and costs for land acquisition, method of financing and other relevant details of a valid and complete redevelopment plan or project, as applicable, under the TIF Act. All submissions must include information about the proposed developer, including detail regarding prior development projects and other relevant business experience. If the person or entity submitting the proposal does not own or otherwise control the property in the propose redevelopment project area, the submission must include the proposed method of acquiring such ownership or control and the estimated costs of acquisition.

4. Interested parties are invited to submit proposals that contains all required elements under the TIF Act and the TIF Policy to the City Clerk at City Hall, and must be received by 5:00 p.m. on April 14, 2017. Eighteen copies of each proposal must be submitted. All proposals will be prepared at the sole cost and expense of the responding party and the City shall have no liability for any such costs or expenses. Each applicant must demonstrate the financial ability to implement the proposal, and must be prepared to submit those fees and enter into those agreements, including a funding agreement, as set forth in the RFP Policy. This notice does not commit the City to select a redeveloper or to approve a plan or redevelopment project.

5. All proposals shall be judged on: (i) the ability of the applicant to acquire the necessary land to implement the proposal; (ii) the merit and viability of the proposal for redevelopment described in the submission; (iii) the quality and detail of the submission; (iv) the ability of the submission to aid in enhancing the tax base of the City and other taxing districts levying taxes in the Redevelopment Area, increasing employment in the City, and eliminating blight from the Redevelopment Area; (v) the ability of the applicant to implement and further the goals of the Redevelopment Plan; and (vi) the ability of the proposal to accomplish any other goals that it may identify.

6. The City reserves the right to reject all proposals and publish any additional requests for proposals as may be necessary, to extend the time period to submit responses to this Notice, to waive informalities, to combine elements of proposals submitted, and to select the proposal(s) or portions thereof and the redeveloper(s) which are, in the City's sole discretion, determined to be in the best interests of the City. All proposals will be considered in accordance with the RFP Policy and the TIF Act.

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