

AN ORDINANCE ADOPTING AND APPROVING THE BLACK PONY BREWERY REDEVELOPMENT PLAN; AUTHORIZING CERTAIN TAX ABATEMENT FOR THE BLACK PONY BREWERY REDEVELOPMENT PROJECT WITHIN THE BLACK PONY BREWERY REDEVELOPMENT PROJECT REDEVELOPMENT AREA DESCRIBED WITHIN THE DEVELOPMENT PLAN; FINDING THAT THE PROPERTY WITHIN SAID DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF REDEVELOPMENT AUTHORIZING EXECUTION OF A 353 DEVELOPMENT AGREEMENT FOR IMPLEMENTATION OF THE BLACK PONY BREWERY REDEVELOPMENT PROJECT; PROVIDING FOR EXPIRATION OF DEVELOPMENT RIGHTS; AND DESIGNATING THE DOWNTOWN AREA AS A BLIGHTED AREA PURSUANT TO CHAPTER 353.

WHEREAS, the Black Pony Brewery Redevelopment Corporation (“Redevelopment Corporation”), an Urban Redevelopment Corporation organized under and pursuant to R.S.Mo. §§ 353.010 *et seq.*, the Urban Redevelopment Corporations Law, as amended (“Act”), did file with the City of Maryville, Missouri (the “City”), the Development Plan for the development and redevelopment of a portion of an area described therein as the Redevelopment Area (“Development Plan”); and

WHEREAS, in accordance with Chapter 353 (i) notice was given to each political subdivision whose boundaries for ad valorem taxation purposes included any portion of the real property included within the Redevelopment Area, and (ii) the Maryville City Council (“Council”) conducted on October 12, 2020 a public hearing regarding the Development Plan, at which hearing the above-described political subdivisions were given the right to be heard; and

WHEREAS, in connection with the public hearing on the Development Plan, the Council also approves the 353 Blight Analysis for the Redevelopment Area and the described within the Development Plan and the means by which the Development Plan would be implemented; and

WHEREAS, following due notice and a public hearing made pursuant to and in compliance with the Act, the Maryville City Council (“Council”) approved the Black Pony Brewery Redevelopment Project and the request for partial real property tax abatement described therein pursuant to Ordinance No. 8311, adopted on October 12, 2020; and

WHEREAS, the City Council finds that the execution of a development agreement between the City, the Redevelopment Corporation and Four Horseman Properties, LLC for the implementation of the Black Pony Brewery Redevelopment Project would encourage and stimulate growth and development in the Redevelopment Area and further the other redevelopment objectives of the Act; and

WHEREAS, the City Council finds that the Downtown Area is a blighted area pursuant to Chapter 353.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Maryville, Nodaway County, Missouri, as follows:

SECTION 1: That the Council finds and declares that all notices, legal or accommodating, have been given to all interested parties as such notices may be required to be given by law, including by Chapter 353.

SECTION 2: That the Council finds and declares that the Council has reviewed, considered and taken evidence on the Development Plan of the Black Pony Brewery Redevelopment Corporation for the redevelopment of the Redevelopment Area, which is attached hereto as Exhibit A and incorporated herein by reference as though fully set out.

SECTION 3: That the Council finds and declares that the Development Plan, a copy of which plan is attached hereto as Exhibit A, is hereby adopted and approved.

SECTION 4: The Council hereby finds that the Redevelopment Area, described within the Development Plan, is located within the Downtown Maryville Blight Study, is a blighted area and is suffering from obsolescence due to age, is of an inadequate and outmoded design, has

ORDINANCE NO. 8311 (CONT.)

become an economic and social liability, is unable to pay a reasonable level of taxes, and is therefore blighted within the meaning of the Missouri Urban Redevelopment Corporations Law, Sec. 353.020(2), RSMo.

SECTION 5: The Council hereby finds that blighting conditions exist within the Redevelopment Area described within the Downtown Maryville Blight Study (“Exhibit B”) prepared by Ochsner Hare and Hare, the Olsson Studio dated August 28, 2020.

SECTION 6: That Redevelopment Corporation, or its successors and assigns, all in accordance with Chapter 353, RSMo, as amended, is hereby granted tax abatement that shall apply to Redevelopment Corporation or its successors and assigns, for the Black Pony Brewery Redevelopment Project, as more particularly described with the Development Plan.

SECTION 7: That the Mayor is hereby authorized to execute a 353 Development Agreement with the Redevelopment Corporation and Four Horseman Properties, LLC, (owner of 101 E. 4th Street) for implementation of the Black Pony Brewery Redevelopment Project upon final approval of the incorporation of the Black Pony Redevelopment Corporation by the Missouri Secretary of State.

SECTION 8: That the Redevelopment Corporation shall acquire title to the properties encompassing the Black Pony Brewery Redevelopment Project to initiate the tax abatement no later than twenty-four months following passage of this ordinance. The development rights provided hereunder, including the right of tax abatement, shall automatically expire if the Redevelopment Corporation fails to obtain title to the property encompassing the Black Pony Brewery Redevelopment Project within twenty-four months following passage of this ordinance.

SECTION 9: That all terms used in this Ordinance not otherwise defined herein shall be construed as defined in the Act.

SECTION 10: That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 11: That this Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor according to law.

PASSED by the City Council of the City of Maryville, this 12th day of October, 2020.



Benjamin Lipiec, Mayor

[SEAL]

ATTEST:



Stacy Wood, City Clerk

Ordinance No. 8311

Exhibit A

353 Plan

See Attached

Ordinance No. 8311

Exhibit B

Blight Study

See Attached

Exhibit A to Ordinance 8311

**353 Development Plan for
Black Pony Brewery Redevelopment Corporation
For the Redevelopment of
An Area Located at 101 E. 4th Street**

Maryville, Missouri

Filed October 1, 2020

Approved by City Council on October 12, 2020

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EXHIBITS

- A. Certificate of Good Standing of Redevelopment Corporation
- B. Blight Study
- C. Certificate of Notice to Taxing Authorities
- D. Legal Description of Redevelopment Area
- E. Site Plan
- F. Project Cost Estimates
- G. Tax Impact Analysis

I. INTRODUCTION

This Application ("Application") for approval of the Black Pony Brewery Redevelopment Plan (the "Development Plan") is filed by Black Pony Brewery Redevelopment Corporation pursuant to The Urban Redevelopment Corporations Law, Sections 353.010, RSMo, *et seq.* ("Chapter 353").

In an effort to remediate the blighting conditions currently burdening the Redevelopment Area described herein, promote redevelopment of an aging, vacant commercial building located at a critical downtown intersection, maximize the use of existing public infrastructure, including create new construction and commercial employment, the Development Plan proposes renovation of a vacant commercial building to construct a 7,200 square foot restaurant/bar/brewery and appurtenant private and public infrastructure improvements, including a parking lot, second story residential, street and sidewalk improvements to accommodate an outside seating area and other public and private improvements ("Redevelopment Project").

II. GENERAL DESCRIPTION

A. General Information.

1. Application for Approval. This Application is made by Black Pony Brewery Redevelopment Corporation (the "Corporation"), a Missouri Urban Redevelopment Corporation, the Certificate of Good Standing of which is attached hereto as **Exhibit A**.

2. Evidence of Blight. Attached hereto as **Exhibit B** is a Blight Study effective August 28, 2020, prepared by Ochsner Hare & Hare, a design studio of Olsson Associates, which concludes that the Redevelopment Area described herein is a blighted area as such term is defined in Section 353.020(2), RSMo.

B. Scope of Development.

Development Plan proposes complete renovation of the three-story structure located at 101 E. 4th Street. The renovation will occur in 3 phases. Phase One will include interior demolition, exterior brickwork/surewall painting and installation of all new windows and doors. This scope of work is projected to take approximately 30 days to complete. The estimated cost for Phase One is \$150,000.00. Phase Two will consist of renovation of the interior of the structure, including the build-out of the brewery, construction of 3 apartment units on the second floor, which will include decks and balconies. The approximate time to complete this Phase is 180 days at an estimated cost of \$450,000. Phase Three will include furnishing of the brewery and completion of the apartment units. This Phase will cost approximately \$100,000.00 and will take about 30 days to complete.

III. DEVELOPMENT PLAN

A. Legal Description. The legal description of the Black Pony Brewery Development Plan redevelopment area (the "Redevelopment Area") is attached hereto as **Exhibit D**. The Redevelopment Area is approximately 7,200 square feet. The property within the Redevelopment

Area is currently owned by Four Horsemen Properties, LLC, A Missouri Limited Liability CompanyF, (the "Developer").

B. Schedule of Development Plan. Implementation of the Development Plan will occur as follows:

1. Redevelopment Project Described. The Redevelopment Project, as hereinafter called, consists of Development Plan proposes renovation of the vacant commercial building to accommodate 2,860 square feet of first floor retail space, 3 second story apartment units and appurtenant private and public infrastructure improvements, including parking lot, outdoor seating area, street improvements, water system, and sanitary sewer facilities.

2. Schedule.

<u>Acquisition</u> ¹ Complete	<u>Blight Removal</u> Fall 2020	<u>Construction</u> 8 months
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C. New Construction. A site plan depicting the Redevelopment Project and elevations are attached hereto as **Exhibit E**.

D. Amenities. An attractive and coordinated landscape program will be developed to incorporate landscape treatment sought for open spaces, roads, sidewalks and parking areas into a coherent and integrated arrangement. A landscaping plan will be submitted concurrent with the application for building permit. The Developer is requesting that the City issue a license agreement ("License Agreement") be issued concurrently with the execution of the Development Agreement for the purposes of maintaining and operating an outdoor seating area for the public sidewalk outside the restaurant/bar. The outside seating area will be included in the permitted area of the liquor license issued by the City.

E. Property for Public Agencies. It is not contemplated that any portion of the Redevelopment Area will be sold, donated, exchanged or leased to any public agency.

F. Zoning. The Redevelopment Area is currently zoned Commercial under the City of Maryville's zoning code.

G. Street and Parking Changes. Parking areas will be designed with careful regard given to orderly arrangement, landscaping, ease of access, and as an integral part of the total site design. Vehicular access to the parking areas will minimize conflicts with other vehicular and pedestrian movements. Ingress and egress points will be well distanced from intersections in order to avoid congestion and interference with traffic.

H. Dwelling Accommodations. Three residential dwelling units will be constructed as part of the Development Plan.

¹ By the Corporation or a related party as defined by the Internal Revenue Service ("Related Party").

I. Housing and Business Relocation. The Redevelopment Area consists of a vacant commercial building. The Redevelopment Project will not require the relocation of any persons or entities. In addition, the Developer currently owns all the property within the Redevelopment Area and the Corporation is not requesting acquisition of any property by eminent domain.

J. Financing.

1. Proposed Method. The estimated \$750,000.00 cost of the Redevelopment Project, which includes construction, acquisition, professional service fees and equipment and are detailed in Exhibit F, will be financed with private equity and loans. Reasonable cost estimates for construction of the Redevelopment Project are described below. It is anticipated that available private equity and loans will be sufficient to pay the costs of acquisition, relocation benefits, if any, and all development, demolition and construction costs of the Redevelopment Project. The Redevelopment Project is financially feasible if the tax relief is approved. The need for the real property tax abatement requested herein is necessary to support the financial feasibility of the project.

2. Cost Estimates. Redevelopment Project Cost estimates is attached hereto as **Exhibit F.**

K. Management. The following person will be active in the management of the Corporation from the date of approval:

Brandon Jensen & Jennifer Jensen
24360 Business Hwy 71
Maryville, MO 64468

Stephanie Campbell & Kent Yount
220 N. Main
Maryville, MO 64468

L. Property Ownership. Developer currently owns all the property within the Redevelopment Area.

M. Eminent Domain on Behalf of Proponents of the Development Plan. The Corporation does not propose that the City of Maryville, Missouri purchase or acquire by eminent domain any property on behalf of the Redevelopment Corporation.

N. Assignment of Development Plan. The Corporation will enter into a contract with the City with respect to the right of assignment of the Development Plan to any other entity in order that the City Council will be assured that the intention and purpose of the Development Plan will, in fact, be carried out on behalf of the Corporation.

O. Certificate of Incorporation. The Corporation's Certificate of Good Standing is attached hereto as **Exhibit A.**

P. Request for Real Property Tax Abatement. The Development Plan provides for real property tax abatement for the Redevelopment Project proposed herein pursuant to Section 353.110,

RSMo. The Corporation hereby requests that the property within the Redevelopment Area not be subject to assessment or payment of general *ad valorem* taxes imposed by the City of Maryville, or by the State or any political subdivision thereof, for a period of ten (10) years after the date upon which the Corporation becomes owner of the real property within the Redevelopment Area, except to such extent and in such amount as may be imposed upon such real property during such period measured solely by the amount of the assessed valuation of the land, exclusive of improvements, acquired pursuant to Chapter 353, RSMo, and owned by the Corporation, as was determined by the Assessor of Nodaway County (the "Assessor") for taxes due and payable thereon during the calendar year preceding the calendar year during which the Corporation acquired title to such real property. The Corporation further requests that the amount of such tax assessments not be increased during such period so long as the real property is owned by the Corporation or its assigns and used in accordance with the Development Plan authorized by the City Council.

For the next ensuing period of fifteen (15) years of the Redevelopment Project, the Corporation requests that *ad valorem* taxes upon the real property within the Redevelopment Area be measured by the assessed valuation thereof as determined by the Assessor upon the basis of fifty percent (50%) of the true value of the real property within the Redevelopment Area, including any improvements thereon and that such valuations not be increased above fifty percent (50%) of the true value of the real property within the Redevelopment Area from year to year during the next ensuing period so long as the real property within the Redevelopment Area is owned by the Corporation or its assigns and used in accordance with the Development Plan authorized by the City Council.

After a period totaling twenty-five (25) years, the real property within the Redevelopment Area will be subject to assessment and payment of all *ad valorem* taxes, based on the full true value of the real property within the Redevelopment Area.

IV. REQUIRED CERTIFICATIONS

Annual Earnings Report. After approval of the Development Plan and during the tax abatement period, the Corporation shall file an annual report with the City Clerk and that the annual report will be verified under oath by the Corporation's certified public accountant. The annual report shall disclose the earnings of the Corporation and the disposition of any net earnings in excess of those provided for pursuant to Section 353.030 RSMo.; and the interest rate on income debenture bonds, notes or other evidence of debt of the Corporation. The City Clerk shall forward the annual report to the City Manager for review and the annual report shall be submitted to the City Clerk not more than ninety (90) days after the Corporation's fiscal year end.

V. REQUIRED DETERMINATIONS

The Corporation hereby respectfully requests that the City Manager and the City Council find and determine as follows:

A. Compliance with City Code. The Corporation has submitted all information required to be submitted under the City Code for the City Council to review and approve the Application.

B. Determination as to Blighted Area. Based upon the evidence adduced, the Redevelopment Area is a blighted area as defined by Section 353.020(2), RSMo, and the designation of blight in accordance with the Development Plan is necessary and advisable to effectuate the public purposes declared by applicable law and ordinances, and the clearance, redevelopment, replanning, rehabilitation or reconstruction thereof is necessary for the public convenience and necessity.

C. Determination as to Development Plan. That the Development Plan complies with:

1. Compliance with Comprehensive Plan. The Development Plan is in accordance with the Comprehensive Plan of the City of Maryville, Missouri;

2. Sufficient Size. The area affected by the Development Plan is of sufficient size to allow its redevelopment in an efficient and economically satisfactory manner;

3. Zoning. The current zoning is appropriate for the proposed use;

4. Financial Capability. The Developer has demonstrated adequate evidence of existing financial capability to complete the Development Plan. The proposed method of financing the Development Plan is adequate and reasonable based upon the reasonable costs proposed in the Development Plan;

5. Relocation Plan. No persons or businesses will be displaced by the redevelopment of the Redevelopment Area; and

6. Notice to Taxing Authorities. Proper notice will be given to all taxing jurisdictions as required by Section 353.110.3(1) RSMo.

7. Public Hearing. A public hearing as required by Section 353.110.3(2) RSMo will be conducted by the City Council.

D. Determination as to Tax Abatement. The real property tax abatement requested in the Development Plan is recommended to permit the economic feasibility of the demolition and construction contemplated by the Development Plan hereby submitted and that such real property tax abatement will not have a negative effect on political subdivisions affected by such abatement. A Tax Impact Analysis is attached hereto as **Exhibit G**. The City is authorized and directed to enter into a development agreement with the Corporation setting forth, the rights and obligations of the parties.

E. Approval of Development Plan and Construction. The approval of this Development Plan and the construction of the Redevelopment Project are necessary for the preservation of the public peace, property, health, safety, morals and welfare.

Exhibit A

Certificate of Good Standing for Redevelopment Corporation

See following page

Exhibit B
Blight Study

See following pages

Exhibit C

Certificate of Notice to Taxing Authorities

COMES NOW the City Clerk, and pursuant to Section 353.110.3(1) RSMo, as amended, hereby certifies that written notice of the filing of the Black Pony Brewery Development Plan for the redevelopment of an area comprised of one parcel, commonly known as 101 E. 4th Street, Maryville, Missouri (Parcel # 22-04-17-03-24-04800), has been given to all taxing authorities having boundaries for *ad valorem* real estate taxation purposes which include any portion of the real property to be affected within the area which is the subject of the Development Plan, and as identified below. A copy of said notice is attached hereto, labeled as Exhibit "1" and incorporated herein by reference.



City Clerk
City of Maryville, Missouri

Maryville, MO

City of Maryville
c/o Greg McDanel
City Manager
415 N. Market
P.O. Box 438
Maryville, MO 64468

Nodaway County
County Clerk
403 N Market
Maryville, MO 64468

Maryville R-II School District
1429 South Munn
Maryville, MO 64468

Nodaway County Health Center
2416 South Main Street
Maryville, MO 64468

Maryville Public Library
509 N Main Street
Maryville, Missouri 64468

Missouri Department of Revenue
Blind Pension Fund
Brian Kinkade, Director
221 West High Street
Jefferson City, MO 65102

Missouri Department of Revenue
County Tax Section
Merchants/Manufacturers Replacement Tax Fund
301 West High Street, Room 102
Jefferson City, MO 65101

State of Missouri Blind Pension Fund
c/o State Tax Commission
621 East Capitol Avenue
P.O. Box 146
Jefferson City, MO 65102

Polk Township
1616 E. Halsey
Maryville, MO 64468

Polk Township
Attn: Blake Degase
32281 245th Street
Maryville, MO 64468

Polk Township Temporary
Attn: Blake Degase
32281 245th Street
Maryville, MO 64468

Polk Road & Bridge
Attn: Blake Degase
32281 245th Street
Maryville, MO 644468

Senior Citizens Fund
Attn: Janet Rosenbohm, Board President
36406 Echo Road
Graham, MO 64455

City of Maryville, Missouri
Maryville City Hall
415 North Market Street
P.O. Box 438
Maryville, MO 64468

NoCoMo Industries, Inc.
319 S Newton Street
Maryville, MO 64468

Sheltered Workshop
Attn: Janette Schieber
39459 340th Street
Stanberry, MO 64489

Exhibit 1

Notice to Taxing Authorities

Pursuant to Section 353.110.3(1) RSMo, as amended, hereby certifies that written notice of the filing of the Black Pony Brewery Development Plan for the redevelopment of an area comprised of one parcel, commonly known as 101 E. 4th Street, Maryville, MO (Parcel # 22-04-17-03-24-04800).

The Development Plan provides for the renovation of the three-story structure located at 101 E. 4th Street, Maryville, MO to accommodate the construction of a restaurant/bar/brewery, 3 apartment units and appurtenant private and public infrastructure improvements, including a parking lot, outdoor seating area, street improvements, water system, and sanitary sewer facilities.

A copy of the tax impact analysis indicating actual and current *ad valorem* real estate taxes on the property proposed for redevelopment by parcel paid to each political subdivision, the effect of such taxes if the Development Plan is approved and an estimate of the amount of *ad valorem* real estate tax revenues of each political subdivision which will be affected by the proposed real property tax abatement, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is developed is attached.

A public hearing regarding the application for tax abatement will be held on October 12, 2020 at 6 p.m. to be held at City Hall. You shall have the right to be heard on the request for tax abatement.

For further information, call City Clerk at 660-562-8001. A copy of the Development Plan is available for viewing at the City Clerk's office during normal business hours.

Exhibit D

Legal Description of Redevelopment Area

**W 24 FT LOT 5, BLOCK 3, ORIGINAL TOWN OF MARYVILLE,
NODAWAY COUNTY, MISSOURI**

See following pages

Exhibit E

Site Plan



{50015 / 70734; 887226.3 }

E-1

Exhibit F

Project Cost Estimates

Acquisition	
Construction	
Architect, Engineering, Legal	
Furniture, Fixtures and Equipment	
Total	\$750,000.00

Exhibit G

Tax Impact Analysis

See following pages

**Black Pony Brewery
353 Redevelopment Plan - Tax Impact Analysis
(353 Benefits Summary)**

353 Year	Taxes Paid No Project	Taxes Paid With 353	Benefit of 353 To Project	Taxing District Impact	Taxes Pd incl Imp w/o 353
1	1,066	1,066	9,833	0	10,899
2	1,066	1,066	9,833	0	10,899
3	1,066	1,066	10,051	0	11,117
4	1,066	1,066	10,051	0	11,117
5	1,066	1,066	10,273	0	11,340
6	1,066	1,066	10,273	0	11,340
7	1,066	1,066	10,500	0	11,566
8	1,066	1,066	10,500	0	11,566
9	1,066	1,066	10,732	0	11,798
10	1,066	1,066	10,732	0	11,798
11	1,066	6,017	6,017	4,951	12,034
12	1,066	6,017	6,017	4,951	12,034
13	1,066	6,137	6,137	5,071	12,274
14	1,066	6,137	6,137	5,071	12,274
15	1,066	6,260	6,260	5,194	12,520
16	1,066	6,260	6,260	5,194	12,520
17	1,066	6,385	6,385	5,319	12,770
18	1,066	6,385	6,385	5,319	12,770
19	1,066	6,513	6,513	5,447	13,026
20	1,066	6,513	6,513	5,447	13,026
21	1,066	6,643	6,643	5,577	13,286
22	1,066	6,643	6,643	5,577	13,286
23	1,066	6,776	6,776	5,710	13,552
24	1,066	6,776	6,776	5,710	13,552
25	1,066	6,911	6,911	5,845	13,823
Total (Gross)	26,652	107,034	199,152	80,382	306,186
Total (NPY)	15,025	48,808	119,602	33,783	168,410

Taxing District	Rate	% of Total Rate	Tax District Impact
City of Maryville	0.8517	10.39%	8,355
County General	0.1600		
County Roads & Bridges	0.3087		
Subtotal	0.4687	5.72%	4,598
Senior Citizens	0.0500	0.61%	490
Development Disabilities	0.0500	0.61%	490
Health Tax	0.0500	0.61%	490
Polk Township	0.0500	0.61%	490
Maryville RII School District	5.0657	61.82%	49,692
Library District	0.2852	3.48%	2,798
Polk Township Temp	0.1530	1.87%	1,501
State Tax	0.0300	0.37%	294
Subtotal	7.0543	86.09%	69,199
Sur Tax	1.1400	13.91%	11,183
TOTAL	8.1943	100.0%	80,382

**Black Pony Brewery
353 Redevelopment Plan - Tax Impact Analysis
(Assumptions)**

Real Property Levy Rates (2019)	
District	Levy
City of Maryville	0.8517%
Maryville RII School District	5.0657%
Library Tax	0.2852%
County Services	0.4687%
Polk Township	0.0500%
SB 40	0.0500%
Health Tax	0.0500%
Polk Township Temporary	0.1530%
Senior Citizen Service Fund	0.0500%
State Tax	0.0300%
Replacement Surtax	1.1400%
Total Commercial Levy - Land and Improvements	8.1943%

Assessment Rates	
Commercial Real Property	32.00%

Development / Abatement Schedule	
Date Construction Completed	6/1/2021
Year Abatement Activated	2021
Year Land Only Valuation	2020

Growth, Depreciation and Discount Rates			
	Growth With Project	Depreciation Without Project	
Semi-Annual Growth Land	2.0%	Semi-Annual Depreciation Land	0.0%
Semi-Annual Growth Improvements	2.0%	Semi-Annual Depreciation Improvements	0.0%
Discount Rate	5.0%		

Pre and Post-Redevelopment Real Property Values			
	Mississippi & Prairie		
Initial Appraised Value Land (2020)	\$0	Initial Assessed Value Land	\$0
Initial Appraised Value Improvements (2020)	\$40,656	Initial Assessed Value Improvements	\$13,010
Post-Redevelopment Appraised Value Land (2021)	\$0	Post-Redevelopment Assessed Value Land	\$0
Post-Redevelopment Appraised Value Improvements (2021)	\$415,656	Post-Redevelopment Assessed Value Improvements	\$133,010

Property Information	
Nodaway County Parcel ID: 22-04-17-03-24-04800	
Location: 101 E. 4th Street, Maryville, MO	
2020 Land Appraised Value	\$0
2020 Improvement Appraised Value	\$40,656
Cost of Improvements	\$750,000
Post-Dev Appraised Value (Increase)	\$415,656

Notes

**Black Pony Brewery
353 Redevelopment Plan - Tax Impact Analysis
(Taxes with 353)**

353 Year	Post Development Assessed Value	2020 Assessed Value	District: Levy Rate: PILOT %:	City of Maryville 0.8517% 10.39%	Maryville RII School District 5.0657% 61.82%	Library Tax 0.2852% 3.48%	County Services 0.4687% 5.72%	Polk Township 0.0500% 0.61%	SB 40 0.0500% 0.61%	Health Tax 0.0500% 0.61%	Polk Township Temporary 0.1530% 1.87%	Senior Citizen Service Fund 0.0500% 0.61%	State Tax 0.0300% 0.37%	Replacement Surtax 1.1400% 13.91%	Total Taxes paid											
1	133,010	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
2	133,010	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
3	135,670	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
4	135,670	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
5	138,384	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
6	138,384	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
7	141,151	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
8	141,151	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
9	143,974	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
10	143,974	13,010		111	659	37	61	7	7	7	20	7	4	148	1,066											
11	146,854	0		625	3,720	209	344	37	37	37	112	37	22	837	6,017											
12	146,854	0		625	3,720	209	344	37	37	37	112	37	22	837	6,017											
13	149,791	0		638	3,794	214	351	37	37	37	115	37	22	854	6,137											
14	149,791	0		638	3,794	214	351	37	37	37	115	37	22	854	6,137											
15	152,787	0		651	3,870	218	358	38	38	38	117	38	23	871	6,260											
16	152,787	0		651	3,870	218	358	38	38	38	117	38	23	871	6,260											
17	155,842	0		664	3,947	222	365	39	39	39	119	39	23	888	6,385											
18	155,842	0		664	3,947	222	365	39	39	39	119	39	23	888	6,385											
19	158,959	0		677	4,026	227	373	40	40	40	122	40	24	906	6,513											
20	158,959	0		677	4,026	227	373	40	40	40	122	40	24	906	6,513											
21	162,138	0		690	4,107	231	380	41	41	41	124	41	24	924	6,643											
22	162,138	0		690	4,107	231	380	41	41	41	124	41	24	924	6,643											
23	165,381	0		704	4,189	236	388	41	41	41	127	41	25	943	6,776											
24	165,381	0		704	4,189	236	388	41	41	41	127	41	25	943	6,776											
25	168,689	0		718	4,273	241	395	42	42	42	129	42	25	962	6,911											
Total Taxes / PILOTs															\$11,125	\$66,168	\$3,725	\$6,122	\$653	\$653	\$653	\$1,998	\$653	\$392	\$14,891	\$107,034

**Black Pony Brewery
353 Redevelopment Plan - Tax Impact Analysis
(Taxes without 353)**

353 Year	Post Development Assessed Value	District: Levy Rate:	City of Maryville 0.8517%	Maryville RII School District 5.0657%	Library Tax 0.2852%	County Services 0.4687%	Polk Township 0.0500%	SB 40 0.0500%	Health Tax 0.0500%	Polk Township Temporary 0.1530%	Senior Citizen Service Fund 0.0500%	State Tax 0.0300%	Replacement Surtax 1.1400%	TOTAL 8.1943%	Total Taxes											
1	133,010		1,133	6,738	379	623	67	67	67	204	67	40	1,516		10,899											
2	133,010		1,133	6,738	379	623	67	67	67	204	67	40	1,516		10,899											
3	135,670		1,156	6,873	387	636	68	68	68	208	68	41	1,547		11,117											
4	135,670		1,156	6,873	387	636	68	68	68	208	68	41	1,547		11,117											
5	138,384		1,179	7,010	395	649	69	69	69	212	69	42	1,578		11,340											
6	138,384		1,179	7,010	395	649	69	69	69	212	69	42	1,578		11,340											
7	141,151		1,202	7,150	403	662	71	71	71	216	71	42	1,609		11,566											
8	141,151		1,202	7,150	403	662	71	71	71	216	71	42	1,609		11,566											
9	143,974		1,226	7,293	411	675	72	72	72	220	72	43	1,641		11,798											
10	143,974		1,226	7,293	411	675	72	72	72	220	72	43	1,641		11,798											
11	146,854		1,251	7,439	419	688	73	73	73	225	73	44	1,674		12,034											
12	146,854		1,251	7,439	419	688	73	73	73	225	73	44	1,674		12,034											
13	149,791		1,276	7,588	427	702	75	75	75	229	75	45	1,708		12,274											
14	149,791		1,276	7,588	427	702	75	75	75	229	75	45	1,708		12,274											
15	152,787		1,301	7,740	436	716	76	76	76	234	76	46	1,742		12,520											
16	152,787		1,301	7,740	436	716	76	76	76	234	76	46	1,742		12,520											
17	155,842		1,327	7,895	444	730	78	78	78	238	78	47	1,777		12,770											
18	155,842		1,327	7,895	444	730	78	78	78	238	78	47	1,777		12,770											
19	158,959		1,354	8,052	453	745	79	79	79	243	79	48	1,812		13,026											
20	158,959		1,354	8,052	453	745	79	79	79	243	79	48	1,812		13,026											
21	162,138		1,381	8,213	462	760	81	81	81	248	81	49	1,848		13,286											
22	162,138		1,381	8,213	462	760	81	81	81	248	81	49	1,848		13,286											
23	165,381		1,409	8,378	472	775	83	83	83	253	83	50	1,885		13,552											
24	165,381		1,409	8,378	472	775	83	83	83	253	83	50	1,885		13,552											
25	168,689		1,437	8,545	481	791	84	84	84	258	84	51	1,923		13,823											
Total Taxes															\$31,824	\$189,284	\$10,657	\$17,513	\$1,868	\$1,868	\$5,717	\$1,868	\$1,121	\$1,868	\$42,597	\$306,186

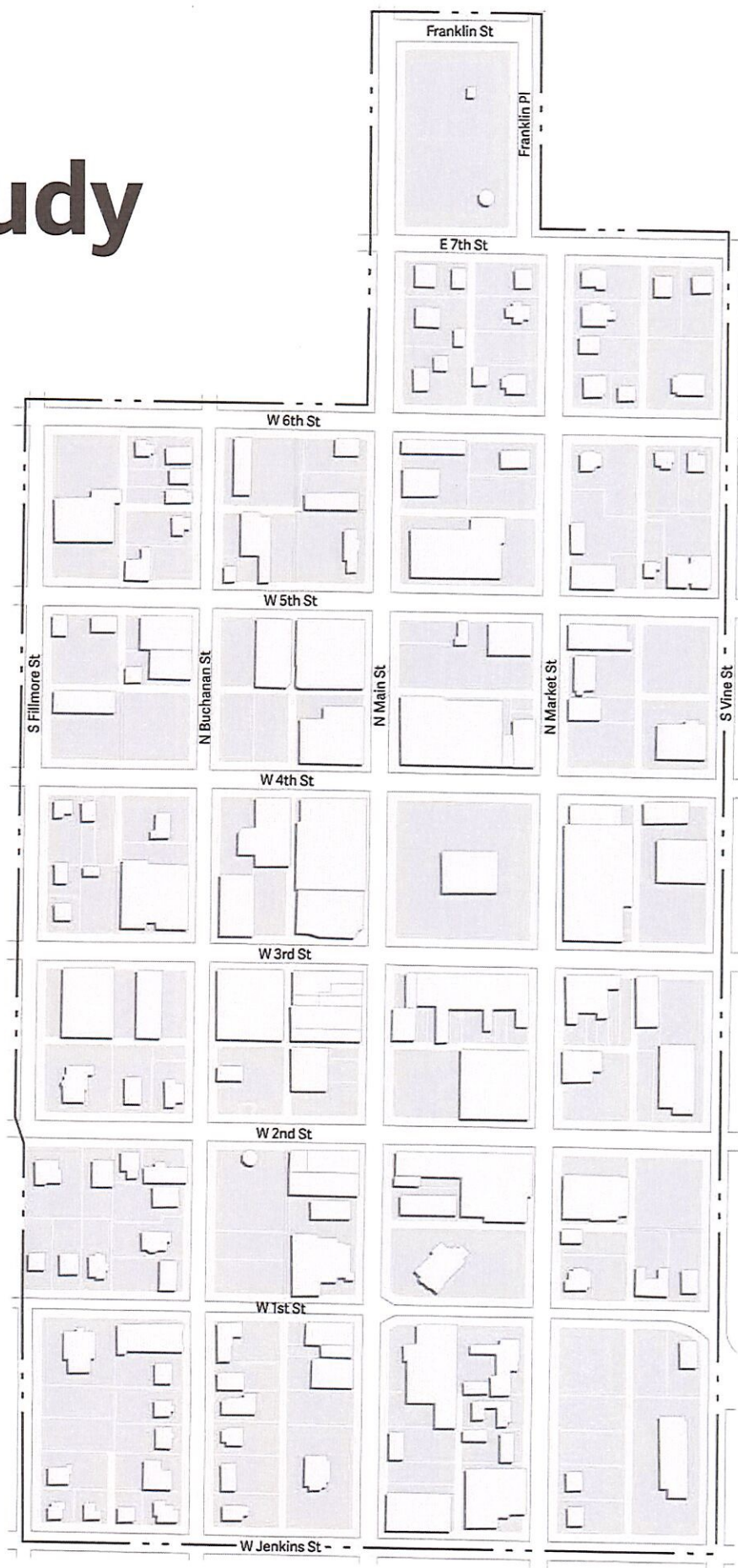
Black Pony Brewery
353 Redevelopment Plan - Tax Impact Analysis
(Taxes if Project does not Occur)

353 Year	2020 Assessed Value	District: Levy Rate:	City of Maryville 0.8517%	Maryville RII School District 5.0657%	Library Tax 0.2852%	County Services 0.4687%	Polk Township 0.0500%	SB 40 0.0500%	Health Tax 0.0500%	Polk Township Temporary 0.1530%	Senior Citizen Service Fund 0.0500%	State Tax 0.0300%	Replacement Surtax 1.1400%	TOTAL 8.1943%	Total Taxes									
1	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
2	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
3	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
4	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
5	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
6	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
7	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
8	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
9	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
10	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
11	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
12	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
13	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
14	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
15	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
16	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
17	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
18	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
19	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
20	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
21	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
22	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
23	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
24	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
25	13,010	111	659	37	61	7	7	7	7	20	7	4	148	1,066	1,066									
Total Taxes														\$2,770	\$16,476	\$928	\$1,524	\$163	\$163	\$163	\$98	\$163	\$3,708	\$26,652

Downtown Maryville

Blight Study

September 11, 2020



**ochsner
hare + hare**
the **olsson** studio

September 11, 2020

Mr. Greg McDanel
City Manager, ICMA-CM
City of Maryville, Missouri
415 North Market
Maryville, Missouri 64468

RE: Blight Analysis for downtown Maryville

Dear Mr. McDanel,

Per our agreement dated April 23, 2020, we are pleased to herewith submit our blight analysis for downtown Maryville (subject area), bounded by West 6th Street and Franklin Street on the north; Franklin Place and South Vine Street on the east; West Jenkins Street on the south; and South Fillmore Street on the west in Maryville, Missouri.

The subject area was reviewed in June 2020.

The Missouri Revised Statutes provides the statutory definition of a "blighted area" (353.020 (2) R.S.Mo.) utilized in our analysis:

"Blighted Area," that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

As described herewith, a predominance of blighting factors clearly lead to two blighting conditions: (1) economic and social liability; and (2) conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes.

Considering all factors, we have concluded that downtown Maryville - the subject area - qualifies per R.S.Mo. Chapter 353 as a blighted area.

It has been a pleasure serving you in this assignment.

Sincerely,
Ochsner Hare & Hare, the Olsson Studio



Ken Boone
Industry Expert
Vice President



Taylor Plummer, AICP
Project Planner



Contents

01	Introduction	28	Blight Analysis
04	Existing Context	30	Assumptions and Limiting Conditions
31	Appendix A: Parcel Information		

Introduction

Purpose

The purpose of this analysis is to determine if downtown Maryville, Missouri (subject area) evidences blight according to the Urban Redevelopment Corporations Law – Section 353 of the Revised Statutes of Missouri (R.S.Mo.).

Tax abatement under the Urban Redevelopment Corporations Law is only extended to real property that has been found to be a “blighted area” by the city. For purpose of 353 tax abatement the term “blighted area” is defined as:

That portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration, have become economic and social liabilities, and such conditions are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes (353.020 (2), R.S.Mo.).

Real property may be property found to be blighted even though it contains improvements, which by themselves do not constitute blight. (*Maryland Plaza Redevelopment Corporation v. Greenberg*, 594S.W.2d 284 (1979).) Tax abatement may also be extended to a tract of real property, which by itself does not meet the definition of a blighted area if such tract is necessary to the redevelopment project and the area on the whole constitutes a blighted area (*Parking systems, Inc. v. Kansas City Downtown Redevelopment Corporation*, 518 S.W.2d 1191974).

Definitions

“Blighted area”, that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes (353.020 (2), R.S.Mo.).

“Real property” includes lands, buildings, improvements, land under water, waterfront property, and any and all easements, franchises and hereditaments, corporeal or incorporeal, and every estate, interest, privilege, easement, franchise and right therein, or appurtenant thereto, legal or equitable, including restrictions of record, created by plat, covenant or otherwise, rights-of-way and terms for years (353.020 (7), R.S.Mo.).

“Urban redevelopment corporation”, a corporation organized pursuant to this chapter; except that any life insurance company organized pursuant to the laws of, or admitted to do business in, the state of Missouri may from time to time within five years after April 23, 1946, undertake, alone or in conjunction with, or as a lessee of any such life insurance company or urban redevelopment corporation, a redevelopment project pursuant to this chapter, and shall, in its operations with respect to any such redevelopment project, but not otherwise, be deemed to be an urban redevelopment corporation for the purposes of this section and sections 353.010, 353.040, 353.060 and 353.110 to 353.160. (353.020 (10), R.S.Mo.).

Proposed 353 Redevelopment District and Downtown Overlay Boundary

The subject area is located in Maryville, Nodaway County, Missouri and includes a total of 213 property parcels and approximately 77 acres of property and right-of-way.

The subject area is bounded by West 6th Street and Franklin Street on the north; Franklin Place and South Vine Street on the east; West Jenkins Street on the south; and South Fillmore Street on the west.



[---] Downtown Overlay

Data Sources: City of Maryville; Ochsner Hare & Hare, the Olsson Studio



Downtown Overlay District Legal Description

Beginning at the southeast corner of Lot 1, Maryville Proper, said point also being the intersection of the west right-of-way line of Main Street and the north right-of-way line of Sixth Street; thence west along the north right-of-way line of Sixth Street to its intersection with the west right-of-way line of Fillmore Street, said point also being the southeast corner of Lot 1, Block 5, Northwest Extension to the City of Maryville; thence south along the west right-of-way line of Fillmore Street to the southeast corner of Lot 8, Block 7, Robinson's 1st Addition, said point also located on the north right-of-way line of Second Street; thence southeast to a point on the south right-of-way line of Second Street located 650 feet west of the northeast corner of Lot 17, Maryville Proper, said point is also the northeast corner of a tract of land recorded in Book 458, Page 99; thence south following the property line 144 feet to the northeast corner of a tract of land recorded in Book 782, Page 61; thence south following the east property line of said tract a distance of 132 feet to the north right-of-way line of First Street (Highway 46); thence west along the north right-of-way line of First Street (Highway 46) to its intersection with the prolonged west right-of-way line of Fillmore Street; thence south along the west right-of-way line of Fillmore Street to the southeast corner of Lot 1, Block 3, Roseberry's Addition, said point also being on the north right-of-way line of Jenkins Street; thence east along the north right-of-way line of Jenkins Street to the southeast corner of Lot 1, Block 1, Roseberry's Addition; thence continuing east along the north right-of-way line of Jenkins Street to the southeast corner of Lot 5, Block 10, Southern Extension to the City of Maryville, said point also being located on the west right-of-way line of Vine Street; thence north along the west right-of-way line of Vine Street to the northeast corner of Lot 30, Maryville Proper; thence north to the southeast corner of Lot 5, Block 8, Maryville Proper, said point also being the intersection of the north right-of-way line of First Street (Highway 46) and the west right-of-way line of Vine Street; thence north along the west right-of-way of Vine Street to the northeast corner of Lot 8, Block 1, Maryville Proper; thence continuing north on the west right-of-way line of Vine Street to its intersection with the south right-of-way line of Seventh Street, said point also being the northeast corner of Block B, Maryville Proper; thence northeast to the southeast corner of Lot 10, S.G. Gillam's Subdivision, said point also being located on the north right-of-way line of Seventh Street; thence west along the north right-of-way line of Seventh Street to the southwest corner of Lot 6, S.G. Gillam's Subdivision, said point also being located on the east right-of-way line of Franklin Place; thence north along the east right-of-way line of Franklin Place to the northwest corner of Lot 2, S.G. Gillam's Subdivision; thence continuing due north to the north line of the Large Lot 2, Maryville Proper, said point also being located on the north right-of-way line of Franklin Place; thence west along the north right-of-way line of Franklin Place to its intersection with the east right-of-way line of Main Street; thence due west to the west right-of-way line Main Street and its intersection with the north line of Large Lot 1, Maryville Proper; thence south along the west right-of-way line of Main Street to the Point of Beginning; and all of any portion of Lots or Tracts described herein, all in the City of Maryville, Nodaway County, State of Missouri.

Existing Context

General Character

The subject area is centered on the downtown area, with Main Street running north-south roughly through the middle of the subject area.

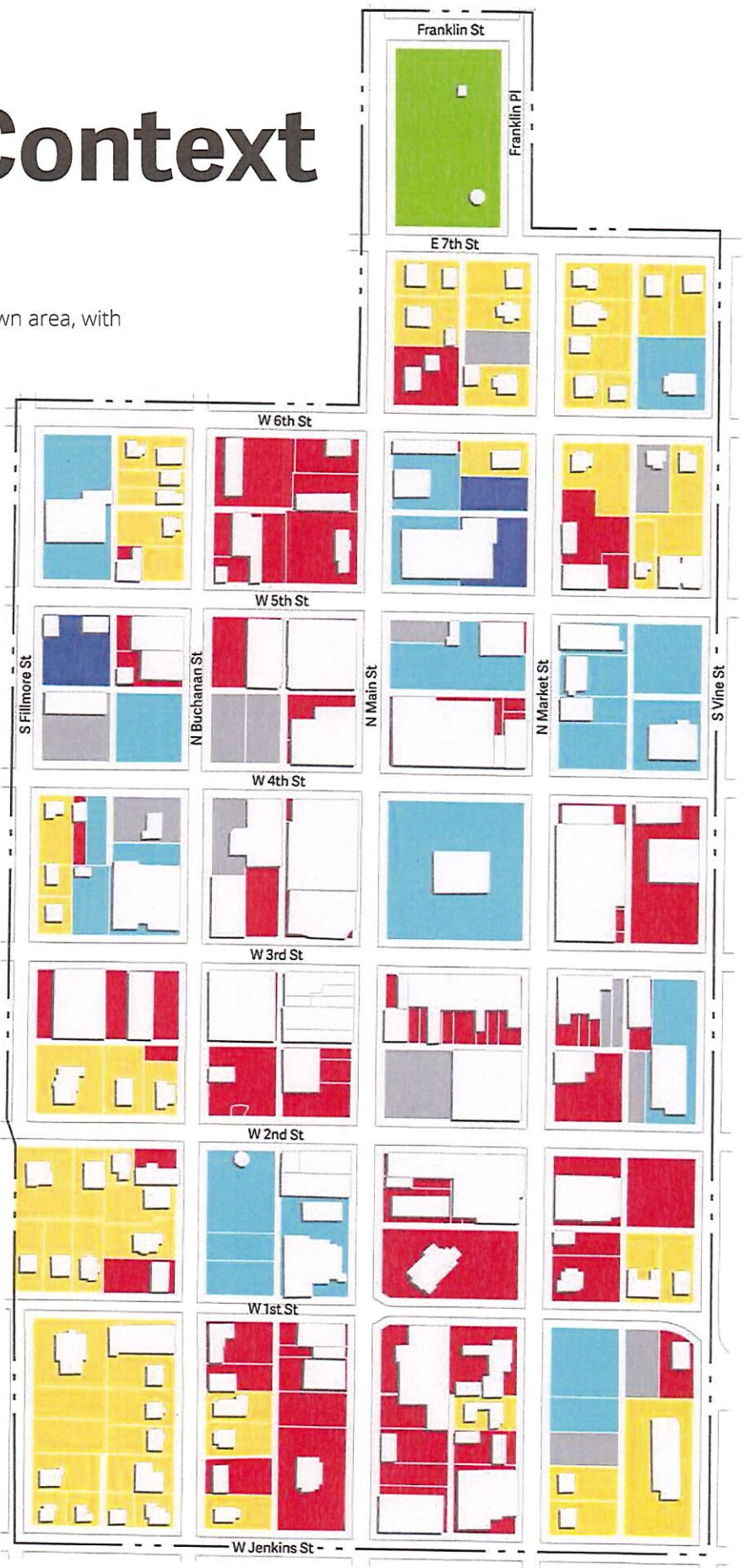
Slope. Main Street follows the ridge line, with the subject area falling away east and west, mostly gently, but in some locations more steeply.

Land Use and Place. There is a mixture of commercial/retail/service, office, light industrial, civic, religious, and residential uses in the subject area. Commercial uses are generally centered on Main Street. The red brick Maryville Courthouse is centered in the heart of the subject area. Residential uses mostly lie at the fringes of the subject area, but are included to the west and north. The subject area has a distinct 'downtown' feel to it, and streetscape improvements made around the Courthouse have been made to reinforce that sense of place and character and create a town center.

--- Downtown Overlay
Existing Land Uses

- Park/Recreation/Conservation
- Residential
- Commercial
- Public/Institutional
- Undeveloped/Unused
- Transportation/Communication/Utilities

Data Sources: City of Maryville; Ochsner Hare & Hare, the Olsson Studio

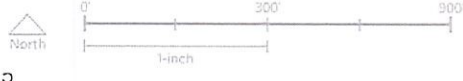


Zoning. Most of the subject area lies within a commercial zoning district. The C-1 – Restricted Business District allows for a wide range of retail establishments and services and C-2 – General Business District takes into account the special characteristics of the Central Business District. The block at the southwest corner of West 6th Street and North Main Street is reserved as a C-3 Commercial District to provide for efficient commercial use near major thoroughfares. Residential districts are found at the southwest and northeast corners of the subject area. The three residential zones include R-2 – Single-Family Residence / Modified Residence Zone, R-3 – Multi-Family, and R-4 – Multi-Family Residence. These zones allow for single-family residences, duplex units, and multiple family dwellings, which provide housing type flexibility within the downtown setting.



- ⌈ ⋮ ⌋ Downtown Overlay
- Zoning Districts**
- C1 - Restricted Business
- C2 - General Business
- C3 - Commercial
- R2 - Single-Family Residence / Modified Residence Zone
- R3 - Multi-Family
- R4 - Multi-Family Residence

Data Sources: City of Maryville; Ochsner Hare & Hare, the Olsson Studio

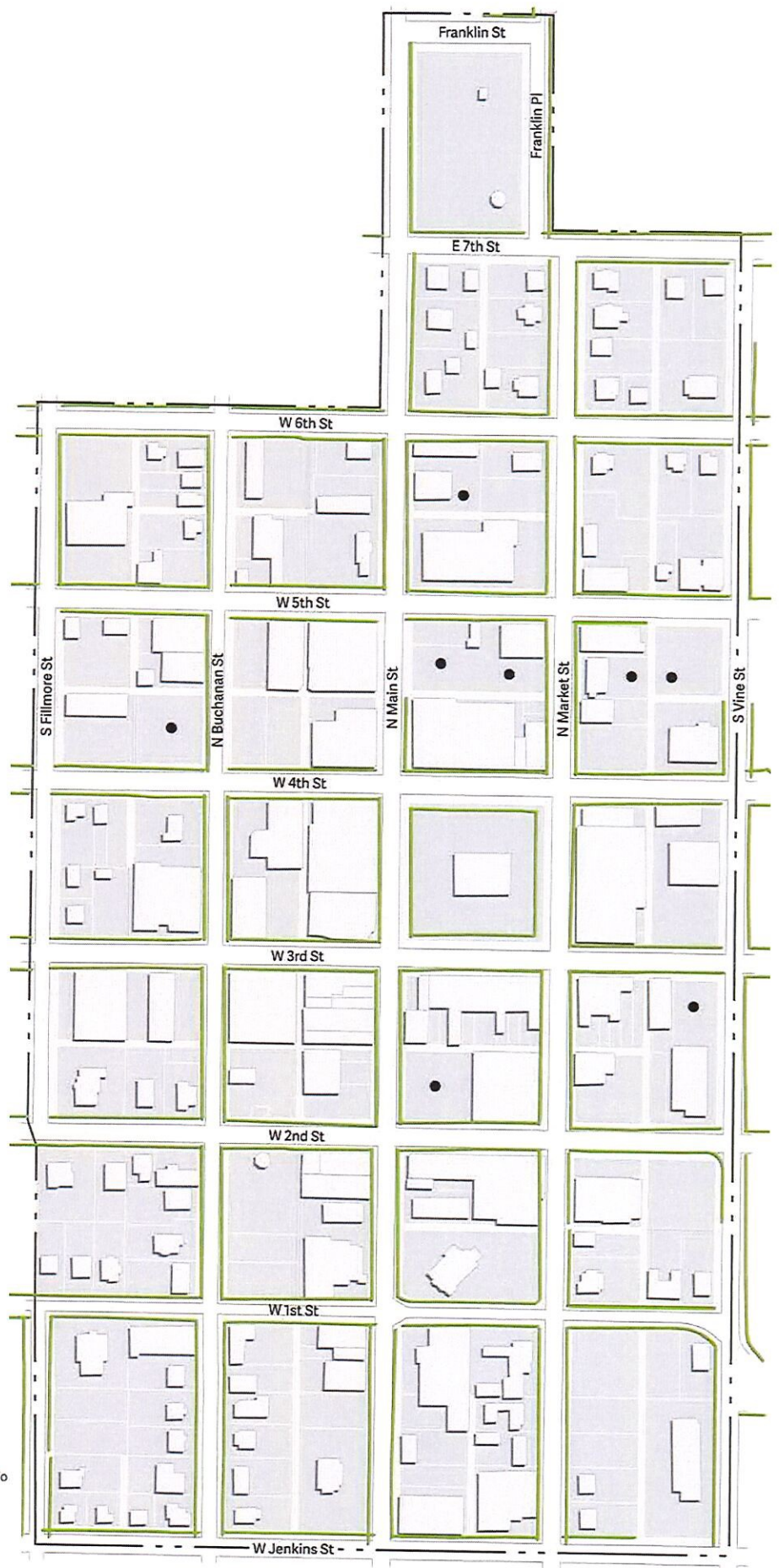
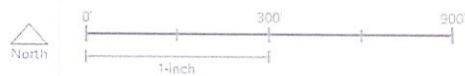


Building Stock. Older commercial buildings in the subject area are generally two-story, though some single-story buildings exist that are constructed from brick. Newer commercial buildings and numerous older commercial buildings are one-story, constructed of a mix of brick and wood. A mixture of light industrial buildings exist in the subject area as well, constructed of a mix of brick, wood, and metal siding.

Streets, Sidewalks, and Parking. Streets are paved with asphalt, with sidewalks - where they exist - made from concrete. Most streets are fronted with buildings with parking to the side or behind. Some large parking lots exist in the subject area, although they are generally broken up and distributed throughout. On-street parking exists on most streets in the subject area including Main Street (from 1st Street to 6th Street) and the downtown commercial blocks that surround it. Some functioning alleys remain in the subject area.

-  Downtown Overlay
-  Downtown Parcel
-  Existing Sidewalk
-  Existing Parking Lot

Data Sources: City of Maryville; Ochsner Hare & Hare, the Olsson Studio

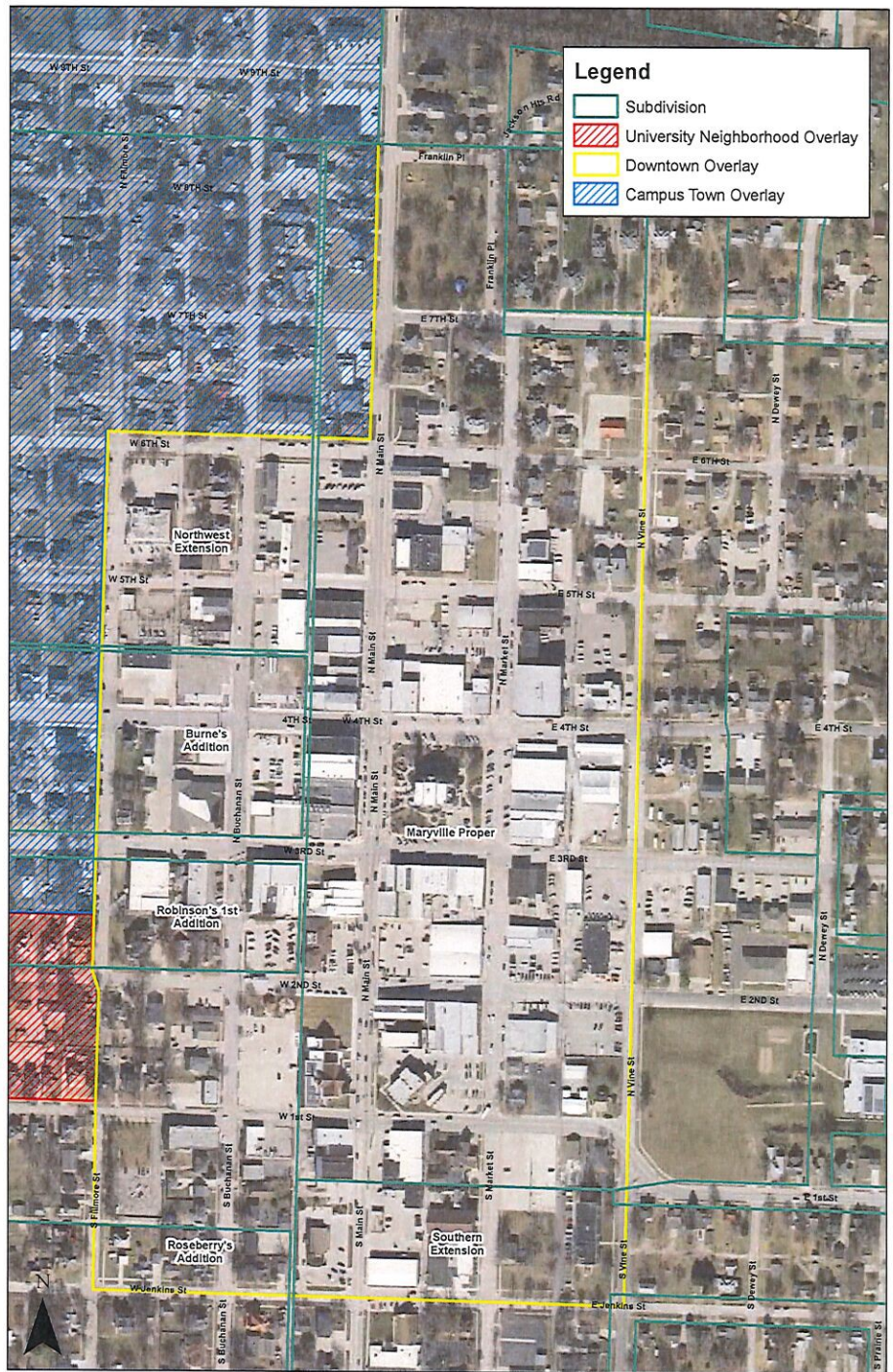


Platting

Existing plats within the subject area are identified by name on the map to the right. The subject area is comprised of the original Maryville Proper plat, Blocks 1-9, along with additions and extensions. These include Blocks 1 and 10 of the Southern Extension, Blocks 1 and 2 of Roseberry's Addition, Union Block of Robinson's 1st Addition, Blocks 1-2 and 7-8 of Burne's Addition, and Blocks 1 and 12 of the Northwest Extension. The identified plats are illustrated on the following pages.

The original plat for Maryville Proper surrounds a dedicated public square at the northeast corner of Main and Third Street, which is where the current Nodaway County Courthouse is located. The platting for most of the subject area breaks blocks into eight lots, allowing for dense use that is still seen in the current land use of the subject area. Blocks and lots on the Maryville Proper plat west of Vine Street nearly double in size, allowing for larger residential lots. Current land use matches with the original platting, as the subject area transitions to residential neighborhoods west of Vine Street. Maryville Proper platting north of Seventh Street opens to block sized lots. This is where Franklin Park is currently located, along with larger single family residential lots on Seventh Street.

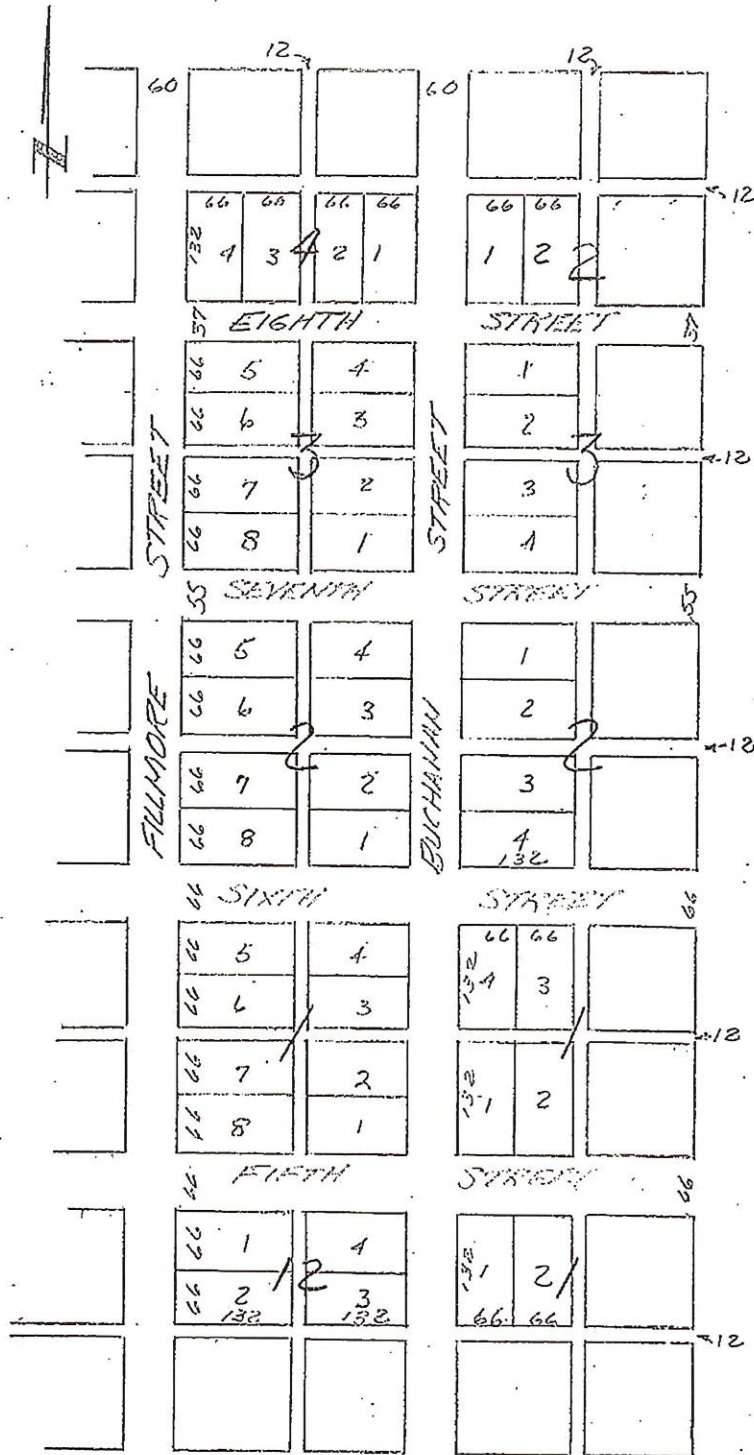
The original platting for the subject area was intended for a mix of uses that lessen in density with distance. Land use patterns seem to follow the original vision for the area.



NORTH WEST EXTENSION AVE. AND
MARYVILLE, MISSOURI

SD
47

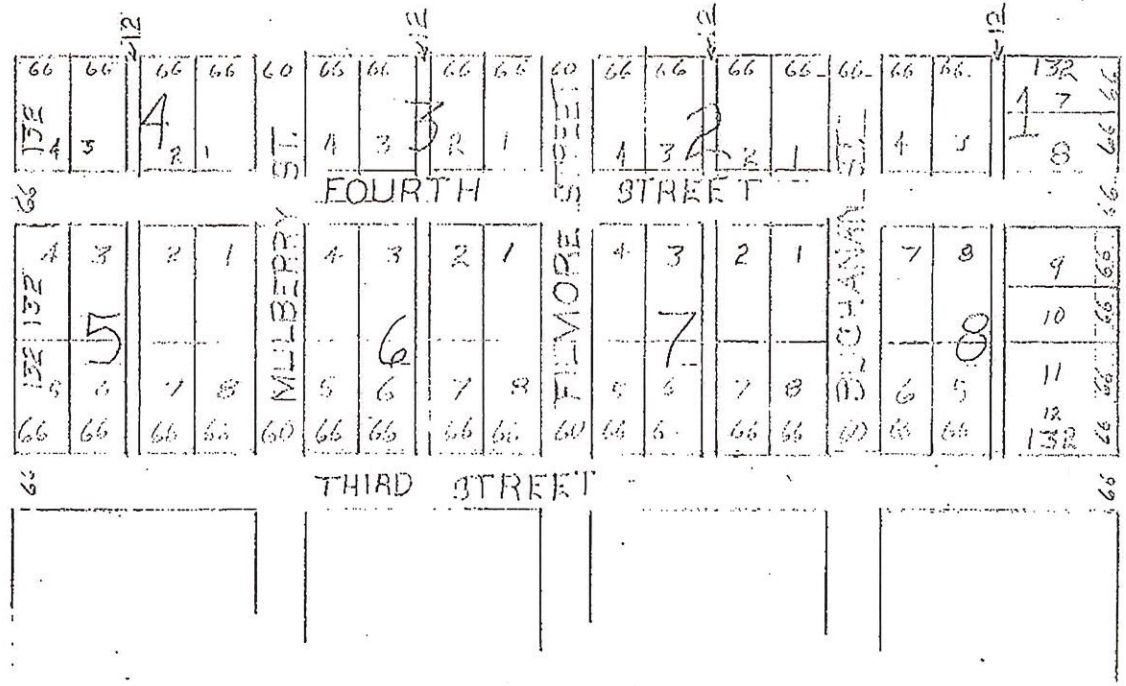
SECTION - 2 OF 2 - SECTIONS



Northwest Extension to Maryville

SD-5

BURNES ADDITION
MARYVILLE, MISSOURI

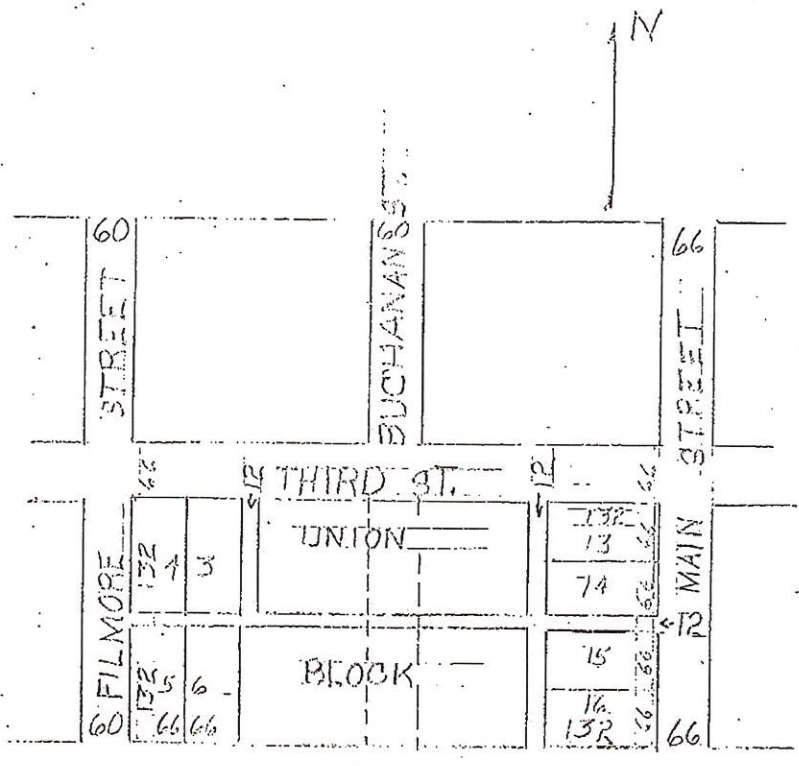


Burnes Addition

RECORDS DEPARTMENT
MAY 1967

SD-62

SECTION - 2 OF 4 SECTIONS



Robinson's 1st Addition

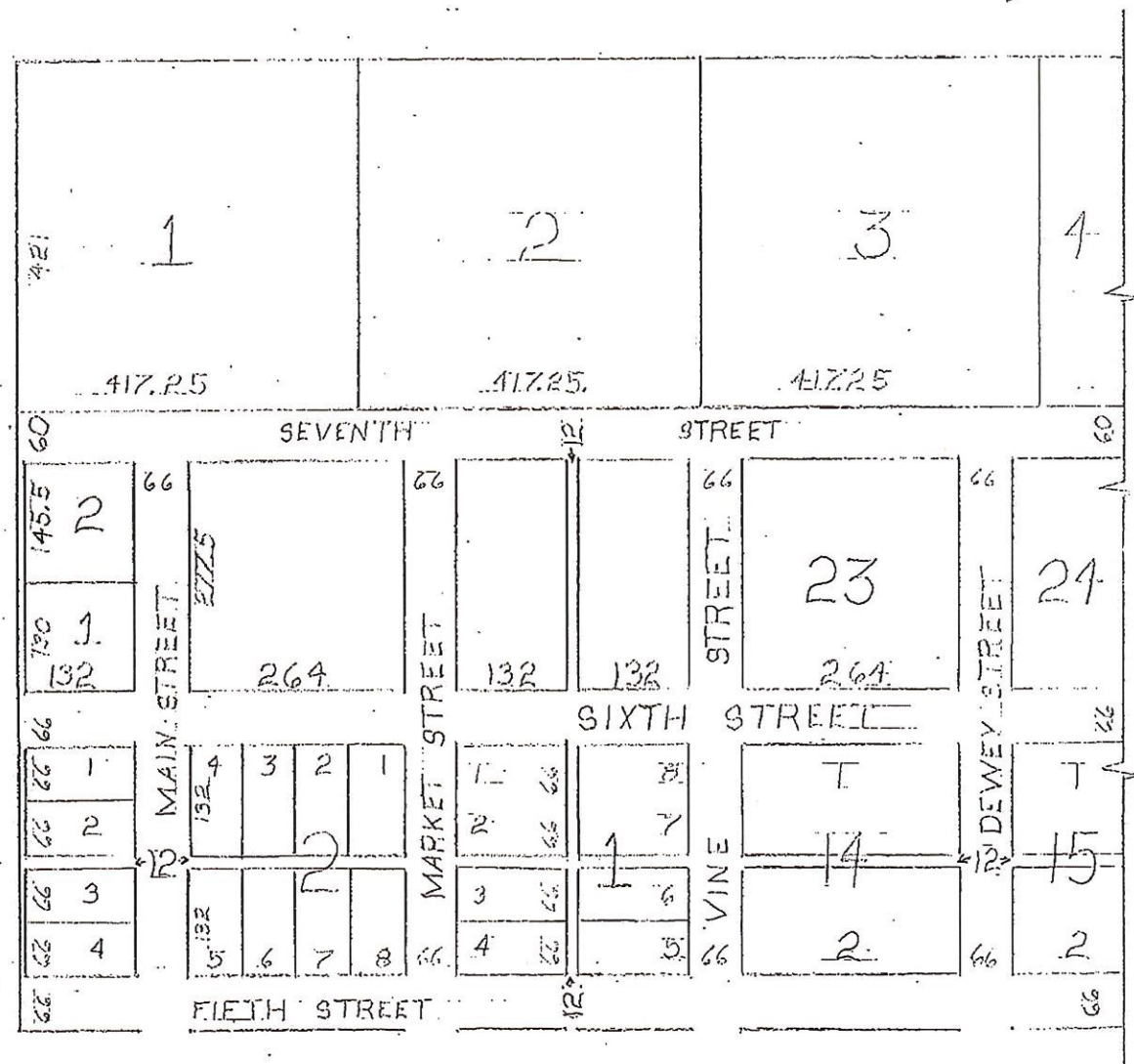
SD-38

MARYVILLE PROPER
MARYLAND, MISSOURI

SECTION-1 OF 5-SECTIONS



Maryville Proper



SURVEYED BY:
W. BRADY

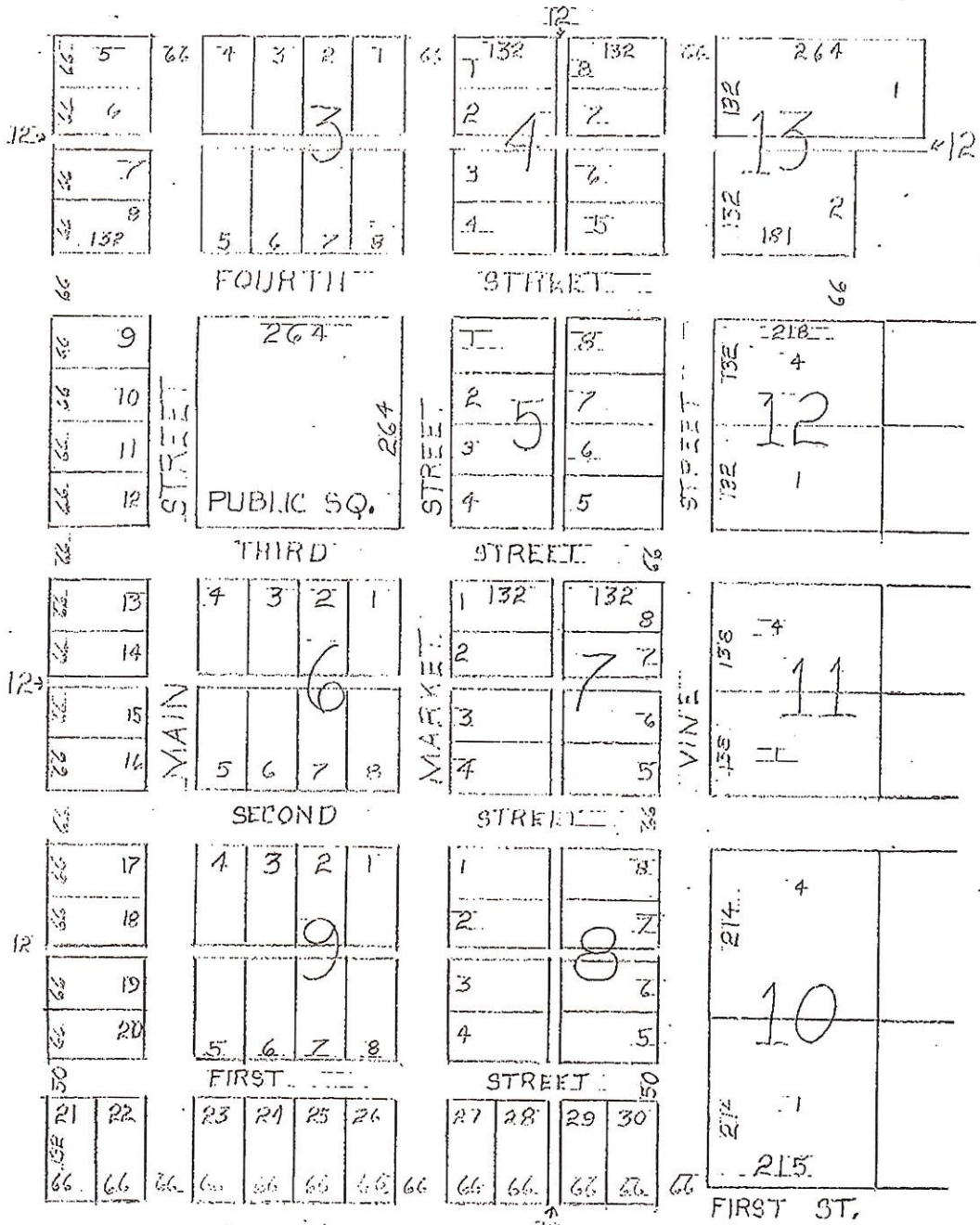
SD-36

MARYVILLE PROPER
MAY 1881



SECTION-3 OF 5-SECTIONS

Maryville Proper



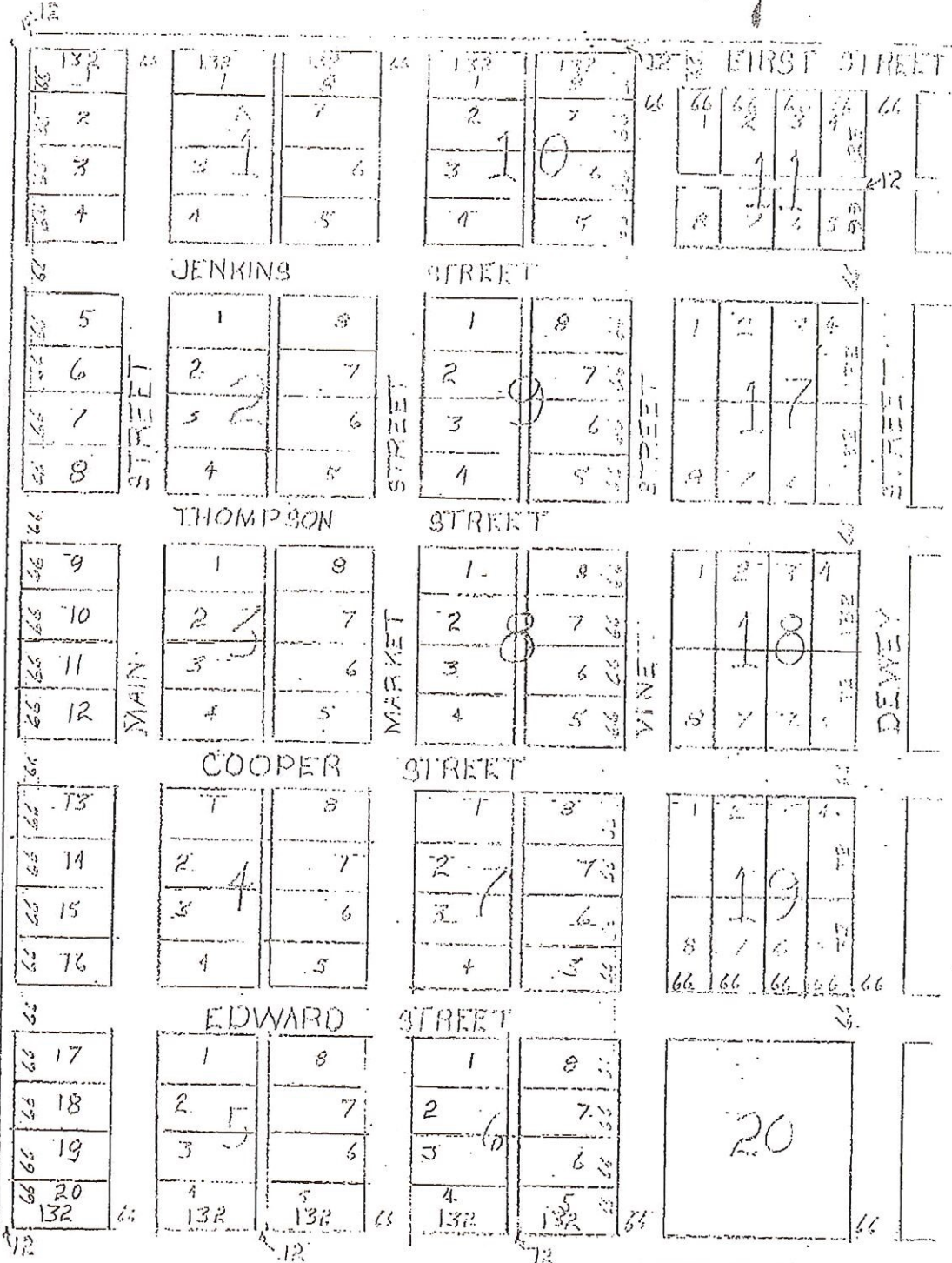
SURVEYED BY:
W. BRADY

SOUTH SIDE CITY MAP OF MARYVILLE
 MARKET STREET
 SECTION 1 OF 3

SO-62



Southern Extension to Maryville

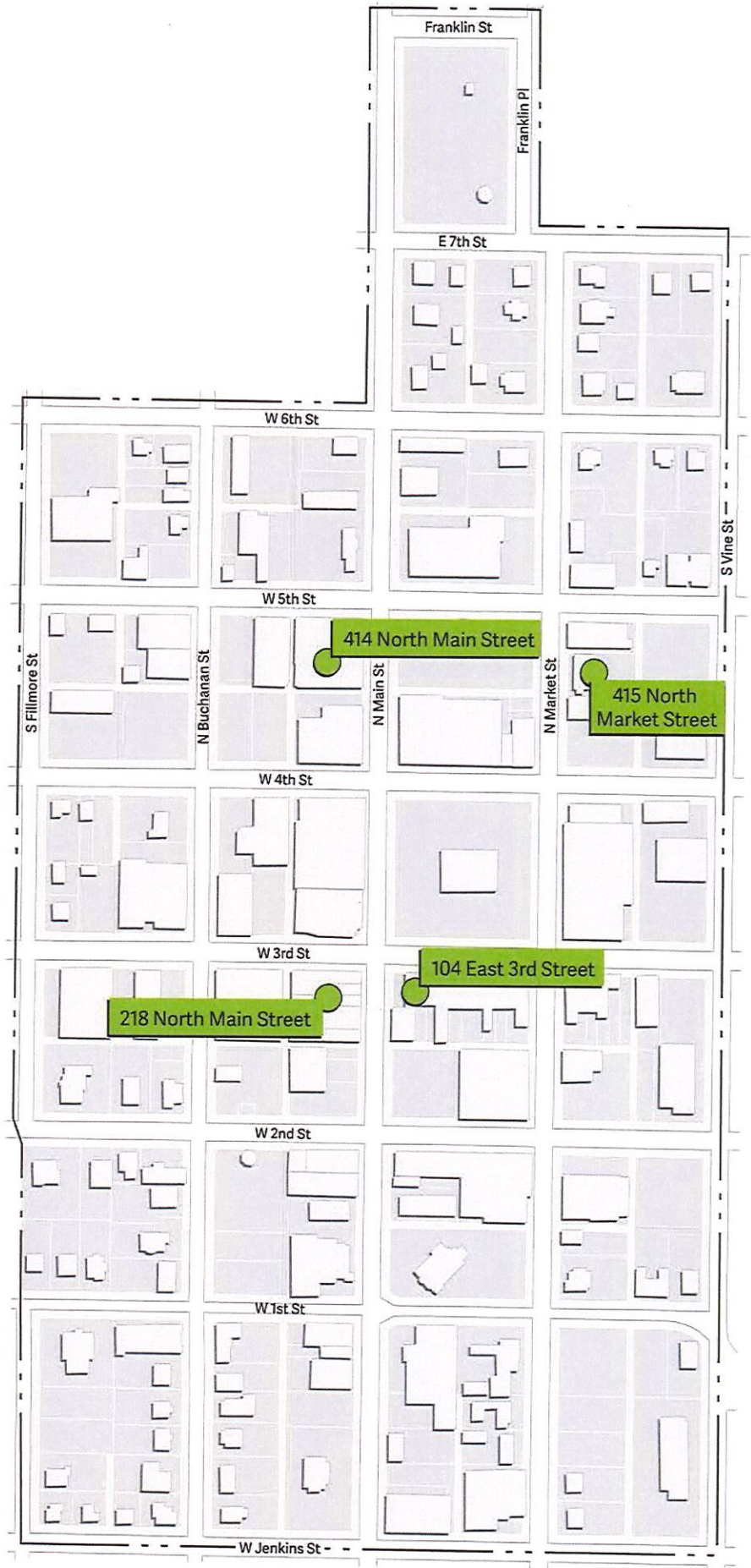


SURVEYED BY:
 S.H. DAVIS

Complaints

Since 2015, the Maryville's Public Works Department has received numerous complaints regarding subject area properties, including: (1) 218 North Main Street; (2) 104 East 3rd Street; (3) 414 North Main Street; and (4) 415 North Market Street.

For each of these properties, complaints have been repeated over time after continual neglect by tenants and/or owners to address stated issues. The complaints received have ranged from crumbling and/or broken exterior structures, such as walls, roofs, and windows, that result in interior water damage; mold and mildew; bug infestations (including bed bugs and cockroaches); and overall property neglect. These complaints not only impact the owners and buildings tenants, but in several instances have caused adjacent properties harm, which only worsen with the length of time that they proceed unaddressed. Further, public infrastructure, including sidewalks along these properties, have been cracked or crumbling to the point that pedestrians have reported falling to the ground.



- [- - -] Downtown Overlay
- Downtown Parcel
- Complaint Location

Data Sources: City of Maryville; Ochsner Hare & Hare, the Olsson Studio



218 North Main Street Recorded Complaints

01/06/2017	Sewer backup complaint
04/16/2019	Anonymous complaint insect (cockroach) infestation
04/25/2019	Adjacent building owner complained of cockroach infestation
04/25/2019	Tenant complained of cockroach infestation
04/26/2019	City inspection noted cockroach infestation, wet crawlspace, sewage leak, deteriorated and improper electrical wiring in crawlspace. Also, broken sidewalk panel is a hazard
04/26/2019	Contractor verified cockroach problem
04/29/2019	City letter sent mandating repairs
05/10/2019	Tenant called 2 people have fallen on sidewalk
05/14/2019	Tenant reports still seeing cockroaches
05/15/2019	Electrician contacted city about substandard wiring
05/22/2019	Tenant called about sidewalk hazard
06/03/2019	Tenant called about dangerous sidewalk
06/04/2019	Tenant called with complaints of mold and mildew
06/05/2019	Inspected building and found very wet crawlspace and structural posts need repaired
10/10/2019	Tenant called about sidewalk
01/29/2020	Anonymous complaint of bedbugs
01/29/2020	Property manager confirmed bedbug problem
03/18/2020	Tenant not cooperating with exterminator or paying rent. Being evicted

104 East 3rd Street Recorded Complaints

06/11/2015	Creal, Clark & Seiffert Architects/Engineers report that climate with freeze/thaw action, coupled with rain activity has severely damaged the integrity of the masonry and requires immediate attention. The plaster on the west exterior face has lost attachment to the brick masonry and is falling. It poses a health hazard for injury and liability to the building owner. Cracking of the failed plaster has allowed water to saturate the bearing wall brick. The basement wall brick and mortar materials are exhibiting weakness and are becoming softer. This water saturation has caused high humidity within the building further causing the structure and metal leaking to rust
08/03/2015	Inspection for mold complaint. Wet and damaged ceiling, wet carpet and discoloration on west wall
08/26/2015	Letter from City to owner stating plaster is falling from west wall. Complaints of mold/mildew smell coming from building
12/17/2015	City inspection. Building was tagged as substandard. Plaster at west exterior wall is cracked and loose, exterior coating is in danger of falling, cracks and breaks allows moisture to enter wall
12/17/2015	Tag letter sent to owner
08/08/2016	Inspection made of property, no apparent progress
08/09/2016	Report of Non-Compliance sent to Board Code of Appeals from James P. Wiederholt, Code Enforcement Officer
08/18/2016	Notice of Board Code of Appeals hearing sent to all persons with an interest in the property
09/28/2016	Board Code of Appeals finds building substandard and shall be repaired
11/22/2016	Stucco is loose and falling from west wall
07/31/2017	Citizen complaint of broken window. NW masonry corner needs work
10/02/2017	Letter from Anderson, Sundell & Skinner, P.C. states water draining into building's basement

414 North Main Street Recorded Complaints

06/23/2015	Courtesy building inspection revealed repairs are needed: Repair stucco over exposed brick at upper story façade, cracked and missing stucco at rear 1 st story and missing downspouts at rear of building
04/20/2016	Fire & Life Safety Inspection showed emergency light did not work and ground wire at juke box circuit shall be identified
04/13/2017	Fire & Life Safety Inspection shows improper storage in basement area
04/26/2018	Fire & Life Safety Inspection shows 2 emergency lights did not operate properly and storage in basement to be monitored
04/23/2019	Fire & Life Safety Inspection shows: address is faded, rear exit/emergency light does not work, emergency lights do not work and deterioration of roof sheathing due to leaks at rear flat roof
04/16/2020	Public Safety reported rear part of building collapsed
04/16/2020	Rear masonry wall had fallen and in danger of further collapse. City tagged building, contacted Street Department to block alley and call owner. Owner was aware has braced beam at interior, hired structural engineer, called gas company for disconnect and will block alley.
04/20/2020	Public Safety called with concerns of further collapse
04/20/2020	Owner did not block alley or disconnect gas, City had them both done

415 North Market Street Recorded Complaints

05/02/2016	Finance Department reported roof leak
07/18/2016	Wind damaged awning and parapet wall
02/14/2017	\$250 parapet wall repair
07/20/2017	Old antenna has guy-wire broken and is in danger of falling. Needs removed
07/09/2019	Inspected roof with Jason Brown. Found one old tear and one new one. Fixed for \$100
08/07/2019	Cornerstone Roofing did inspection and noted punctures, bad seams and flashing repair needed. Mentioned tuck painting of east masonry wall
08/15/2019	Engineer with Brentwood/Mirma inspected water infiltration issues
08/2019	Right Way Roofing inspected roof and recommended caulking at termination bar on parapet wall and noticed some membrane cracking along east side
10/2019	Quote by Holtman Masonry for repair of east wall
11/05/2019	Serv Pro conducted mold inspection
11/2019	RFP for repair of wall, remove drywall, cabinets, trim, ceiling ect. for new windows and repair moisture damage
11/2019	Architect/Engineer hired for remodel/renovation
11/2019	RFP issued to replace all windows at east wall due to age and leaking

District Photographic Inventory

The conditions in the subject area were photographed on June 2, 2020. Numerous deteriorated conditions were observed. The following images are categorized based upon those conditions:

1. Lack of ramps/American with Disabilities Act (ADA) accessible transitions
2. Deterioration of pavements/curbs/walks
3. Unsafe building/site conditions
4. Lack of maintenance and overall deterioration

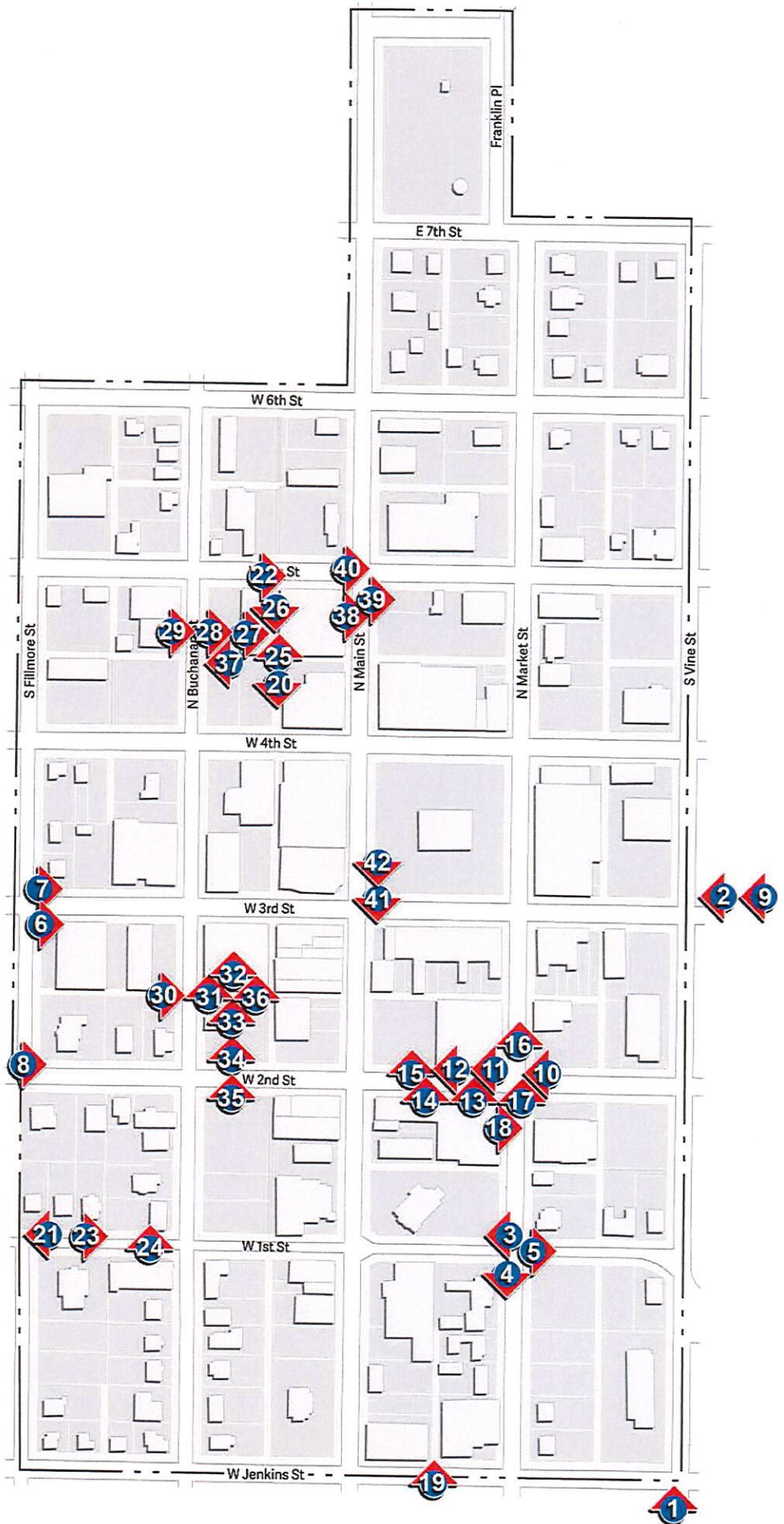


Image Section 1 - Lack of ramps/ADA accessible transitions

This section includes a lack of ADA ramps, detectable warning, and dead end sidewalks at raised curbs.



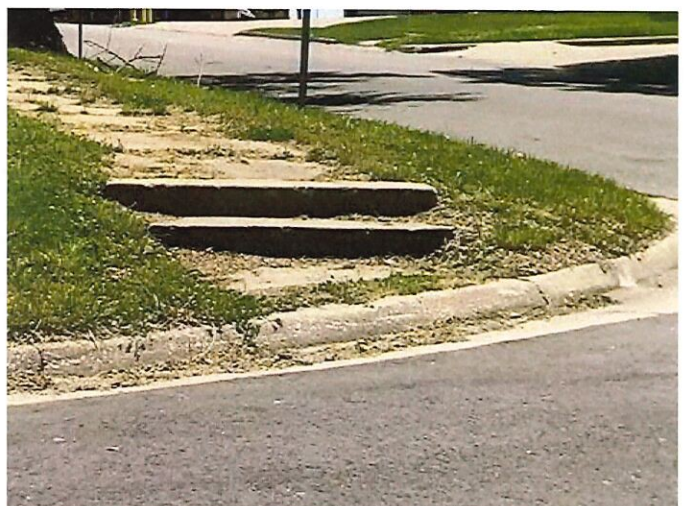
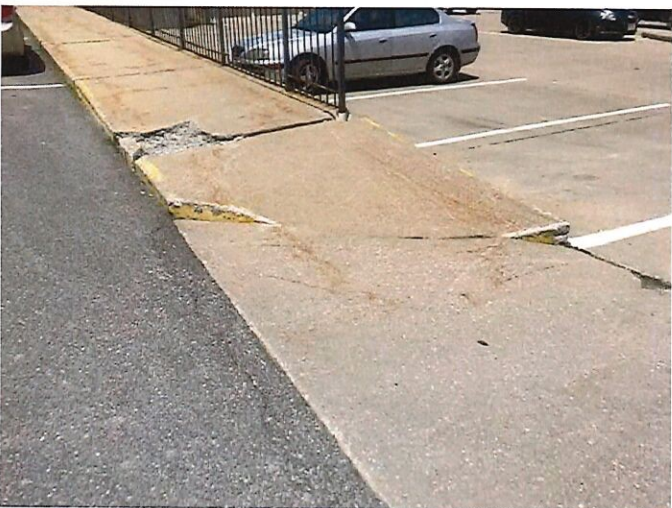


Image Section 2 - Deterioration of pavement/curbs/walks

This section includes the deterioration of sidewalks, curbs, ramps, driveway approaches, and road pavements. In some cases, curbs have deteriorated to the point they are missing or have been paved over. This section also includes spidering of pavements, damaged pavements, exposed rebar, over-grown and missing walks.





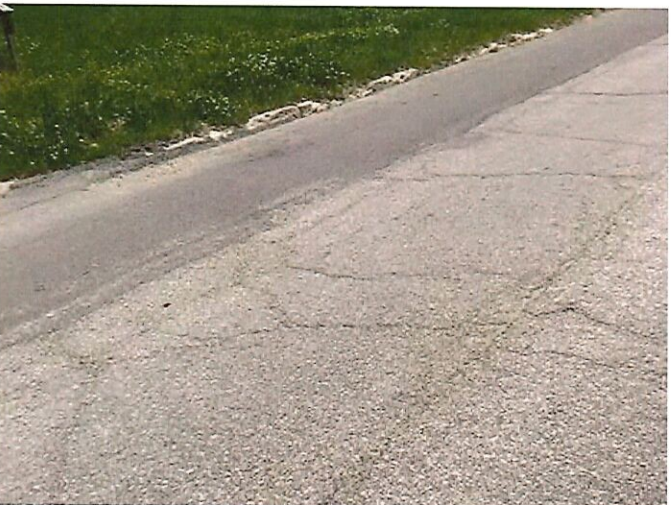
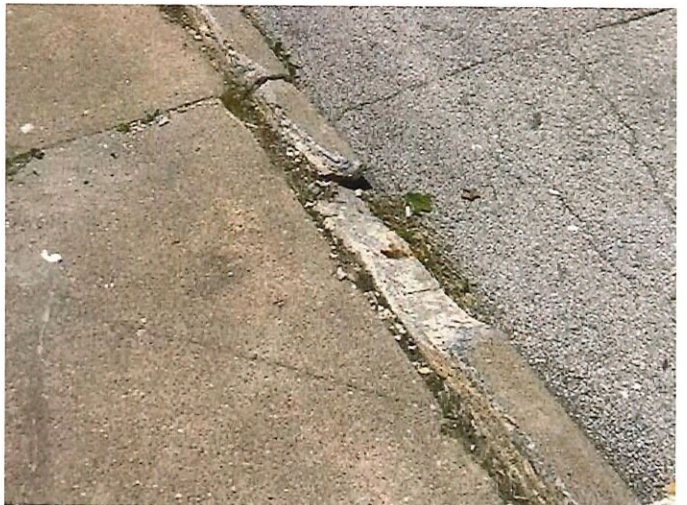


Image Section 3 - Unsafe building conditions

This section includes noticeable unsafe conditions from the exterior. This section does not include possible interior or structural conditions not observable and noticeable from the exterior.



Image Section 4 - Lack of maintenance and overall deterioration

This section includes overall building and site deterioration observable from the exterior.







Blight Analysis

Blight Defined

As presented earlier, Missouri's Urban Redevelopment Corporation's Law statute defines "blighted area" as follows:

That portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration, have become economic and social liabilities, and such conditions are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes (353.020 (2), R.S.Mo.).

Blighting Factors

The first determination to be made is the presence of the blighting factors as described in Section 353.020 (2) R.S.Mo. The primary blighting factors are:

Age. In general, the subject area is aged. The subject area is part of the original founding area of the city in 1845, and the courthouse (current and third courthouse built in 1881) is at the center of the subject area. Improvements have been made over time. Many buildings are original to their initial construction. These structures add to the overall historic character of the downtown, but aged buildings also present inefficiencies in energy usage, façade deterioration, aged infrastructure, potential water penetration issues and flooding, and pedestrian egress and access issues if not addressed in a comprehensive renovation.

Obsolescence. In some cases, existing historic or aged buildings represent a resource that is not right-sized for modern commercial, retail, or office uses. Narrow, long, first story retail spaces with only a narrow storefront are a challenge for modern tenants to use effectively.

Inadequate or Outmoded Design. There are a significant number of locations throughout the subject area that are reflective of inadequate or outmoded design. As indicated in the District Photographic Inventory, various locations exist in which sidewalks end in a vertical curb that steps down to the road, thus providing no transition from walk to street, and preventing those with mobility challenges or disabilities from safely transitioning to cross the street. Furthermore, only the four intersections that surround the courthouse square are updated to include ADA ramp accommodations. Additionally, the subject area has a significant number of alleys, some of which are in adequate or accessible condition, but many have significant pavement and accessibility issues, and are narrow and would present turning challenges at the street access, as well as difficulty in the loading and unloading of goods and materials. Narrow, long buildings are outmoded for today's commercial/retail space needs.

Physical Deterioration. A significant number of locations with physical deterioration exist within the subject area. As indicated in the District Photographic Inventory, visible deterioration exists at various locations in the public right-of-way, on private property and sites, and buildings. Such locations include curbs, sidewalks, pavements, drives, alleys, building drainage, building infrastructure, building structure, and building exteriors. Additionally, several property complaints have been recorded by Maryville's Public Works Department that include: substandard buildings with falling plaster; deteriorated structures; water damage; insect infestations; substandard wiring; sidewalk trip hazards; mold; and a partial building collapse.

Blighted Conditions

Economic and social liabilities. The presence of the blighting factors discussed on the previous page create an economic and social liability for the City of Maryville, in that the presence of the blighting factors will lower property values, increase public costs, and lower tax revenues. Narrow long buildings are outmoded for today's commercial/retail needs, often leading to reduced rental rates or vacancy. Vacancy and underdevelopment impairs the potential income available to an area and the city, and limits the funds that are available to address on-going repair, maintenance and obsolescence needs, which creates a cycle of blighting influences in the subject area. Failure to maintain property increases public maintenance costs, lowers property values, and may have an impact on public health and safety.

Conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes. The blighting conditions described on the previous page also create conditions conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes. Existing property complaints represent failures that threaten public health and safety and create conditions that would contribute the ill health or the transmission of disease. Failure to maintain property increases public maintenance costs, lowers property values, may decrease potential rental/lease rates, may decrease potential sales revenue, and has an impact on public health and safety. The blighting conditions lower property values, lower potential tax revenue, increases maintenance costs, and the increased likelihood of crime, all of which are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes.

Conclusion

The following factors of the blight definition are present in the subject area.

Blighting Factors' Presence in Subject Area		
	Yes	No
Age	X	
Obsolescence	X	
Inadequate or Outmoded Design	X	
Physical Deterioration	X	

The foregoing analysis demonstrates that all four blighting factors are present in the subject area. In accordance with Missouri's Section 353.020 (2) R.S.Mo. of Missouri's Urban Redevelopment Corporation's Law statute, the subject area is blighted if, by reason of the preponderance of these four factors, "...have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes."

Given the preponderance of all blighting factors in the subject area, in its present condition and use, this constitutes (1) an economic and social liability, and (2) has conditions that are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes.

As determined by the foregoing analysis, it is the opinion of Ochsner Hare & Hare, the Olsson Studio that the subject project area is a "Blighted Area" as defined in Section 353.020 (2) of the Revised Statutes of Missouri.

Assumptions and Limiting Conditions

This study is subject to the following assumptions and limiting conditions:

1. The information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
2. Possession of this study or a copy thereof, does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the consultant.
3. The consultant is not required to give testimony or attendance in court because of this study, unless prior agreements have been made in writing.



Ken Boone
Industry Expert
Vice President



Taylor Plummer, AICP
Project Planner

Appendix A

Parcel Information

The subject area includes 212 parcels within the City of Maryville. Information regarding each parcel's identification number, owner, acreage, land classification, commercial land value, commercial improvement value, residential land value, and residential improvement value are provided on the following pages.

Parcel Number	Owner	Acreage	Land Classification	Commercial Land Value	Commercial Improvement Value	Residential Land Value	Residential Improvement Value
22-04-17-03-04-01000	CITY OF MARYVILLE	1.601		\$ -	\$ -	\$ -	\$ -
22-04-17-03-07-01000	MCCLUSKEY BROOKE A	0.191	Residential	\$ -	\$ -	\$ 11,640	\$ 71,910
22-04-17-03-07-02000	TRUEBLOOD KOBEE & JOANNA	0.276	Residential	\$ -	\$ -	\$ 17,290	\$ 77,040
22-04-17-03-07-02001	QUIMBY TASHA	0.200	Residential	\$ -	\$ -	\$ 12,170	\$ 70,550
22-04-17-03-07-03000	TOBIN CURTIS R & JULIE R.	0.327	Commercial	\$ 28,180	\$ 165,820	\$ -	\$ -
22-04-17-03-07-04000	GEIST L ROBERT II	0.230	Residential	\$ -	\$ -	\$ 14,110	\$ 76,510
22-04-17-03-07-05000	GEIST L ROBERT II & VICKIE J	0.191	Residential	\$ -	\$ -	\$ 11,640	\$ -
22-04-17-03-07-06000	TERRY NICHOLAS	0.191	Residential	\$ -	\$ -	\$ 11,640	\$ 61,040
22-04-17-03-08-01000	CROMER KRISTINA R	0.210	Residential	\$ -	\$ -	\$ 12,000	\$ 62,230
22-04-17-03-08-02000	MARTINEZ VINSON S & TAMMY R	0.210	Residential	\$ -	\$ -	\$ 12,000	\$ 52,600
22-04-17-03-08-03000	CLARK SARAH ELIZABETH	0.210	Residential	\$ -	\$ -	\$ 11,760	\$ 64,410
22-04-17-03-08-04000	EVANS WILLIAM GRANT & NANCY	0.210	Residential	\$ -	\$ -	\$ 13,300	\$ 80,820
22-04-17-03-08-05000	FRANCIS MARKET STREET, LLC.	0.210	Residential	\$ -	\$ -	\$ 13,010	\$ 40,980
22-04-17-03-08-06000	SCHRECK PHILLIP A & AMY L	0.121	Residential	\$ -	\$ -	\$ 10,120	\$ 57,660
22-04-17-03-08-07000	HULLINGER KIMBERLY	0.089	Residential	\$ -	\$ -	\$ 7,760	\$ 69,100
22-04-17-03-08-08000	TRUSTEES OF CHURCH	0.420		\$ -	\$ -	\$ -	\$ -
22-04-17-03-20-01000	LANE ANNA C	0.200	Residential	\$ -	\$ -	\$ 11,760	\$ 49,160
22-04-17-03-20-02000	SIXTH & VINE CHURCH OF CHRIST	0.200		\$ -	\$ -	\$ -	\$ -
22-04-17-03-20-03000	MCGARY FRANCIS LEO & DIXIE KAY	0.342	Residential	\$ -	\$ -	\$ 17,640	\$ 58,620
22-04-17-03-20-05800	MIDLAND PROPERTIES &	0.333	Commercial	\$ 32,990	\$ 475,910	\$ -	\$ -
22-04-17-03-20-06800	TEALE FAMILY LLC	0.161	Commercial	\$ 11,690	\$ 152,240	\$ -	\$ -
22-04-17-03-20-07000	WILMES CRIS G & TARA M	0.121	Residential	\$ -	\$ -	\$ 7,130	\$ 8,850
22-04-17-03-20-08000	BURCH MIKE & SUE	0.315	Residential	\$ -	\$ -	\$ 16,390	\$ 116,540
22-04-17-03-21-01000	WATKINS MARK R	0.200	Residential	\$ -	\$ -	\$ 11,760	\$ 59,530
22-04-17-03-21-02800	ELZEN ALI	0.067	Commercial	\$ 6,120	\$ 41,820	\$ -	\$ 30,450
22-04-17-03-21-03001	SCHMIDT DAVID & DANA	0.333	Commercial	\$ 30,620	\$ 110,920	\$ -	\$ -
22-04-17-03-21-03800	UNITED TELEPHONE CO	0.200		\$ -	\$ -	\$ -	\$ -
22-04-17-03-21-04000	MARYVILLE FREE	0.400		\$ -	\$ -	\$ -	\$ -
22-04-17-03-21-05800	UNITED TELEPHONE CO	0.400		\$ -	\$ -	\$ -	\$ -
22-04-17-03-22-01800	JIAN YE LLC	0.210	Commercial	\$ 18,180	\$ 152,700	\$ -	\$ -
22-04-17-03-22-01801	LIBEL SHANE	0.188	Commercial	\$ 16,170	\$ 94,980	\$ -	\$ -
22-04-17-03-22-02800	BANK MIDWEST N.A. (NBH HOLDINGS CORP)	0.440	Commercial	\$ 34,850	\$ 134,360	\$ -	\$ -
22-04-17-03-23-01800	JACKSON EUNICE KATHREN REV LIVING TRUST	0.067	Commercial	\$ 6,100	\$ 19,990	\$ -	\$ -
22-04-17-03-23-01801	GAARDON ASSOCIATES LLC	0.067	Commercial	\$ 6,100	\$ 18,990	\$ -	\$ -
22-04-17-03-23-01802	ACKMAN DAVID K JR & LESLIE D.	0.133	Commercial	\$ 12,200	\$ 32,500	\$ -	\$ -
22-04-17-03-23-02800	ZELLER HOLDINGS LLC	0.133	Commercial	\$ 12,200	\$ 181,010	\$ -	\$ -
22-04-17-03-23-04800	BANK MIDWEST N.A. (NBH HOLDINGS CORP)	0.344	Commercial	\$ 36,590	\$ 522,910	\$ -	\$ -
22-04-17-03-23-04801	HALL ROBERT S TRUST	0.056	Commercial	\$ 9,800	\$ 35,620	\$ -	\$ -
22-04-17-03-24-01800	JO-TERR RENTALS LLC	0.123	Commercial	\$ 16,320	\$ 44,600	\$ -	\$ -
22-04-17-03-24-02800	YE BING GUAG & SHU WEN	0.132	Commercial	\$ 25,000	\$ -	\$ -	\$ -
22-04-17-03-24-03000	CITY OF MARYVILLE MO	0.544		\$ -	\$ -	\$ -	\$ -
22-04-17-03-24-04800	REBEL'S ROD SHOP LLC	0.073	Commercial	\$ 7,840	\$ 32,800	\$ -	\$ -
22-04-17-03-24-05800	WONG KAM FAI TRUST	0.064	Commercial	\$ 6,860	\$ 24,350	\$ -	\$ -
22-04-17-03-24-06800	WONG KAM FAI REV TRUST	0.130	Commercial	\$ 14,050	\$ 32,950	\$ -	\$ -
22-04-17-03-24-07800	NORTHSIDE MALL PARTNERS, LLC	0.333	Commercial	\$ 35,940	\$ 222,290	\$ -	\$ -
22-04-17-03-24-08800	YANCEY TRUST AGREEMENT DTD 8/27/2018 JOHN R & SUSAN D						
	YANCEY, CO-TRUSTEES	0.067	Commercial	\$ 7,190	\$ 23,000	\$ -	\$ -
22-04-17-03-24-09800	ENTERPRISE REALTY	0.054	Commercial	\$ 8,860	\$ 74,730	\$ -	\$ -
22-04-17-03-24-10800	GREATER MARYVILLE CHAMBER OF COMMERCE, INC NODAWAY CO	0.054		\$ -	\$ -	\$ -	\$ -
22-04-17-03-24-11800	LEMONS BRYAN	0.026	Commercial	\$ 3,990	\$ 10,340	\$ -	\$ -
22-04-17-03-25-01000	CITY OF MARYVILLE	0.400		\$ -	\$ -	\$ -	\$ -
22-04-17-03-25-02800	APPLE LARRY B & JOAN T REV TRUST	0.182	Commercial	\$ 14,850	\$ 35,150	\$ -	\$ -
22-04-17-03-25-03000	CITY OF MARYVILLE	0.241		\$ -	\$ -	\$ -	\$ -
22-04-17-03-25-04800	NODAWAY COUNTY	0.152		\$ -	\$ -	\$ -	\$ -
22-04-17-03-25-05800	NODAWAY COUNTY	0.267		\$ -	\$ -	\$ -	\$ -
22-04-17-03-25-06000	NODAWAY COUNTY	0.405		\$ -	\$ -	\$ -	\$ -

22-04-17-03-36-01800	SMITH RONALD DEAN & TERRIE JO	0.800	Commercial	\$ 37,170	\$ 47,190	\$ -	\$ -
22-04-17-03-36-02800	SMITH RONALD DEAN & TERRIE JO	0.400	Commercial	\$ 36,740	\$ 122,750	\$ -	\$ -
22-04-17-03-36-03800	HOSKEY MICHAEL R.	0.133	Commercial	\$ 10,890	\$ 29,360	\$ -	\$ 138,760
22-04-17-03-36-04800	SERIES 1 STEWARD PROPERTIES GROUP LLC	0.067	Commercial	\$ 5,450	\$ 41,600	\$ -	\$ 95,880
22-04-17-03-36-05000	BURNS CHRIS A & LORI A	0.133	Commercial	\$ 12,250	\$ 51,800	\$ -	\$ -
22-04-17-03-36-06800	BURNS CHRISTOPHER A & LORI A	0.067	Commercial	\$ 5,450	\$ 14,600	\$ -	\$ -
22-04-17-03-37-01000	NODAWAY COUNTY COURT	1.600		\$ -	\$ -	\$ -	\$ -
22-04-17-03-38-01800	WONG KAM FAI	0.133	Commercial	\$ 14,370	\$ 46,020	\$ -	\$ 125,890
22-04-17-03-38-02800	MPM REAL ESTATE LLC	0.198	Commercial	\$ 21,240	\$ 57,180	\$ -	\$ -
22-04-17-03-38-04800	WONG KAM FAI	0.062	Commercial	\$ 5,710	\$ 23,680	\$ -	\$ -
22-04-17-03-38-05800	C.R.K.M.; LLC	0.139	Commercial	\$ 12,800	\$ 194,010	\$ -	\$ -
22-04-17-03-38-06800	NODAWAY VALLEY BANK	0.267	Commercial	\$ 24,490	\$ 953,410	\$ -	\$ -
22-04-17-03-39-01800	MARYVILLE DOWNTOWN IMPROVEMENT ORGANIZATION INC	0.103		\$ -	\$ -	\$ -	\$ -
22-04-17-03-39-02800	MARYVILLE DOWNTOWN IMPROVEMENT ORG INC	0.030		\$ -	\$ -	\$ -	\$ -
22-04-17-03-39-03800	REBEL'S ROD SHOP LLC	0.067	Commercial	\$ 6,120	\$ 29,300	\$ -	\$ 30,860
22-04-17-03-39-04800	FOSTER CAROLE E TRUST	0.133	Commercial	\$ 12,250	\$ 40,540	\$ -	\$ 69,920
22-04-17-03-39-06800	CLAPP KEITH A. & MICHAEL R.	0.067	Commercial	\$ 6,120	\$ 34,620	\$ -	\$ -
22-04-17-03-39-07800	GROUMOUTIS GEORGE & SUSAN	0.067	Commercial	\$ 6,120	\$ -	\$ -	\$ -
22-04-17-03-39-08800	GROUMOUTIS GEORGE & SUSAN	0.133	Commercial	\$ 12,250	\$ 553,820	\$ -	\$ -
22-04-17-03-39-10800	GROUMOUTIS GEORGE & SUSAN	0.200	Commercial	\$ 18,370	\$ -	\$ -	\$ -
22-04-17-03-40-01800	STRONG VIVIAN G	0.133	Commercial	\$ 12,250	\$ 37,950	\$ -	\$ -
22-04-17-03-40-02800	LUKE MARK A & VERONICA L	0.067	Commercial	\$ 6,120	\$ 9,140	\$ -	\$ 23,260
22-04-17-03-40-03800	SCROGGIE JAMIE LEIGH	0.067	Commercial	\$ 6,120	\$ 18,000	\$ -	\$ 48,260
22-04-17-03-40-04800	COUTS RODNEY A & CAROLE J.	0.133	Commercial	\$ 12,250	\$ 8,530	\$ -	\$ 67,550
22-04-17-03-40-05800	COUTS RODNEY A. & CAROLE J. TRUST	0.067	Commercial	\$ 6,120	\$ 26,070	\$ -	\$ 31,550
22-04-17-03-40-06800	MAYES KYLE & SANDRA	0.068	Commercial	\$ 6,400	\$ 22,100	\$ -	\$ -
22-04-17-03-40-07800	GILLESPIE SCOTT & JENNIFER	0.065	Commercial	\$ 6,120	\$ 47,750	\$ -	\$ -
22-04-17-03-40-08800	PADGITT JANICE E TRUST	0.067	Commercial	\$ 6,120	\$ 16,660	\$ -	\$ -
22-04-17-03-40-09800	COUNTY SEAT PROPERTIES LLC	0.033	Commercial	\$ 4,620	\$ 19,400	\$ -	\$ -
22-04-17-03-40-09801	NAGLE ROBERT & EUGENIA S.	0.033	Commercial	\$ 4,620	\$ -	\$ -	\$ -
22-04-17-03-40-10800	SHERRY MARTIN C & TINA M.	0.067	Commercial	\$ 10,510	\$ 36,920	\$ -	\$ -
22-04-17-03-40-11000	CITY OF MARYVILLE	0.400		\$ -	\$ -	\$ -	\$ -
22-04-17-03-40-15800	MEYER-EARP AUTO CENTER INC.	0.400	Commercial	\$ 36,740	\$ 421,870	\$ -	\$ -
22-04-17-03-41-01000	CITY OF MARYVILLE	0.592		\$ -	\$ -	\$ -	\$ -
22-04-17-03-41-02800	MTE PROPERTIES, LLC	0.139	Commercial	\$ 12,460	\$ 15,380	\$ -	\$ 39,290
22-04-17-03-41-03800	MTE PROPERTIES, LLC	0.067	Commercial	\$ 6,120	\$ -	\$ -	\$ -
22-04-17-03-41-04800	MTE PROPERTIES, LLC	0.067	Commercial	\$ 6,120	\$ -	\$ -	\$ -
22-04-17-03-41-05800	SWAIM STEVEN L	0.067	Commercial	\$ 6,120	\$ 12,550	\$ -	\$ -
22-04-17-03-41-06800	MCLAIN BRETT	0.141	Commercial	\$ 11,500	\$ 25,040	\$ -	\$ 23,400
22-04-17-03-41-06801	MO I-ATCHISON RSA LTD PT NW MISSOURI CELLULAR	0.059	Commercial	\$ 5,570	\$ 7,410	\$ -	\$ -
22-04-17-03-41-07800	MEYER-EARP AUTO CENTER INC.	0.400	Commercial	\$ 36,740	\$ 61,830	\$ -	\$ -
22-04-17-03-41-08800	MEYER-EARP AUTO CENTER INC.	0.105	Commercial	\$ 9,350	\$ -	\$ -	\$ -
22-04-17-03-51-01800	MEYER-EARP AUTO CENTER INC.	0.418	Commercial	\$ 32,670	\$ 17,710	\$ -	\$ -
22-04-17-03-51-02800	ROBBINS LIGHTNING, INC.	0.400	Commercial	\$ 32,670	\$ 67,360	\$ -	\$ -
22-04-17-03-51-03001	J BAR R LLC	0.264	Commercial	\$ 15,870	\$ 54,270	\$ -	\$ -
22-04-17-03-51-03800	CITIZENS BANK & TRUST CO	0.136	Commercial	\$ 6,230	\$ 13,530	\$ -	\$ -
22-04-17-03-51-05000	WOLBERT TRUDY R TRUST	0.209	Commercial	\$ 6,720	\$ 19,910	\$ 12,150	\$ 110,920
22-04-17-03-51-06000	BURCH MICHAEL D & GERALDINE SUE	0.209	Residential	\$ -	\$ -	\$ 11,760	\$ 50,210
22-04-17-03-52-01800	ROBBINS LIGHTNING, INC	0.133	Commercial	\$ 12,250	\$ 55,230	\$ -	\$ -
22-04-17-03-52-02800	ROBBINS LIGHTNING INC	0.200	Commercial	\$ 18,370	\$ 78,590	\$ -	\$ -
22-04-17-03-52-03800	J & L HEATING AND COOLING, INC	0.067	Commercial	\$ 6,120	\$ 12,950	\$ -	\$ 8,970
22-04-17-03-52-04800	SERIES 4 STEWARD PROPERTIES GROUP LLC (1/3) BENREEVA F SERIES LLC (1/3) JACKSON PATRICK JOSE PH (1/3)	0.133	Commercial	\$ 12,250	\$ 29,310	\$ -	\$ 126,850
22-04-17-03-52-05800	NELSON TERA JUNE & BRUCE CHARLES	0.067	Commercial	\$ 6,120	\$ 16,850	\$ -	\$ -
22-04-17-03-52-06000	MARYVILLE ELKS CLUB	0.200		\$ -	\$ -	\$ -	\$ -
22-04-17-03-52-07800	CITIZENS BANK & TRUST	0.798	Commercial	\$ 42,620	\$ 486,440	\$ -	\$ -
22-04-17-03-53-01800	FIRST UNITED METHODIST	0.101		\$ -	\$ -	\$ -	\$ -
22-04-17-03-53-02800	FIRST UNITED METHODIST CHURCH OF MARYVILLE	0.039		\$ -	\$ -	\$ -	\$ -
22-04-17-03-53-03800	FIRST UNITED METHODIST CHURCH	0.140		\$ -	\$ -	\$ -	\$ -
22-04-17-03-53-04000	METHODIST CHURCH OF	0.596		\$ -	\$ -	\$ -	\$ -
22-04-17-03-54-01800	PLAZA MINI STORAGE LLC	0.133	Commercial	\$ 17,150	\$ 31,510	\$ -	\$ -
22-04-17-03-54-02800	HUNZIGER CHESTER & MINDY	0.067	Commercial	\$ 10,520	\$ 37,720	\$ -	\$ -
22-04-17-03-54-03800	JOCK S NITCH, A KANSAS CORP.	0.200	Commercial	\$ 23,770	\$ 151,790	\$ -	\$ -
22-04-17-03-55-01800	PRICE FUNERAL HOME	0.400	Commercial	\$ 38,580	\$ 122,010	\$ -	\$ -
22-04-17-03-55-02800	ROSE HILL ACRES, LLC	0.398	Commercial	\$ 33,190	\$ 82,760	\$ -	\$ -
22-04-17-03-56-01000	STAGNER PROPERTIES 1 LLC	0.189	Commercial	\$ -	\$ 37,120	\$ 13,610	\$ 40,460
22-04-17-03-56-02000	STAGNER PROPERTIES 2 LLC	0.200	Residential	\$ -	\$ -	\$ 11,760	\$ 117,210
22-04-17-03-56-03800	PRICE FUNERAL HOME	0.402	Commercial	\$ 25,720	\$ 18,370	\$ -	\$ -
22-04-18-04-21-01000	BRAND BRANDON ROBERT & NATASHA MARIE	0.115	Residential	\$ -	\$ -	\$ 8,130	\$ 68,080
22-04-18-04-21-02000	REDFORD NORMA L	0.085	Residential	\$ -	\$ -	\$ 6,450	\$ -
22-04-18-04-21-03800	MASLOW ROBERT C	0.836	Commercial	\$ 61,160	\$ 209,280	\$ -	\$ -
22-04-18-04-21-04800	KG3 PROPERTY LLC	0.076	Commercial	\$ 11,000	\$ 68,180	\$ -	\$ -
22-04-18-04-21-05000	THOMSON W. DOUGLAS & ANNETE D.	0.121	Residential	\$ -	\$ -	\$ 9,910	\$ 155,220
22-04-18-04-21-06000	JUDD DAVID BRUCE	0.198	Residential	\$ -	\$ -	\$ 10,450	\$ 46,250
22-04-18-04-21-07000	JUDD DAVID BRUCE	0.100	Residential	\$ -	\$ -	\$ 5,230	\$ 84,130
22-04-18-04-21-08000	GUTHRIE BRETT J. & ELANA J.	0.100	Residential	\$ -	\$ -	\$ 5,230	\$ 40,930
22-04-18-04-22-01800	BURNSIDES MARK & MARLA	0.468	Commercial	\$ 34,650	\$ 91,420	\$ -	\$ -
22-04-18-04-22-02800	GEIST L ROBERT II & REBECCA KLINE	0.137	Commercial	\$ 17,010	\$ 33,900	\$ -	\$ -
22-04-18-04-22-03800	FOSTER, WILLIAM L., FOSTER, MICHAEL C. & MAVITY, MARY KRISTINE	0.078	Commercial	\$ 9,650	\$ 19,520	\$ -	\$ -

22-04-18-04-22-04800	FOSTER WILLIAM L & JANET L	0.067	Commercial	\$ 4,950	\$ 12,550	\$ -	\$ -
22-04-18-04-22-05800	BANK MIDWEST N.A. (NBH HOLDINGS CORP)	0.145	Commercial	\$ 11,480	\$ 3,900	\$ -	\$ -
22-04-18-04-23-01800	FISHER GREGORY A & KATHY S	0.414	Commercial	\$ 40,920	\$ 54,710	\$ -	\$ -
22-04-18-04-23-02800	CITY OF MARYVILLE	0.206		\$ -	\$ -	\$ -	\$ -
22-04-18-04-23-03800	CITY OF MARYVILLE	0.206		\$ -	\$ -	\$ -	\$ -
22-04-18-04-24-01800	CAMPOBASSO LLC	0.201	Commercial	\$ 20,460	\$ 49,960	\$ -	\$ -
22-04-18-04-24-02800	KCP&L - GREATER MISSOURI OPERATIONS PROPERTY TAX DEPT.	0.410	Commercial	\$ -	\$ -	\$ -	\$ -
22-04-18-04-24-03800	GOECKEN PROPERTIES, LLC	0.417	Commercial	\$ 30,360	\$ 325,030	\$ -	\$ -
22-04-18-04-24-04000	CITY OF MARYVILLE	0.403		\$ -	\$ -	\$ -	\$ -
22-04-18-04-24-05800	SCHREIBER HELEN & ROLAND	0.200	Commercial	\$ 16,900	\$ 49,640	\$ -	\$ -
22-04-18-04-32-01800	FIRST CHRISTIAN CHURCH	0.267		\$ -	\$ -	\$ -	\$ -
22-04-18-04-32-02000	FIRST CHRISTIAN CHURCH	0.121		\$ -	\$ -	\$ -	\$ -
22-04-18-04-32-03000	GREELEY GARY	0.079	Commercial	\$ 4,120	\$ 24,900	\$ -	\$ -
22-04-18-04-32-04000	GREELEY GARY L. REV. TRUST	0.200	Residential	\$ -	\$ -	\$ 10,450	\$ 45,060
22-04-18-04-32-05000	SCHMIDT DAVID L & DANA S	0.091	Residential	\$ -	\$ -	\$ 9,220	\$ 33,130
22-04-18-04-32-06000	TRUEBLOOD KOBEE K	0.109	Residential	\$ -	\$ -	\$ 7,920	\$ 60,770
22-04-18-04-32-07000	FIRST CHRISTIAN	0.218		\$ -	\$ -	\$ -	\$ -
22-04-18-04-32-08000	1ST CHRISTIAN CHURCH	0.548		\$ -	\$ -	\$ -	\$ -
22-04-18-04-33-01800	NODAWAY VALLEY BANK	0.596	Commercial	\$ 52,040	\$ 180,970	\$ -	\$ -
22-04-18-04-33-05800	NODAWAY VALLEY BANK	0.198	Commercial	\$ 20,580	\$ 6,660	\$ -	\$ -
22-04-18-04-34-01800	NORTHWEST REGIONAL	0.066		\$ -	\$ -	\$ -	\$ -
22-04-18-04-34-02800	WENZL ALLEN E. TRUST	0.066	Commercial	\$ 6,860	\$ 25,030	\$ -	\$ -
22-04-18-04-34-03800	NODAWAY COMMUNITY THEATER CO.	0.067		\$ -	\$ -	\$ -	\$ -
22-04-18-04-34-04800	NODAWAY COMMUNITY THEATER COMPANY	0.067		\$ -	\$ -	\$ -	\$ -
22-04-18-04-34-05800	SMITH MICHAEL JAY & MARY SWISHER	0.132	Commercial	\$ 13,720	\$ 26,250	\$ -	\$ 26,950
22-04-18-04-34-07800	A & G PARKING LOTS, LLC	0.385	Commercial	\$ 33,800	\$ 11,900	\$ -	\$ -
22-04-18-04-34-07801		0.013		\$ -	\$ -	\$ -	\$ -
22-04-18-04-35-01800	KEIRSEY FAMILY TRUST	0.303	Commercial	\$ 25,050	\$ 53,870	\$ -	\$ -
22-04-18-04-35-02000	HARGIN KRISTINE R.	0.133	Residential	\$ -	\$ -	\$ 6,970	\$ 34,920
22-04-18-04-35-03800	TOWNSEND THOMAS S. & CHERYL A.	0.400	Residential	\$ -	\$ -	\$ 33,070	\$ 12,000
22-04-18-04-35-04000	ZELLER JEFFREY P REV IV TRUST	0.400	Residential	\$ -	\$ -	\$ 20,910	\$ 191,520
22-04-18-04-35-05000	ZELLER JEFFREY P REV IV TRUST	0.237	Residential	\$ -	\$ -	\$ 12,360	\$ 37,660
22-04-18-04-35-06000	MAJORS GARY R., ALEX A., & ALLISON J. (1/3 EA)	0.155	Residential	\$ -	\$ -	\$ 9,400	\$ 87,280
22-04-18-04-35-07800	MACIAS ALEXANDER	0.046	Commercial	\$ 4,860	\$ 43,080	\$ -	\$ -
22-04-18-04-45-01800	SHELBY VINCENT (1/2)	0.130	Commercial	\$ 16,140	\$ 74,750	\$ -	\$ -
22-04-18-04-45-02000	SHELBY VINCENT L & LINDA M EVANS KEVAN J & BECKY S	0.088	Residential	\$ -	\$ -	\$ 6,600	\$ -
22-04-18-04-45-02001	HOMEWOOD MICHAEL D & JULIE A.	0.233	Residential	\$ -	\$ -	\$ 11,310	\$ 183,930
22-04-18-04-45-02002	GOTSZLING MAREK & MIROSLAWA	0.190	Residential	\$ -	\$ -	\$ 9,700	\$ 177,920
22-04-18-04-45-04000	CARMICHAEL STEVEN D REV TRUST	0.357	Residential	\$ -	\$ -	\$ 18,260	\$ 110,480
22-04-18-04-45-12000	BEARCAT PROPERTIES, LLC	0.179	Residential	\$ -	\$ -	\$ 9,050	\$ 50,510
22-04-18-04-45-13000	PEREGRINE JASON L	0.179	Residential	\$ -	\$ -	\$ 9,050	\$ 57,270
22-04-18-04-45-14000	MEYER RYAN	0.190	Residential	\$ -	\$ -	\$ 9,700	\$ 35,710
22-04-18-04-45-15800	WHAN RENTALS	0.212	Commercial	\$ 11,330	\$ 60,510	\$ -	\$ -
22-04-18-04-45-16800	SERIES 2 STEWARD PROPERTIES GROUP LLC	0.224	Residential	\$ -	\$ -	\$ 15,280	\$ 85,610
22-04-18-04-46-01800	FIRST UNITED	0.498		\$ -	\$ -	\$ -	\$ -
22-04-18-04-46-02000	MARYVILLE METHODIST	0.168		\$ -	\$ -	\$ -	\$ -
22-04-18-04-46-03000	METHODIST CHURCH OF	0.209		\$ -	\$ -	\$ -	\$ -
22-04-18-04-47-01800	LOE DARIN & LISA	0.241	Residential	\$ -	\$ -	\$ 18,520	\$ 136,480
22-04-18-04-47-02800	GARDNER BUCHANAN PROPERTIES LLC	0.154	Commercial	\$ 12,020	\$ 65,270	\$ -	\$ -
22-04-18-04-48-01800	L & R RENTAL, LLC	0.633	Residential	\$ -	\$ -	\$ 79,610	\$ 295,300
22-04-18-04-48-02000	HAGEMAN PROPERTIES, LLC	0.199	Residential	\$ -	\$ -	\$ 10,450	\$ 82,600
22-04-19-01-01-01000	ALLEN MARK D REV LIV TRUST	0.178	Residential	\$ -	\$ -	\$ 9,500	\$ 45,620
22-04-19-01-01-02000	WENRICH DONALD M & SUSAN S	0.196	Residential	\$ -	\$ -	\$ 10,450	\$ 68,230
22-04-19-01-01-03800	LEMAR JESSE & TARA	0.214	Commercial	\$ 18,440	\$ 79,970	\$ -	\$ -
22-04-19-01-01-04000	WOOD ROBERT L	0.196	Residential	\$ -	\$ -	\$ 10,450	\$ 52,240
22-04-19-01-02-01000	B SQUARE RENTALS LLC	0.212	Residential	\$ -	\$ -	\$ 11,090	\$ 83,020
22-04-19-01-02-02800	L & R RENTAL, LLC	0.198	Commercial	\$ 9,790	\$ -	\$ -	\$ -
22-04-19-01-02-03800	L & R RENTALS, LLC	0.218	Commercial	\$ 9,790	\$ -	\$ -	\$ -
22-04-19-01-02-04000	MEYER AGNES A REV LIV TRUST	0.100	Residential	\$ -	\$ -	\$ 8,870	\$ 3,110
22-04-19-01-02-05000	MEYER WILLIAM J REV LIV TRUST	0.100	Residential	\$ -	\$ -	\$ 7,600	\$ 39,170
22-04-19-01-02-05001	FARRIS TAYLOR SCOTT	0.218	Residential	\$ -	\$ -	\$ 11,400	\$ 50,860
22-04-19-01-02-06000	GRAY RUTH F	0.083	Residential	\$ -	\$ -	\$ 6,340	\$ 35,450
22-04-19-01-02-08000	CONARD GARY D. & KATHY E.	0.218	Residential	\$ -	\$ -	\$ 11,400	\$ 125,090
22-04-19-01-02-08001	DEJOOE MATTHEW, MICHAEL & BARBARA	0.117	Residential	\$ -	\$ -	\$ 8,450	\$ 24,140
22-04-19-01-02-09000	SHERRY MARTIN C & TINA M	0.170	Residential	\$ -	\$ -	\$ 8,870	\$ 75,420
22-04-20-02-07-01800	SY AUTUMN HOUSE LP	0.806	Residential	\$ -	\$ -	\$ 47,040	\$ 1,266,970
22-04-20-02-07-02800	PRICE FUNERAL HOME	0.202	Commercial	\$ 16,660	\$ 9,850	\$ -	\$ -
22-04-20-02-07-03000	FIRST BAPTIST CHURCH	0.202		\$ -	\$ -	\$ -	\$ -
22-04-20-02-07-04000	PIERSON RENTALS LLC	0.202	Residential	\$ -	\$ -	\$ 11,760	\$ 36,920
22-04-20-02-07-05000	FIRST BAPTIST CHURCH	0.202		\$ -	\$ -	\$ -	\$ -
22-04-20-02-08-01000	JONES FAMILY TRUST	0.182	Residential	\$ -	\$ -	\$ 11,400	\$ 106,970
22-04-20-02-08-02800	ROSE HILL ACRES, LLC	0.199	Commercial	\$ 16,660	\$ -	\$ -	\$ -
22-04-20-02-08-03800	FIRST BAPTIST CHURCH	0.200	Commercial	\$ 18,740	\$ 38,810	\$ -	\$ -
22-04-20-02-08-04800	FIRST BAPTIST CHURCH	0.131	Commercial	\$ 10,860	\$ -	\$ -	\$ -
22-04-20-02-08-05800	COBB PUBLISHING LLC	0.270	Commercial	\$ 32,590	\$ 68,670	\$ -	\$ -
22-04-20-02-08-06000	FIRST BAPTIST CHURCH	0.364		\$ -	\$ -	\$ -	\$ -
22-04-20-02-08-07800	FIRST BAPTIST CHURCH	0.182		\$ -	\$ -	\$ -	\$ -
22-04-20-02-09-01800	JOCK S NITCH, A KANSAS CORP.	0.201	Commercial	\$ 14,700	\$ 4,140	\$ -	\$ -
22-04-20-02-09-02800	ROOSEVELT BANK	0.597	Commercial	\$ 49,600	\$ 202,080	\$ -	\$ -

Downtown Maryville

Blight Study