AGENDA
CITY OF HARRISONVILLE
BOARD OF ALDERMEN
SPECIAL MEETING
COMMUNITY CENTER
APRIL 5, 2023
6:00 PM

1. **Call to Order**

   A. **Roll Call**

   B. **Pledge of Allegiance**

2. **Agenda Items**

   1. **PUBLIC HEARING: Harrisonville Square Neighborhood Redevelopment Plan**

   2. **Council Bill 36: AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING THE HARRISONVILLE SQUARE NEIGHBORHOOD REDEVELOPMENT PLAN.**

3. **Questions from the Media**

4. **Adjourn from Regular Session**

Posted on City Hall Bulletin Board this 3rd day of April, 2023.

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Daniel Barnett, City Clerk

Public participation during regular meetings of the Board of Aldermen shall be limited to those who have submitted a completed agenda request form. Each person wishing to address the Board during regular meetings of the Board of Aldermen on a topic not on the agenda shall submit a completed agenda request form five (5) business days prior to the meeting the person wishes to address the Board. If the agenda request concerns a complex issue requiring staff research time, the opportunity to address the Board may be moved to a future meeting instead of the meeting immediately following the submission of the agenda request form. Those that have submitted a completed agenda request form shall be limited to three (3) minutes to address the Board, this time cannot be yielded to another person and this time may be extended in three (3) minutes increments only upon a majority vote of the members of the Board of Aldermen, with each additional three (3) minute increment requiring an additional majority vote of the members of the Board of Aldermen.

Publish

THE CITY OF HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Daniel Barnett,**

DATE: **April 4, 2023**

SUBJECT: **PUBLIC HEARING: Harrisonville Square Neighborhood Redevelopment Plan**

Type of Item: *Public Hearing*

NOTE: Each of the previously notified taxing jurisdictions was notified 24 hours in advance of the venue change from the City Hall Council Chambers to the Cass Room at the Harrisonville Community Center.

1. Discussion Item (ID # 4478)

PUBLIC HEARING: Harrisonville Square Neighborhood Redevelopment Plan

Attachments:

Harrisonville 353 taxing jurisdiction notice (DOCX)

Notice of Public Hearing
for the Harrisonville Square Neighborhood Redevelopment Plan of
the Harrisonville Square Neighborhood Redevelopment Corporation

To: Taxing Jurisdictions (Distribution List attached)

Date: March 15, 2023

Pursuant to Section 353.110 of the Revised Statutes of Missouri, this letter is to provide notice to all applicable political subdivisions of a public hearing to be held before the Harrisonville Board of Aldermen to consider the proposed Application for Approval of Development Plan of the Harrisonville Square Neighborhood Redevelopment Corporation ("353 Plan"), along with a written statement of the impact on ad valorem taxes such tax abatement or exemption in the 353 Plan will have on such political subdivisions. As required by State law, this notice is to provide the following information regarding the scheduled public hearing:

(1) The public hearing before the Harrisonville Board of Aldermen will be held at 6:00 p.m., or as soon as reasonably possible thereafter, on Wednesday, April 5th, at the Harrisonville City Hall, 300 E Pearl Street Harrisonville, MO 64701.

(2) The proposed redevelopment area is located in and around the central core of the City. A complete legal description and depiction of the proposed redevelopment area is available for inspection in the proposed 353 Plan at the location and times specified below.

(3) Enclosed with this notice is a tax impact analysis which will provide each political subdivision, whose boundaries for ad valorem taxation purposes include any portion of the real property to be affected by tax abatement or exemption in the 353 Plan, with a written statement of the impact on ad valorem taxes such tax abatement or exemption will have on such political subdivisions. This statement includes an estimate of the amount of ad valorem tax revenues of each political subdivision which will be affected by the proposed tax abatement or exemption, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is redeveloped. The goal of this project is neighborhood revitalization. It is not assumed that this project will substantially increase property values as described in paragraph (6) of this notice.

(4) At the public hearing all interested persons and all political subdivisions shall have the opportunity to be heard on such grant of tax abatement or exemption.

(5) Description of the proposed redevelopment plan: The proposed 353 Plan requests tax abatement for the remediation of blighted conditions in the Redevelopment area. The Redevelopment Area for the Redevelopment Plan includes all residential and commercial properties located in the area. This area is comprised of 957 parcels. This Redevelopment Plan will help facilitate reinvestment and economic stabilization of the Redevelopment Area. The Redevelopment Plan promotes reinvestment in the existing housing stock, as well as targeted redevelopment and infill housing development to improve the overall quality and mix of housing to stabilize the neighborhood. The Redevelopment Plan also promotes reinvestment in the existing commercial structures within the area to encourage

decreased vacancies and a return to a vibrant and attractive area for shops, services, and restaurants as had been historically located in this area. Neighborhood revitalization is essential to bolstering a viable local economy, expanding the tax base, increasing property valuations, and supporting long range planning objectives that boost the economy through job creation and workforce housing.

(6) It is not assumed the program will create a material increase in assessed or estimated value on an individual property basis, as the primary purpose of the program is neighborhood beautification, pride in ownership, and aesthetic improvement.

Beginning March 20, 2023, a copy of the proposed 353 Plan will be available for inspection by any interested party at: Harrisonville City Hall, 300 E Pearl Street Harrisonville, MO 64701., Harrisonville, Missouri 64076. It may be inspected between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

By this notice, each taxing district from which taxable property is included in the redevelopment area is invited to submit comments to the Board of Aldermen prior to the date of the public hearing concerning matters that will be discussed at the public hearing, as well as appear at the public hearing and provide comments.

If you have any questions, please contact Brad Ratliff, City Administrator, (816) 380-8916

Taxing Jurisdictions -- Distribution List

Harrisonville R-IX School District

State Tax Levy - MO Dept. of Rev.

Cass County Roads

Cass County Library

Hospital Maintenance

Shelter Workshop

City of Harrisonville

Commercial Surtax

THE CITY OF HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

STAFF REPORT

TO: **Board of Aldermen**

FROM: **Daniel Barnett,**

DATE: **April 4, 2023**

SUBJECT: **CHapter 353 Harrisonville Square Neighborhood Redevelopment Plan**

Type of Item: *Approval*

2. Action Item (ID # 4479)

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE APPROVING THE HARRISONVILLE SQUARE NEIGHBORHOOD REDEVELOPMENT PLAN.

Attachments:

Redevelopment 353 staff report (PDF)

353 Redevelopment Plan- FINAL 4-3-23 (PDF)

Ordinance approving redevelopment plan (PDF)

LAUBER MUNICIPAL LAW, LLC
Serving those who serve the public

Memo

To: Mayor and Board of Aldermen

From: Joe Lauber, Special Legal Counsel for Economic Development

Date: April 3, 2023

Re: Outline of Key Points of the Harrisonville Square Neighborhood Redevelopment Plan submitted by the City of Harrisonville.

Background:

Beginning in 2019, the Mayor and Board of Aldermen have made it a priority of the City to improve the appearance of properties in the City through increased code enforcement and incentives. Of the possible incentives available, the City determined that, because of the flexibility and scope it provides, Chapter 353 would be the best tool to achieve the City's goals.

This plan, submitted to the Board for approval, has been drafted by the City with the City's own needs in mind. This plan is unique in that it is not being proposed by a developer for their benefit, rather, this plan directly benefits the many residents and property owners of the redevelopment area will directly benefit for their participation in the project.

Chapter 353:

Generally, under Chapter 353 of the Missouri Statutes, the Board of Aldermen has the authority to approve a redevelopment plan, and redevelopment projects within the plan area. A 353-redevelopment plan creates property tax abatement for participants who make an investment in property to eliminate blight. Tax abatement can be employed in up to two phases for up to 25 years. During phase 1, the abatement can last up to 10 years and applies to improvements and any incremental increase in the value of the land.

- For the first ten (10) years (Phase 1) – Allows abatement of the incremental increase of land values and improvements (structures, which can be preexisting) located on the property; and
- For the next fifteen (15) years (Phase2) – Allows abatement of 50% to 100% of all real property taxes on the land and improvements(structures, which can be preexisting) to the property.

The assessed value of the property, during the life of the Chapter 353 tax abatement, is frozen at the value assessed during the calendar year preceding the calendar year in which the redevelopment corporation acquired title to the property. During the life of Chapter 353 property tax abatement, real property taxes on the personal property and base land values assessed in the year prior to the Redevelopment Corporation taking title to the property, continues to be paid.

Approving the plan will facilitate reinvestment and economic stabilization of the redevelopment area. The goal of the plan is to improve the existing housing stock and to spur development of infill housing. The plan also promotes reinvestment in the existing commercial structures. This will eliminate vacancies by fostering an economically viable environment for new businesses to settle in the area.

Criteria for Approval of a Chapter 353 Plan and/or Project:

The Board of Aldermen is granted broad discretion in deciding whether to approve Chapter 353 tax abatement. Under the statutes, the Board is responsible for determining the following:

- Blight – That the area within the Chapter 353 Redevelopment Plan is a "blighted area." In 2021, the state legislature amended the definition of "blight" under Chapter 353 to be the same as the definition of "blight" in the Tax Increment Financing statutes. For purposes of Chapter 353, blight is defined as, "an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use." Section 99.805(1), RSMo.
    - A blight study is currently being conducted. A report on the findings of the study will be submitted upon completion, and will serve as a tool for the Board of Aldermen to use in determining whether to make a blight finding for the redevelopment area.
    - While the plan itself may be approved at this time, no projects that qualify for tax abatement will be authorized until the blight study is complete and the Board has made a finding that blight is present in the area.
- Notice – That each political subdivision imposing real property taxes within the redevelopment area was notified of a public hearing before the Board and provided with a written statement of the impact the abatement will have on the taxing jurisdictions.
- Public Hearing – That a public hearing before the Board has was held, at which all political subdivisions imposing real property taxes within the redevelopment area had the opportunity to be heard regarding the tax abatement.

In addition to the statutory findings, the Board may evaluate and determine:

1. Whether to approve the redevelopment plan;
2. Whether to approve redevelopment projects within the plan;
3. At what rate the taxes will be abated -- rates less than the rates authorized by statute can be approved;
4. For how many years the taxes will be abated – the Board may set shorter time frames than the statute authorizes; and
5. Whether to direct staff to execute the administration of the approved plan to address all of the issues regarding redevelopment, implementation of redevelopment projects, the rate at which taxes are abated, and the number of years the abatement will continue.

Proposed Redevelopment Plan:

After almost four years of deliberation and hard work, the City has presented a thoughtful and balanced plan to incentivizing the redevelopment and beautification of the proposed area. The projects considered by this plan will consist of improvements to existing residential and commercial buildings. Upon approval of the plan, the Board of Aldermen will authorize city staff to create a process and policies for property owners to apply for abatement and implement the Board-approved plan with cooperation by the Urban Redevelopment Corporation's board of directors. The Redevelopment Area for the Redevelopment Plan includes all residential and commercial properties in the area depicted in Exhibit A.

The primary goal of the proposed plan is to jump-start a general revitalization of the area. With this plan, the City intends to return the Historic Square and the surrounding neighborhood to the beauty and charm of its heyday. It is the hopes of the City that these incentives will usher in a decade long era of restoration and growth. This redevelopment is anticipated to create pride of ownership of structures throughout the area, make the area attractive to new investment and new businesses, and improve the appearance of the area as a whole.

While both commercial and residential properties within the redevelopment area are eligible to participate in this program, each class of property has different criteria to qualify for different benefits. This creates a two-tiered abatement system that will allow flexibility to satisfy the needs of different property owners. The differences in the abatement structure between residential and commercial property are outlined below.

Analysis:

Economic Expansion

The approximately 2,200 residents within the Redevelopment Area support commercial centers located within and adjacent to the Redevelopment Area. These commercial corridors play an important role in the area's long-term economic viability and appeal. Property values in the Redevelopment Area, with median property value calculated at $84,221, are much lower than the City's median home value of $140,800. Harrisonville's per capita income of $24,201 and median household income of $47,404, are about two-thirds the amount in the Kansas City metropolitan area and approximately 80% of the amount in the State of Missouri. The aging inventory of structures in the Redevelopment Area, combined with the area income levels and the lack of desired investment in recent years, indicate a need for support and assistance in the Redevelopment Area to encourage investment of residential and commercial properties.

Existing Land Use Patterns and Zoning

The City has adopted its 2040 Comprehensive Plan (the "Comprehensive Plan"). Key priorities listed in the Comprehensive Plan include modernization of aging building stock and expansion of quality housing options. The Comprehensive Plan further encourages reinvestment and revitalization efforts in the Historic Downtown. Included in the proposed implementation strategies is establishment of a program of Chapter 353 tax abatement within the downtown area and the adjacent neighborhoods to encourage reinvestment in aging properties which require substantial maintenance by providing property tax abatement to owners that initiate key improvements to properties.

This redevelopment Plan will substantially contribute to the City's Comprehensive Plan.

Tax Abatement Structure and Guidelines

The Redevelopment Plan's focus is commercial and residential rehabilitation. Except for certain restrictions on new construction, parcels located within the Redevelopment Area are eligible for Tax Abatement, so long as the parcel is taxable, and the owner is the direct recipient. New construction of multifamily or rental units do not qualify for abatement. Residential projects on parcels valued higher than the average home value in Harrisonville will require additional approval from the Redevelopment Corporation's Board prior to receiving Tax Abatement.

Abatement will apply to residential properties differently than commercial properties. Applications for residential abatement shall be suspended each year when the total market value of properties applying for abatement in that year achieves an annual total aggregate cap of $9,450,000 for residential properties, which represents approximately 7.5% of the total assessed valuation of residential properties within the redevelopment area at the time this Plan was approved.

Applications for commercial abatement shall be suspended each year when the total market value of properties applying for abatement in that year achieves an annual total aggregate cap of $4,950,000 for commercial properties, which represents approximately 15.0% of the total assessed valuation of commercial properties within the redevelopment area at the time this Plan was approved. Generally, applications for abatement shall be available for ten (10) tax years beginning in 2023 subject to all other limitations of this Plan.

Threshold investment to qualify for abatement.

Commercial Properties

Commercial properties are required to make a minimum rehabilitation investment that is equal to or greater than $100,000.00. The investment in the rehabilitation of the property shall be for a mix of exterior and interior improvements. Commercial properties.

Investment that meets this threshold provides the owner a ten (10) year freeze on the assessed value of the property's improvements and incremental increase in land values. The assessed value of the land is not affected by this freeze and taxes on the underlying property remain unchanged and continues to be taxed appropriately as "base" tax revenue to the taxing jurisdictions.

Residential Properties

Residential properties are required to make a minimum rehabilitation investment that is equal to or greater than $10,000.00 at the time of application. A minimum of $5,000 of the total cost of the investment in the rehabilitation of the property shall be for exterior improvements visible to the public.

Investment that meets this threshold provides the owner a five (5) year freeze on the assessed value of the property's improvements and incremental increase in land values. The market value of the land is not affected by this freeze and taxes on the underlying property remain unchanged and taxed appropriately.

Impact on taxing jurisdictions:

Residential Properties: The residential abatement program contemplates a maximum potential impact of $121,896 annually, and a $1,828,447 impact over the life of the residential portion of the abatement program.

Commercial Properties: The commercial abatement program contemplates a maximum potential impact of $116,091 annually, and a $2,321,827 impact over

the life of the commercial portion of the abatement program.

Impact on Emergency Services:

Section (2)(a) of RSMO 353-110 dictates that emergency Service Districts are entitled to 50% of the revenue generated from assessed value. That grantee of revenue can be up to 100% of the assessed value and supersedes any abatement agreement. The City of Harrisonville provides Fire and EMS services to the community and is not subject to Fire and EMS levies.

Administration of the Program:

The 353 Redevelopment Corporation

Pursuant to RSMo Chapter 353, the Harrisonville Square Neighborhood Redevelopment Corporation would be established as an urban redevelopment corporation to ensure and promote revitalization throughout the area. The Redevelopment Corporation will be responsible for implementing and administering the plan delineated herein to assist residential and commercial property owners to obtain tax abatement for such projects. Following the approval of this Harrisonville Square Neighborhood Redevelopment Plan, the Redevelopment Corporation's board members will be appointed and will finalize the corporate guidelines. The board will consist of five (5) total members appointed by the Board of Aldermen.

Conclusion

Based on the foregoing, staff recommends approval of the Redevelopment Plan, subject to the following conditions:

1. City staff and consultants taking all actions necessary to form the Urban Redevelopment Corporation, assist the Urban Redevelopment Corporation's Board of Directors hold their first meeting, and create policies and procedures required to administer the approved plan.
2. Each proposed project shall be considered and reviewed by the City staff and the Redevelopment Corporation for compliance with Plan requirements.
3. Each proposed project shall be subject to a written agreement between the property owner, the City and the Redevelopment Corporation.
4. All improvements must be completed and documented prior to a property owner receiving the benefit of any tax abatement.
5. The Board of Aldermen, based upon the completed blight study, make the required finding of blight.

City of Harrisonville est. 1836

Harrisonville Square Neighborhood Redevelopment Plan

Harrisonville, Missouri

City of Harrisonville est. 1836

Application for Approval

For the

Harrisonville Square Neighborhood Redevelopment Plan

Prepared & Submitted
on Behalf of the City of Harrisonville by:

LAUBER MUNICIPAL LAW, LLC
Serving those who serve the public

March 20, 2023

Table of Contents

Exhibits

Application Description

This Application is prepared pursuant to the Act and the City Code for approval of the historic Harrisonville Square and the surrounding neighborhood. This request is to identify the area as blight and to incentivize redevelopment in accordance with RSMo Chapter 353. The redevelopment area is located in and around the central core of the City as legally described and depicted in **Exhibit A**. This area consists of a mix of residential and commercial structures that composed the original core of the city. The average aged of the structures in this area is higher than the balance of the remainder of the city and is often in need of maintenance and repair. The plan will provide tax abatement incentives to residential and commercial property owners for rehabilitation, new construction, and reconstruction as stipulated by the proposed Harrisonville Square Neighborhood Redevelopment Corporation's Guidelines.

The 353 Redevelopment Corporation

Pursuant to RSMo Chapter 353, the Harrisonville Square Neighborhood Redevelopment Corporation would be established as an urban redevelopment corporation to ensure and promote revitalization throughout the area. The Redevelopment Corporation will be responsible for implementing and administering the plan delineated herein to assist residential and commercial property owners to obtain tax abatement for such projects. Following the approval of this Harrisonville Square Neighborhood Redevelopment Plan, the Redevelopment Corporation's board members will be appointed and will finalize the corporate guidelines. The board will consist of five (5) total members appointed by the Board of Aldermen. One (1) of the five (5) shall be named by the Harrisonville School District for the Mayor's appointment.

Definitions

As used in this application and the 353 Plan, the following terms shall mean:

Act: The Missouri Urban Redevelopment Corporation Law, Chapter 353 of the Revised Statutes of Missouri.

Application: This Application for approval of this Redevelopment Plan for the Redevelopment Corporation.

Blighted Area: An area within the City, which the Board of Aldermen has determined because of age, obsolescence, inadequate or outmoded design, or physical deterioration, has become an economic and social liability. Furthermore, the conditions are conducive to ill-health, transmission of disease, crime or the inability to pay reasonable taxes.

Board of Aldermen: The governing body of Harrisonville, Missouri.

City: Harrisonville, Missouri.

City Code: The City Code of Harrisonville, Missouri.

Community Development Department: The Community Development Department of the City of Harrisonville, Missouri

HUD: The Department of Housing and Urban Development.

Parcel Specific Tax Abatement Guidelines: The guidelines that define the requirements of applicants receiving Tax Abatement that applies to individual property owners.

Redevelopment Area: The area designated as the Redevelopment Area for the Redevelopment Plan, as legally described and depicted in **Exhibit A**.

Redevelopment Corporation: The Harrisonville Square Neighborhood Redevelopment Corporation, a Missouri urban redevelopment corporation acting under the rules of the Act, its successors and assigns.

Redevelopment Plan: This Harrisonville Square Neighborhood Redevelopment Plan, prepared in accordance with the Act.

Tax Abatement: The abatement of taxes on real property to the extent provided in Section 353.110 of the Act.

Tax Abatement Program: The Program providing for Tax Abatement to the owners of commercial and residential property within the Redevelopment Area, which make substantial improvements.

Tax Impact Analysis: The Tax Impact Analysis attached as **Exhibit D**.

Redevelopment

The Redevelopment Area for the Redevelopment Plan includes all residential and commercial properties located in the area legally described and depicted in **Exhibit A**. This area is comprised of 957 parcels.

This Redevelopment Plan will help facilitate reinvestment and economic stabilization of the Redevelopment Area. The Redevelopment Plan promotes reinvestment in the existing housing stock, as well as targeted redevelopment and infill housing development to improve the overall quality and mix of housing to stabilize the neighborhood. The Redevelopment Plan also promotes reinvestment in the existing commercial structures within the area to encourage decreased vacancies and a return to a vibrant and attractive area for shops, services, and restaurants as had been historically located in this area. Neighborhood revitalization is essential to bolstering a viable local economy, expanding the tax base, increasing property valuations and supporting long range planning objectives that boost the economy through job creation and workforce housing.

RSMo 353 Background

<u>353 Incentives in General</u>

Chapter 353 is an economic development tool that cities can use to incentivize the removal of blight through improvements to real property by using tax abatements for a specified period. First, an urban redevelopment corporation is formed in accordance with Chapter 353, RSMo. Then the City's Board of Aldermen approves by ordinance a plan for blight remediation after proper notice and a public hearing. A 353 redevelopment plan creates property tax abatement for participants who make an investment in property to eliminate blight. Tax abatement can be employed in up to two phases for up to 25 years. During phase 1, the abatement can last up to 10 years and applies to improvements and any incremental increase in the value of the land. Improvements include any structure on the property, whether it existed before the existence of the plan or not. During phase 2, which is not required to be utilized, the abatement can last up to an additional 15 years after the expiration of phase 1 and can be set at 50% to 100% of the assessed valuation of both the land and improvements. The redevelopment plan provides a basic description of requirements a participant must complete to qualify for the tax abatement.

<u>Summary of the Harrisonville Square Neighborhood Redevelopment Plan</u>

Applications for Tax Abatement under this Redevelopment Plan will be accepted for a 7-year period. Residential and commercial properties within the redevelopment area are eligible to participate in this program. Upon project completion, which requires a $100,000.00 minimum investment of a mix of interior and exterior improvements; abatement for commercial properties would occur for a period of ten (10) years during Phase 1 and zero (0) years during Phase 2. Likewise, upon project completion, which requires a $10,000.00 investment with at least $5,000 for exterior improvements, provided that the exterior improvements requirement will increase by one-half of one percent for each dollar of total improvement exceeding the $10,000 minimum investment. Abatement for residential properties would occur for a period of five (5) years during Phase 1, and zero (0) years during Phase 2. Pursuant to statutory requirements, Phase 1 refers to an initial abatement period whereby property taxes are abated for improvements and any incremental increase in property value. Although it will not be utilized for this Plan, Phase 2 refers to subsequent abatement period whereby property taxes are abated for both land and improvements. The Redevelopment Plan's objective is to frame sustainable revitalization through residential and commercial reinvestment, redevelopment, infill development, and targeted commercial development.

Goals

The goals of the Redevelopment Plan are:

- To stimulate private investment in housing to aid in increasing the area's commercial density;
- To encourage workforce housing development for a variety of ages and income ranges;
- To complement rental readiness standards that promote rehabilitation and modernization of existing rental units;
- To accomplish revitalization in a manner that enhances the style, scale, and character of the existing neighborhoods, so as to not detract from its original character;
- To increase residential and business real estate values to compete with regional markets;
- Create opportunities for community civic engagement that allows residents, property owners, and business owners to connect with local government and the City of Harrisonville.

The overall goal is to promote private reinvestment in residential neighborhoods and historic commercial areas in a manner that addresses blight, improves property values, enhances the repair, and scale of the existing neighborhoods and commercial areas. It is reflected in the Redevelopment Plan's approach to achieving revitalization through blight remediation, reinvestment in the building stock, and targeted reconstruction of single family and multifamily residential units and commercial development.

Revitalization Demands

The Redevelopment Plan will help shift worsening conditions that have led to blight in the area. The area's demographics and assets show a community that has struggled under an increasing number of lower income households and limited reinvestment from property owners and business owners. With an ever-growing need for affordable workforce housing in the region, the Redevelopment Plan will aid in providing ownership opportunities and neighborhood stabilization. Encouraging reinvestment in housing and commercial structures and offering this tax abatement incentive will ensure residential and commercial revitalization at a key time for the area. The implementation of this Redevelopment Plan has the potential to increase property values and create construction and other jobs to support population growth in the project area, in addition to increasing economic activity throughout the Redevelopment Area.

An analysis of the Redevelopment Area identifies previous prolonged periods of investment stagnation, both residential and commercial and property value decline. Recent years have experienced significant new investment and rehabilitation, especially in commercial properties. City leaders would like to support and encourage continued investment, interest and rehabilitation in the community's historically relevant central corridor, both residential and commercial, while further enhancing the central corridor's future relevance.

The location of the Redevelopment Area also offers great connectivity to government offices, potential shopping, services, and restaurants, historical attractions, and parks. However, homeowners within the Redevelopment Area face challenges related to the limitations of older housing. Older architectural designs and standards restrict accessibility, offering narrow entrances, and step entries, none of which are conducive to "Aging in Place." Although, the age and condition of the housing stock make these units affordable, rehabilitation and remodeling upgrades are necessary to stabilize neighborhoods and reverse blight. Likewise century-old buildings present challenges for redevelopers seeking to utilize these spaces for modern needs and regulatory requirements, creating a barrier of entry for many who would otherwise seek to bring these historical spaces back to life. Redevelopment incentives will ease the financial burden on property owners so they can make modernization upgrades and accessibility improvements for property owners of all types.

Economic Expansion

The approximately 2,200 residents within the Redevelopment Area support commercial centers located within and adjacent to the Redevelopment Area. These commercial corridors play an important role in the area's long-term economic viability and appeal. A major part of a neighborhood's appeal has to do with access to historical attractions, service businesses, and shopping districts. Lack of investment and pride in ownership tends to destabilize neighborhoods and commercial areas. This destabilization comes from an overall lack of reinvestment by owners and in turn falling property values. Reinvestment in the housing stock and commercial building stock would add to the area's stability, strengthen the tax base, and increase property values.

Property values in the Redevelopment Area, with median property value calculated at $84,221, are much lower than the City's median home value of $140,800. Harrisonville's per capita income of $24,201 and median household income of $47,404, are about two-thirds the amount in the Kansas City metropolitan area and approximately 80% of the amount in the State of Missouri. The aging inventory of structures in the Redevelopment Area, combined with the area income levels and the lack of desired investment in recent years, indicate a need for support and assistance in the Redevelopment Area to encourage investment of residential and commercial properties.

Neighborhoods within the Redevelopment Area have slowly deteriorated from lack of reinvestment, showing signs of aging, outmoded design, and disrepair. This is true for both private property and public infrastructure. Aging existing structures and declining socioeconomics have started to affect the area negatively. Modernization of both residential and commercial properties and infrastructure improvements play an integral part of the revitalization.

Transportation Analysis

The primary transportation corridors running east to west through the study area are Mechanic St. (Missouri Route 7, which is classified as a Minor Arterial), Wall St. (which is classified as a Major Collector), and South St. (Missouri Route 2, which is classified as a Major Collector west of Independence St. and a Minor Arterial east of Independence St.). The primary transportation corridors running north to south through the study area are Independence St. (which is classified as a Minor Arterial) and Butler Dr./Ter. (which is classified as a Major Collector). These street classifications are in alignment with the Functional Classifications identified in the City of Harrisonville's 2040 Comprehensive Plan.
According to the Interactive Average Annual Daily Traffic Map from MoDOT (https://www.modot.org/traffic-volume-maps) the average annual daily traffic counts for these streets are as follows:

- Mechanic St.: 5,846
- Wall St.: 615
- South St. (Minor Arterial portion): 3,092
- South St. (Major Collector portion): 1,921
- Independence St.: 1,818
- Butler Dr./Ter.: 156

The City of Harrisonville does not currently have any signalized intersections within the redevelopment area. A comprehensive review of the infrastructure deficiencies in the plan area is provided at **Exhibit E**. The majority of residents own a vehicle. The Redevelopment Area's connectivity to government offices, schools, churches and community organizations help ensure residents have access to jobs and services.

Existing Land Use Patterns and Zoning

The City has adopted its 2040 Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan identifies most of the Redevelopment Area as Traditional Neighborhood or Historic Downtown. Approximately 86% of the parcels within the Redevelopment Area are residential, with the remaining tracts being commercial. It is estimated that of the residential parcels, 41% are owner-occupied and 59% are rental properties.

Key priorities listed in the Comprehensive Plan for areas identified as Traditional Neighborhood include modernization of aging building stock and expansion of quality housing options. The Comprehensive Plan further encourages reinvestment and revitalization efforts in the Historic Downtown. Included in the proposed implementation strategies is establishment of a program of Chapter 353 tax abatement within the downtown area and the adjacent neighborhoods to encourage reinvestment in aging properties which require substantial maintenance by providing property tax abatement to owners that initiate key improvements to properties.

This Redevelopment Plan will contribute to all of these stated principles by incentivizing the rehabilitation of existing housing in the area. The Redevelopment Plan addresses various facets of private improvements needed to ensure revitalization. Flat or declining housing prices and economic conditions that do not offer growth or stability will continue without implementation of the Redevelopment Plan.

Parcel Specific Tax Abatement Guidelines

The Redevelopment Plan and program guidelines coordinate community partnerships with private owners, concerned citizens, not-for-profits, and the public sector to revitalize the Redevelopment Area. The Redevelopment Plan's focus is commercial and residential rehabilitation. Except as provided herein, parcels located within the Redevelopment Area are eligible for Tax Abatement, so long as the parcel is taxable, and that the owner is the direct recipient. Projects involving new construction on vacant lots will only be eligible to participate in the program if the previous structure on the lot is demolished and new construction commences with three (3) months from the date demolition of the previous structure commenced. The development of new multifamily or the construction of new rental units is not eligible for Parcel Specific Tax Abatement. However, the remodel of existing multifamily is eligible for Tax Abatement. Finally, any proposed residential project on parcels valued greater than the average home value in Harrisonville (determined by Cass County) must receive additional approval from the Redevelopment Corporation's Board prior to receiving Tax Abatement.

Abatement will apply to residential properties differently than commercial properties. A two-tiered abatement system allows individual property owners options to fit the needs of their property and finances. Applications for residential abatement shall be suspended each year when the total market value of properties applying for abatement in that year achieves an annual total aggregate cap of $9,450,000 for residential properties, which represents approximately 7.5% of the total assessed valuation of residential properties within the redevelopment area at the time this Plan was approved. Likewise, applications for commercial abatement shall be suspended each year when the total market value of properties applying for abatement in that year achieves an annual total aggregate cap of $4,950,000 for commercial properties, which represents approximately 15.0% of the total assessed valuation of commercial properties within the redevelopment area at the time this Plan was approved. Generally, applications for abatement shall be available for ten (10) tax years beginning in 2023 subject to all other limitations of this Plan.

Commercial Properties

Commercial properties are required to make a minimum rehabilitation investment that is equal to or greater than $100,000.00. The investment in the rehabilitation of the property shall be for a mix of exterior and interior improvements.

Phase 1

Investment that meets this threshold provides the owner a ten (10) year freeze on the assessed value of the property's improvements and incremental increase in land values. The assessed value of the land is not affected by this freeze and taxes on the underlying property remain unchanged and continues to be taxed appropriately as "base" tax revenue to the taxing jurisdictions.

Phase 2

After the completion of Phase 1, abatement will end, and the participating properties will return to normal payment of property taxes.

Residential Properties

Residential properties are required to make a minimum rehabilitation investment that is equal to or greater than $10,000.00 at the time of application. A minimum of $5,000 of the total cost of the investment in the rehabilitation of the property shall be for exterior improvements visible to the public, which minimum dollar amount of exterior improvements shall increase by one-half of one percent (1/2%) for each dollar of proposed costs above the minimum investment of $10,000.

Phase 1

Investment that meets this threshold provides the owner a five (5) year freeze on the assessed value of the property's improvements and incremental increase in land values. The market value of the land is not affected by this freeze and taxes on the underlying property remain unchanged and taxed appropriately.

Phase 2

After the completion of Phase 1, abatement will end, and the participating properties will return to normal payment of property taxes.

In accordance with the Act, the proposed Redevelopment Corporation will acquire the real property as a "pass-through" when property owners apply to the Redevelopment Corporation for the Tax Abatement program. While acting as a "pass-through" agency, the Redevelopment Corporation will assign Tax Abatement to participating residential and commercial parcel owners in accordance with the Parcel Specific Tax Abatement Guidelines. Proposed projects must meet this financial limitation as well as other project limitations outlined in the Parcel Specific Tax Abatement Guidelines. Individual parcel owners will be required to enter into an abatement agreement with the Redevelopment Corporation for the administration of the Tax Abatement Program.

<u>Notice of Fundamental Requirements</u>

The Tax Abatement Impact Analysis on Political Subdivisions is attached **Exhibit D**.

Exhibit G is a copy of the written notice provided to each taxing Political Subdivision having boundaries for ad valorem real estate taxation purposes which include any part within the Redevelopment Area as required by Section 353.110.3(1) of the Missouri State Statutes. The notice includes a copy of the Tax Abatement Impact Analysis, and it shall be provided to each Political Subdivision prior to the Public Hearing conducted by the Board of Aldermen concerning the Redevelopment Plan.

At the conclusion of the Tax Abatement incentive period, the Redevelopment Corporation will have achieved:

1. Increased investment in and external appearance of residential properties that lead to pride in ownership;
2. Increased investment in and use of service and commercial business properties;

3. Increased modern and sustainable housing to meet the needs of the local workforce; and
4. Improved rental readiness standards that mirror homeownership values.

Planned redevelopment is dependent upon individual owners to make financial investments in owner–occupied, commercial and single-family properties. Specific requirements of the redevelopment will be addressed in the Redevelopment Agreement, due to a variety of housing development patterns and platting configurations, proposals from homeowners for each lot configuration will need to be addressed on an individual basis.

CERTIFICATION OF BLIGHT

A blight study will be completed and presented to the Board of Aldermen for approval at a later date as contemplated in Section 353.060, RSMo. Upon its adoption by the Board of Aldermen, the blight study will be inserted into this Plan as **Exhibit F**.

ACQUISITION AND DEMOLITION

There are currently no plans for demolition of any structures within the Redevelopment Area, nor are there any current plans for the acquisition of any property for redevelopment purposes. This does not preclude the proposed Redevelopment Corporation from implementing such measures, in the future.

NEW BUILDINGS

The Redevelopment Plan does not include any specific new construction at this time; however, the proposed Redevelopment Corporation may, in the future implement this measure and will amend the plan in accordance with the Redevelopment Corporation law, if and when necessary.

OPEN SPACE

The current Redevelopment Plan does not include any specific measures for introducing additional public open space, however, should this change, the proposed Redevelopment Corporation could, amend the Redevelopment Plan in accordance with Redevelopment Corporation law if, and when necessary.

PROPERTIES FOR PUBLIC AGENCIES

The proposed Redevelopment Corporation does not plan to sell, donate, exchange or lease any property to any public agency within the Redevelopment Area.

STREET AND ALLEY CHANGES

The proposed Redevelopment Corporation does not include any recommended changes to the street or alley network within the Redevelopment Area. If the Redevelopment Corporation determines that such changes need to occur, they will submit an amended plan for approval by the Board of Aldermen.

HOUSING AND BUSINESS RELOCATION

The proposed Redevelopment Plan does not anticipate any relocation or displacement of businesses or residences, and as such do not anticipate the need for any person to require relocation assistance. Furthermore, there are no projects or anticipated relocations of residents outside of the Redevelopment Area.

FINANCING

The proposed Redevelopment Plan does not require financing for any specific redevelopment project. However, the proposed Redevelopment Plan is directed at private property owners, who will with possible assistance from the City, secure financing for their respective rehabilitation projects. The City has committed to assist with the administration of the Tax Abatement Program.

MANAGEMENT

The City through the Community Development Department will take responsibility for providing technical assistance and administrative support to the proposed Board of Directors of the Redevelopment Corporation.

PUBLIC PROPERTY

There are no plans to change the uses of City owned property within the redevelopment area.

COMMITMENT TO NON-DISCRIMINATION

The Redevelopment Corporation acknowledges the existence of federal, state and local laws regarding fair employment practices applicable to this Redevelopment Plan and will be bound by and comply with all such laws.

PUBLIC ACCESS

The Redevelopment Corporation will make all facilities in the redevelopment area, which it may own in the future, and the benefits of the Tax Abatement Program of this Redevelopment Plan available to the public regardless of race, religion, color, sex, national origin or handicap.

PERFORMANCE BOND

If necessary and upon request by the Board of Aldermen, the Redevelopment Corporation will provide a performance bond or other security in an amount sufficient to cover land acquisition, clearance, remediation, and site preparation in accordance with an amended Redevelopment Plan.

TAX AGREEMENTS

Any tax agreements, entered into by the Redevelopment Corporation are required to be included in the Redevelopment Plan. This Redevelopment Plan does not include any such agreement.

CERTIFICATION OF NOTICES

Required notices related to this Redevelopment Plan were mailed to the appropriate parties, as required by the Act.

EXHIBIT A

Chapter 353 Boundaries

Bowers Land Survey Co. LLC
P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0160
WEBSITE: BOWERSSURVEY.COM

March 31, 2023

Job No. 21895-23

Mr. Jim Clarke, CEcD
Economic Development Director
City of Harrisonville
300 E, Pearl Street
Harrisonville, MO 64701

Legal Description of Chapter 353 Boundary

PART OF GOVERNMENT LOTS 1, 2, 3, 4, 5 AND 6 OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 44, RANGE 31, CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF THE NORTHEAST QUARTER OF SECTION 4, AFORESAID, RUN THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO A POINT OF INTERSECTION WITH THE CENTERLINE OF EAST ELM STREET AND BEING THE TRUE POINT OF BEGINNING OF THE BOUNDARY TO BE DESCRIBED; THENCE CONTINUING SOUTH ALONG SAID EAST LINE OF THE NORTHEAST QUARTER TO A POINT OF INTERSECTION WITH THE CENTERLINE OF EAST PEARL STREET; THENCE WEST ALONG SAID CENTERLINE OF EAST PEARL STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH KING AVENUE, THENCE SOUTH ALONG SAID CENTERLINE OF SOUTH KING AVENUE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF EAST WALL STREET; THENCE WEST ALONG SAID CENTERLINE OF EAST WALL STREET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE ORIGINAL TOWN OF HARRISONVILLE; THENCE SOUTH ALONG SAID EAST LINE AND BEING ALONG THE EAST LINE OF BLOCKS 216 AND 221, ORIGINAL TOWN OF HARRISONVILLE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF EAST MECHANIC STREET; THENCE EAST ALONG SAID CENTERLINE OF EAST MECHANIC STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF EASTWOOD ROAD; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID CENTERLINE OF EASTWOOD ROAD TO A POINT OF INTERSECTION WITH THE CENTERLINE OF EAST SOUTH STREET; THENCE EAST ALONG SAID CENTERLINE OF EAST SOUTH STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH KING AVENUE; THENCE SOUTH ALONG SAID CENTERLINE OF SOUTH KING AVENUE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF OAKWOOD, LOTS 26 THRU 42, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AND BEING THE NORTHEAST CORNER OF LOT 31, OAKWOOD; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 31 AND AN EXTENSION THEREOF TO THE CENTERLINE OF OAKWOOD STREET; THENCE EAST ALONG SAID CENTERLINE OF OAKWOOD STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF CHERRY STREET; THENCE SOUTH ALONG SAID CENTERLINE OF CHERRY STREET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID OAKWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID OAKWOOD, LOTS 26 THRU 42 AND BEING ALONG THE SOUTH LINE OF OAKWOOD, LOTS 10 THRU 25, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AND BEING ALONG THE SOUTH LINE OF OAKWOOD, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AND AN EXTENSION THEREOF TO THE CENTERLINE OF SOUTH ORCHARD ROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF SOUTH ORCHARD ROAD TO THE CENTERLINE OF SOUTH INDEPENDENCE STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF SOUTH INDEPENDENCE STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BOWMAN AVENUE; THENCE WEST ALONG SAID CENTERLINE OF BOWMAN AVENUE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BUTLER DRIVE; THENCE NORTH ALONG SAID CENTERLINE OF BUTLER DRIVE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SOUTH STREET; THENCE WEST ALONG SAID CENTERLINE OF SOUTH STREET TO A POINT OF INTERSECTION WITH A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 23, HARVEY SUBDIVISION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE NORTH ALONG SAID EXTENSION OF AND EAST LINE OF LOT 23, AND ALONG THE EAST LINE OF LOT 2 IN SAID HARVEY ADDITION TO THE NORTHEAST CORNER OF SAID LOT 2 AND BEING A POINT ON THE SOUTH LINE OF LOT 10, SMITH'S ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE EAST ALONG SAID SOUTH LINE OF LOT 10 TO THE SOUTHEAST CORNER OF

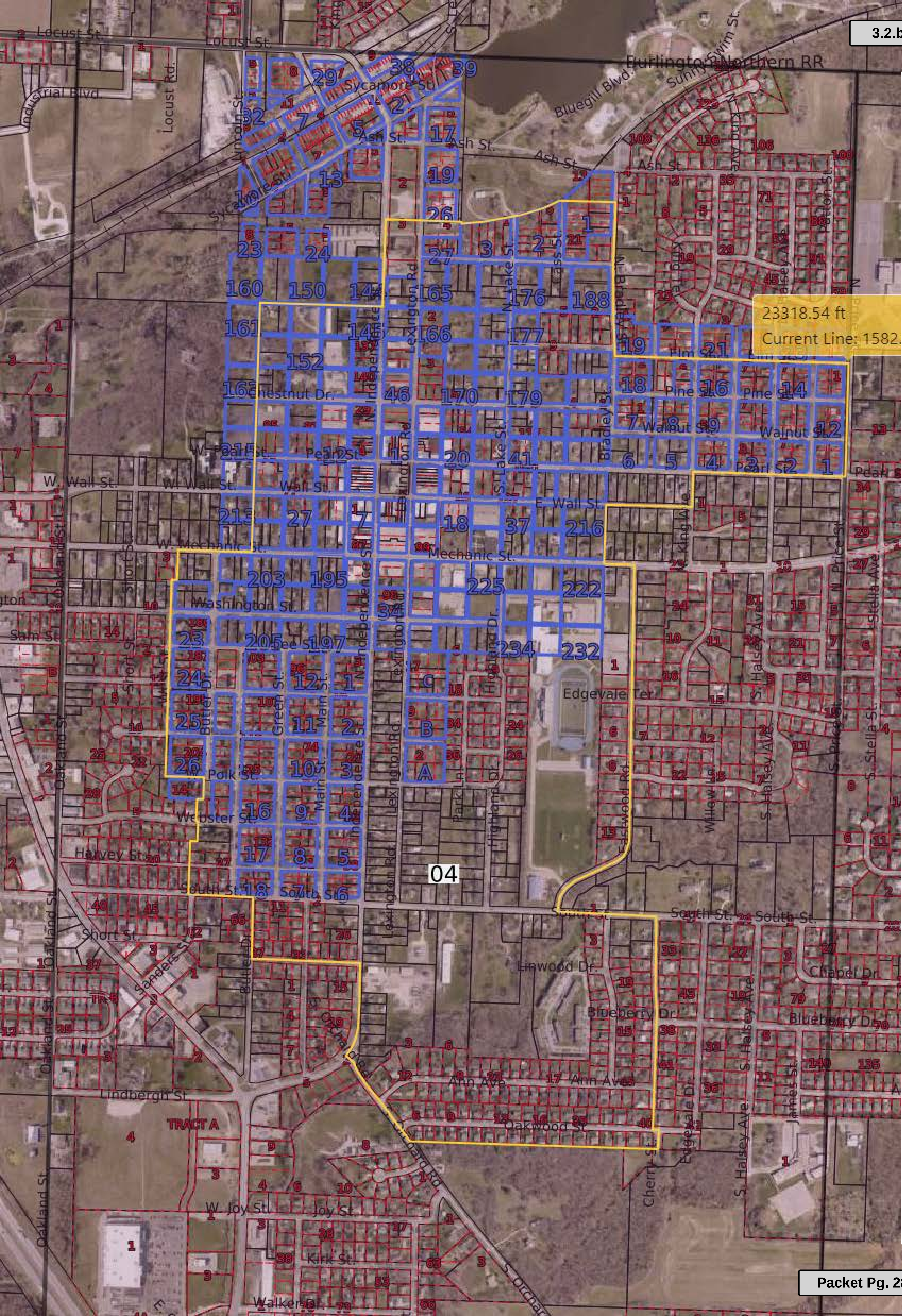
Bowers Land Survey Co. LLC
P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0160
WEBSITE: BOWERSSURVEY.COM

SAID LOT 10; THENCE NORTH ALONG SAID EAST LINE OF LOT 10 AND AN EXTENSION THEREOF, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WEBSTER STREET; THENCE WEST ALONG SAID CENTERLINE OF WEBSTER STREET TO A POINT OF INTERSECTION WITH A SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 12, SMITH'S ADDITION; THENCE NORTH ALONG SAID EXTENSION OF AND WEST LINE OF LOT 12 TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12 TO THE SOUTHEAST CORNER OF LOT 210, BLOCK 27, JACKS ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 210 AND THE EAST LINE OF LOT 209, JACKS ADDITION, AND AN EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WEST POLK STREET; THENCE WEST ALONG SAID CENTERLINE OF WEST POLK STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WEST STREET; THENCE NORTH ALONG SAID CENTERLINE OF WEST STREET AND AN EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 3, CARTER'S ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 AND BEING ALONG THE SOUTH LINE OF LOT 2, CARTER'S ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 AND AN EXTENSION THEREOF, TO THE CENTERLINE OF WEST MECHANIC STREET; THENCE EAST ALONG SAID CENTERLINE OF WEST MECHANIC STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BUTLER TERRACE; THENCE NORTH ALONG SAID CENTERLINE OF BUTLER TERRACE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WEST NORTH STREET; THENCE EAST ALONG SAID CENTERLINE OF WEST NORTH STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NORTH INDEPENDENCE STREET; THENCE NORTH ALONG SAID CENTERLINE OF NORTH INDEPENDENCE STREET TO A POINT OF INTERSECTION WITH A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, HARRISONVILLE MIDTOWN DEVELOPMENT, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE EAST ALONG SAID EXTENSION OF AND NORTH LINE OF SAID LOT 3 AND BEING ALONG THE SOUTH LINE OF DUTRO'S ADDITION BLOCK 26, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AND AN EXTENSION THEREOF, TO THE SOUTHEAST CORNER OF SAID DUTRO'S ADDITION BLOCK 26; THENCE SOUTH ALONG AN EXTENSION OF THE EAST LINE OF SAID DUTRO'S ADDITION BLOCK 26 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE NOW ABANDONED RIGHT-OF-WAY OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF THE NOW ABANDONED RIGHT-OF-WAY OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD TO A POINT OF INTERSECTION WITH A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 14, MOODY'S ADDITION, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI; THENCE EAST ALONG SAID EXTENSION THEREOF AND THE NORTH LINE OF SAID LOT 14 AND NORTH LINE OF LOT 8, MOODY'S ADDITION AND EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NORTH BRADLEY STREET; THENCE SOUTH ALONG SAID CENTERLINE OF NORTH BRADLEY STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF EAST ELM STREET; THENCE EAST ALONG SAID CENTERLINE OF EAST ELM STREET TO A POINT ON SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, BEING THE TRUE POINT OF BEGINNNING.

NOTE: THIS DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY, FIELD WORK WAS NOT PERFORMED. THIS DESCRIPTION HAS BEEN PREPARED FROM THE CASS COUNTY GIS MAP AND SUBDIVISION PLATS OF RECORD.

STATE OF MISSOURI
TROY S. BOWERS
LS-2616
REGISTERED LAND SURVEYOR
3/31/23

TROY S. BOWERS, PLS
MO LS 2616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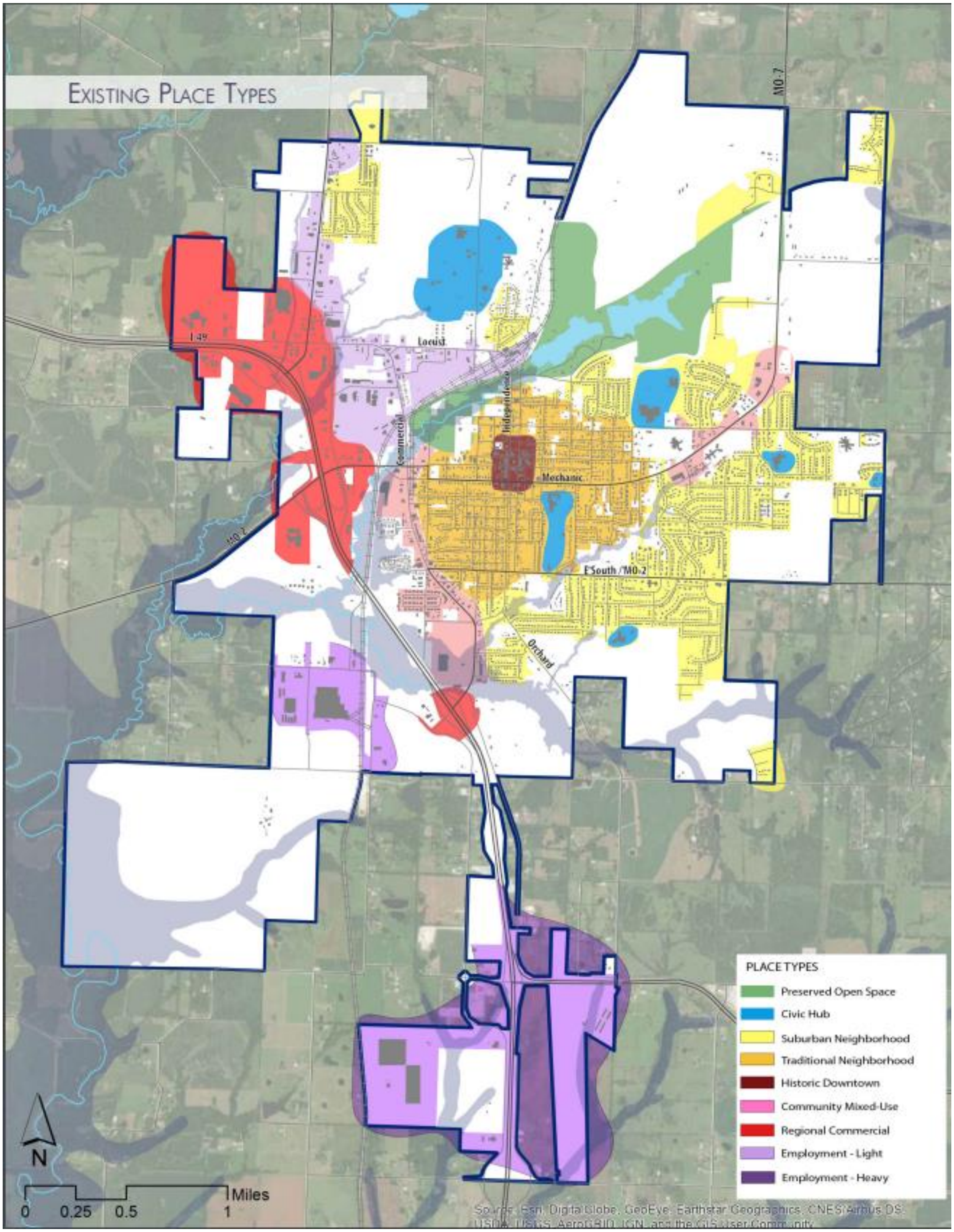
Burlington Northern RR
Industrial Blvd
Locust Rd.
Sycamore St.
Ash St.
Bluegill Blvd.
Sunny Swim St.
Lexington Rd
N Lake St.
Bradley St.
Elm St.
Pine St.
Walnut St.
Pearl St.
Chestnut Dr.
W. Wall St.
Wall St.
E. Wall St.
W. Mechanic St.
Mechanic St.
Washington St.
Lee St.
Independence
Main St.
Green St.
Highland Dr.
Edgevale Ter.
Polk St.
Webster St.
Harvey St.
South St.
Short St.
Sanders St.
Linwood Dr.
Blueberry Dr.
Ann Ave.
Oakwood St.
Lindbergh St.
TRACT A
W. Joy St.
Joy St.
Kirk St.
Walker Dr.
S. Orchard
Oakland St.
S. Halsey Ave
Chapel Dr.
James St.
Cherry St.
Edgevale Dr.
Willow
Stella Ave
S. Price St.
23318.54 ft
Current Line: 1582.
04

EXHIBIT B



Existing Place Types
PLACE TYPES
Preserved Open Space
Civic Hub
Suburban Neighborhood
Traditional Neighborhood
Historic Downtown
Community Mixed-Use
Regional Commercial
Employment - Light
Employment - Heavy
I 49
Locust
Commercial
Independence
Mechanic
E South / MO-2
Orchard
MO-7
MO-2
N
0 0.25 0.5 1 Miles

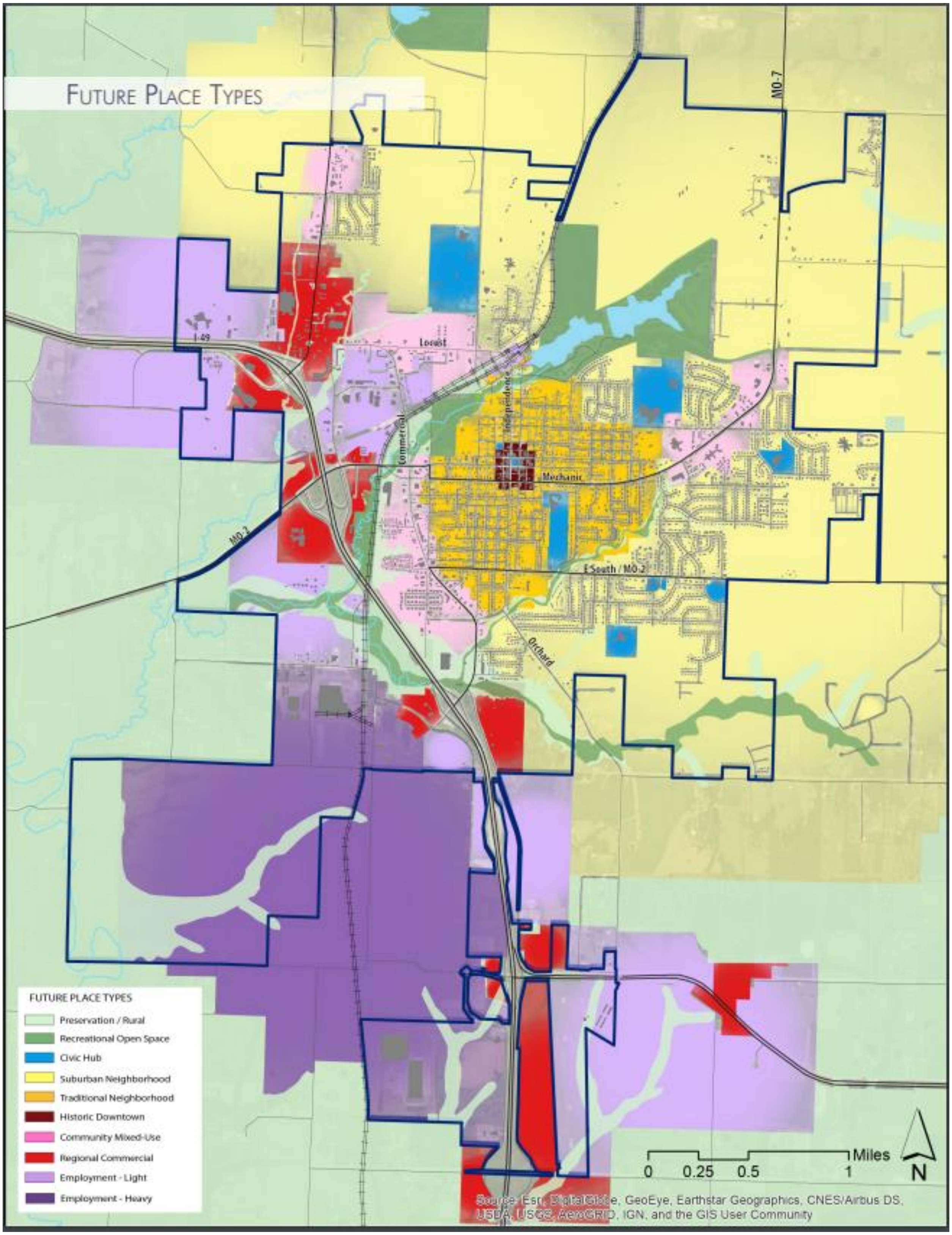

FUTURE PLACE TYPES
I-49
Locust
Commercial
Independence
Mechanic
MO-2
E South / MO-2
Orchard
MO-7
FUTURE PLACE TYPES
Preservation / Rural
Recreational Open Space
Civic Hub
Suburban Neighborhood
Traditional Neighborhood
Historic Downtown
Community Mixed-Use
Regional Commercial
Employment - Light
Employment - Heavy
0 0.25 0.5 1 Miles
N
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT C

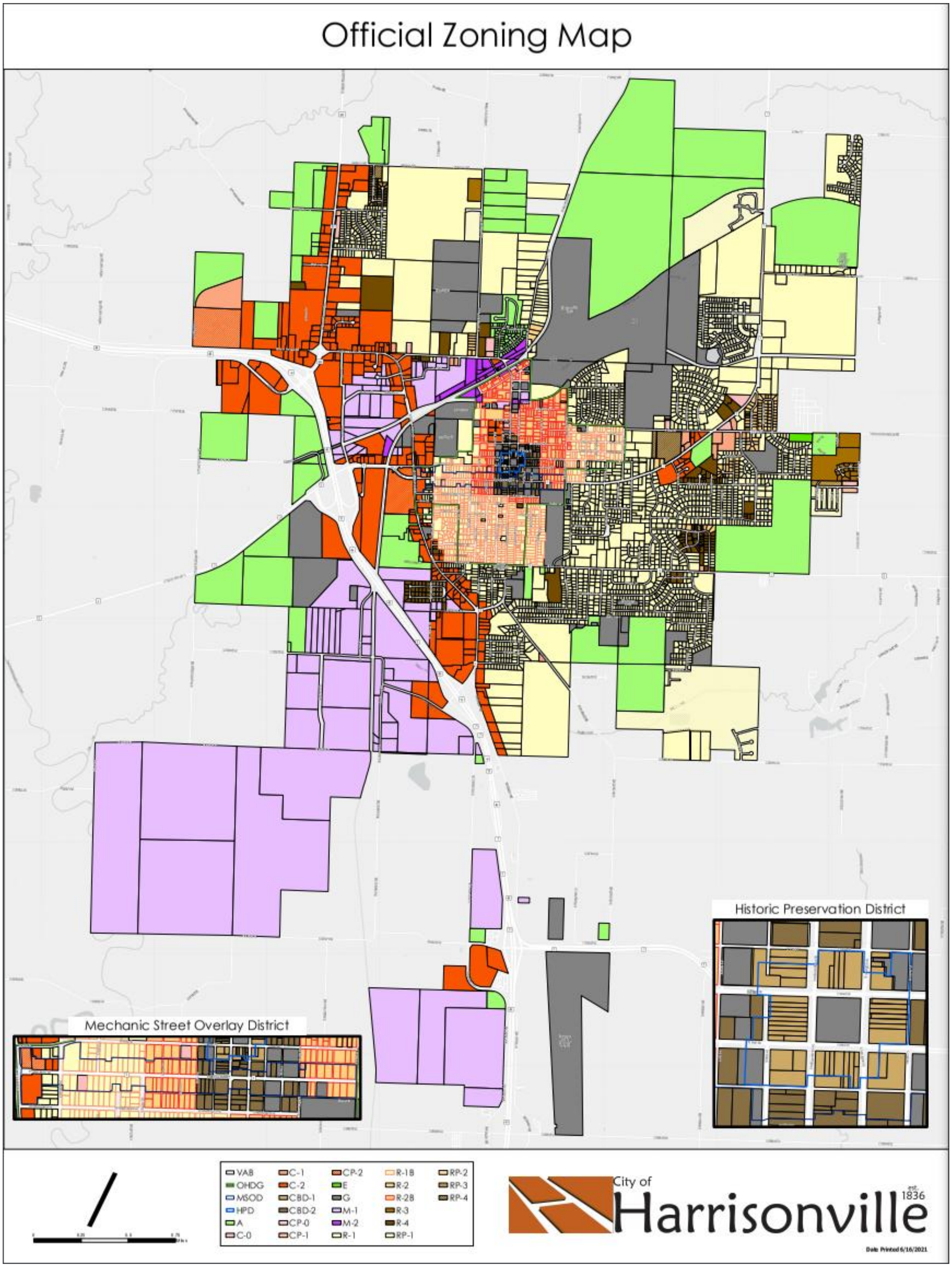

Official Zoning Map
Historic Preservation District
Mechanic Street Overlay District
VAB
OHDG
MSOD
HPD
A
C-0
C-1
C-2
CBD-1
CBD-2
CP-0
CP-1
CP-2
E
G
M-1
M-2
R-1
R-1B
R-2
R-2B
R-3
R-4
RP-1
RP-2
RP-3
RP-4
City of
Harrisonville
est. 1836
Date Printed 6/16/2021

EXHIBIT D

[SEE ATTACHED TAX IMPACT ANALYSIS]

Harrisonville Property Improvement 353: Tax Impact Analysis

To:	Brad Ratliff, City Administrator
From:	Tom Denaway, Director - Baker Tilly Municipal Advisors; Kolbe Krzyzanowski, Manager – Baker Tilly Municipal Advisor
c.c.	Jeremy Smith, Director of Administrative Services, Joe Lauber, Legal Counsel Harrisonville Missouri.
Date:	March 10th, 2023
Subject:	Harrisonville Property Improvement and Chapter 353 abatement – Tax Impact Analysis

Structure of Development

The Chapter 353 property improvement abatement program for the City of Harrisonville encompasses roughly 964 parcels, has a fifteen-year and twenty-year lifespan for Residential and commercial properties, respectively, and consists of a single-phase abatement structure following the State's Chapter 353 code (RSMo 353).

The intended structure of the program includes the following:

- A 10-year application window.
- A 5-year abatement is available to individual property owners for residential improvements.
- A 10-year abatement is available to individual property owners for commercial property improvements.

The abatement structure proposes a maximum fifteen-year lifespan for the residential improvement program and a maximum twenty-year lifespan for the commercial property improvement. In addition, the program offers abatement of up to 100% of the existing improvement value, and any new improvement value resulting from the property investment. The analytical conclusions assume the following:

1. A 10-year application period for both programs, as outlined above, with abatements beginning the first year following the application and lasting for the designated period based on the type of property.
2. The City is proposing a maximum participation level for the residential portion of the abatement area based on a total maximum abated improvement value cap of $9,450,000, across 831 eligible properties. This cap on abated improvement value equates to a participation rate of 7.5%, which based on an assumed residential improvement value of $150,000 equates to approximately 63 properties participating.
3. For the commercial portion of the abatement area, the City is proposing a total maximum abated improvement value cap of $4,950,000, across 72 eligible properties. This cap on abated improvement value equates to a participation rate of 15%, which based on an assumed commercial improvement value of $450,00 equates to approximately 11 properties participating.
4. Considers all impacted taxing jurisdictions in the abatement of existing assessed value and does not assume that the program will create a material increase in assessed or estimated value on an individual property basis, as the primary purpose of the program is neighborhood beautification, pride in ownership, and aesthetic improvement.

bakertilly

Impact to Property Tax Jurisdictions

The Harrisonville residential and commercial improvement program includes a Chapter 353-tax abatement. The impact of that abatement on both the residential and commercial plans is contingent on the level of participation. This analysis assumes maximum participation in each program.

Residential Abatement

The Abatement for Residential property improvement considers the assumptions: The Abatement participation for residential property improvement is capped at a total of $9,450,000 of abated improvement market value. This analysis assumes an application period of ten years, with a per parcel period of abatement of five-years at a rate of 100% of the improvement value being abated. In total this analysis assumes that the maximum cap of abated improvement value of $9,450,000 will be reached for a 15-year period. In order to illustrate the maximum potential impact of the program we have assumed the participation cap will be reached; actual participation levels may be lower than projected here resulting in a potentially lower impact than proposed within this analysis. The participation cap equates to approximately 63-properties participating within the program at any point in time, based on an assumed per-parcel improvement value of $150,000.

Tax rate and assessment rate are consistent with 2022 Cass County property tax billing assumptions. This analysis assumes a 6% discount rate for calculating the Net Present Value (NPV) of the abatement over its life. **Table 1** (below) contains a summary of assumptions. This analysis assumes full participation in all fifteen years, however no individual residential abatement may exceed five years.

Table 1: Assumptions Residential:	
Maximum Abated Value Participation Cap	$9,450,000
Assumed improvement value	$150,000
# of Properties (estimated)	63
# of Abatement Years	5
# Of Application Years	10
Improvement Value Abatement Reduction	100%
Tax Rate	6.81%
Assessment Rate	19%
Net Present Value (NPV) Discount Rate	6%

Table 2: (below) identifies the maximum annual impact of participation at the maximum abatement level across all taxing jurisdictions per year, in total, and discounted for NPV.

Table 2: Residential Tax Impact by Jurisdiction (Revenue Loss)

Tax Rates	2022	Yearly	Total	*Total NPV*
R-9 - H-VILLE	5.4772	$ 98,343	$ 1,475,147	*$ 955,133*
State	0.0300	$ 539	$ 8,080	*$ 5,232*
Co. Roads	0.2137	$ 3,837	$ 57,555	*$ 37,266*
Co. Library	0.2545	$ 4,570	$ 68,543	*$ 44,381*
Hospital Maintenance.	0.1242	$ 2,230	$ 33,450	*$ 21,658*
Shelter Workshop	0.0454	$ 815	$ 12,227	*$ 7,917*
City of Harrisonville	0.6440	$ 11,563	$ 173,445	$ 112,303
TOTAL	6.7890	$ 121,896	$ 1,828,447	*$ 1,183,889*

The abatement program contemplates a maximum potential impact of $121,896 annually, and a $1,828,447 impact over the life of the residential portion of the abatement program. The NPV of the maximum potential impact of the Residential abatement program over its fifteen-year life is $1,183,889.

Commercial Abatement

The Abatement for commercial property improvement considers the assumptions: The Abatement participation for commercial property improvement is capped at a total of $4,950,000 of abated improvement market value. This analysis assumes an application period of ten years, with a per parcel period of abatement of 10-years at a rate of 100% of the improvement value being abated. In total this analysis assumes that the maximum cap of abated value of $4,950,000 will be reached for a 20-year period. In order to illustrate the maximum potential impact of the program we have assumed the participation cap will be reached; actual participation levels may be lower than projected here resulting in a lower impact than proposed within this analysis. The participation cap equates to approximately 11-properties participating within the program at any point in time, based on an assumed per-parcel improvement value of $450,000. This analysis assumes full participation in all twenty program years, however no individual commercial abatement may exceed ten years.

Table 3 (below) contains a summary of assumptions.

Table 3: Assumptions Commercial:	
Maximum Abated Value Participation Cap	$4,950,000
Assumed improvement value	$450,000
# of properties (estimated)	11
# of Abatement Years	10
# Of Application Years	10
Improvement Value Abatement Reduction	100%
Tax Rate	7.33%
Assessment Rate	32%
Discount Rate	6%

Table 4 (below): identifies the maximum annual impact of participation at the maximum abatement level across all taxing jurisdictions per year, in total, and discounted for NPV.

Table 4: Commercial Tax Impact by Jurisdiction (Revenue Loss)

Tax Rates	2022	Yearly	Total	*Total NPV*
R-9 - H-VILLE	5.4772	$ 86,759	$ 1,735,177	*$ 995,117*
State	0.0300	$ 475	$ 9,504	*$ 5,451*
Co. Roads	0.2137	$ 3,385	$ 67,700	*$ 38,826*
Co. Library	0.2545	$ 4,031	$ 80,626	*$ 46,238*
Hospital Maintenance	0.1242	$ 1,967	$ 39,347	*$ 22,565*
Shelter Workshop	0.0454	$ 719	$ 14,383	*$ 8,248*
City of Harrisonville	0.6440	$ 10,201	$ 204,019	*$ 117,004*
Commercial Surtax	0.5400	$ 8,554	$ 171,072	*$ 98,109*
TOTAL	7.3290	$ 116,091	$ 2,321,827	*$1,331,559*

The abatement program contemplates a maximum potential impact of $116,091 annually, and a $2,321,827 impact over the life of the commercial portion of the abatement program. The NPV of the maximum potential impact of the Commercial abatement program over its twenty-year life is $1,331,559.

Details of Property Tax Impacts on Emergency Services

Section (2)(a) of RSMO 353-110 dictates that emergency Service Districts are entitled to 50% of the revenue generated from assessed value. That grantee of revenue can be up to 100% of the assessed value and supersedes any abatement agreement.

The City of Harrisonville provides Fire and EMS services to the community and is not subject to Fire and EMS levies.

Appendices

The following appendices provide detailed conclusions of the analysis.

Appendix A: outlines the yearly impact of the program given the assumptions enumerated in this analysis.

A1: Residential Tax Impact by Jurisdiction, by year.

A2: Commercial Tax Impact by Jurisdiction, by year.

Appendix B: A summary of the conclusions, and corresponding assumptions of this analysis.

B1: Assumptions for Residential and Commercial properties.

B2: Summary the total impact cumulatively, and by property type and jurisdiction.

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Appendix A1:

Residential Tax Impact By Jurisdiction										
Year	Capped Value	Assessed Value At:	R-9 - H-VILLE	State	Co. Roads	Co. Library	Hospital Maint.	Shelter Wkshop	Hville City	Total Tax
Mill Levy Rate	**7.5%**	**19%**	**5.4772**	**0.0300**	**0.2137**	**0.2545**	**0.1242**	**0.0454**	**0.6440**	**6.7890**
1	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
2	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
3	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
4	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
5	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
6	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
7	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
8	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
9	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
10	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
11	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
12	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
13	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
14	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
15	$ 9,450,000	$ 1,795,500	$ 98,343	$ 539	$ 3,837	$ 4,570	$ 2,230	$ 815	$ 11,563	$ 121,896
Total			**$ 1,475,147**	**$ 8,080**	**$ 57,555**	**$ 68,543**	**$ 33,450**	**$ 12,227**	**$ 173,445**	**$ 1,828,447**

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Appendix A2:

Commercial Tax Impact By Jurisdiction											
Year	Capped Value	Assessed Value At:	R-9 - H-VILLE	State	Co. Roads	Co. Library	Hospital Maint.	Shelter Wkshop	Hville City	Surtax	Total Tax
Mill Levy Rate	**15%**	**32%**	**5.4772**	**0.0300**	**0.2137**	**0.2545**	**0.1242**	**0.0454**	**0.6440**	**0.5400**	**7.3290**
1	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
2	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
3	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
4	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
5	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
6	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
7	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
8	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
9	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
10	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
11	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
12	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
13	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
14	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
15	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
16	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
17	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
18	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
19	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
20	$ 4,950,000	$ 1,584,000	$ 86,759	$ 475	$ 3,385	$ 4,031	$ 1,967	$ 719	$ 10,201	$ 8,554	$ 116,091
Total			**$ 1,735,177**	**$ 9,504**	**$ 67,700**	**$ 80,626**	**$ 39,347**	**$ 14,383**	**$ 204,019**	**$ 171,072**	**$ 2,321,827**

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Appendix B1:

Combined Assumptions		
Assumptions	**Residential**	**Commerical**
Improvement Value	$ 150,000	$ 450,000
# of Properties (estimated)	63	11
# of Abatement Years	5	10
# Of Application Years	10	10
Total Value	$ 9,450,000	$ 4,950,000
Tax Reduction	100%	100%
Tax Rate	6.81%	7.33%
Assessment Rate	19%	32%
Discount Rate	6%	6%

Appendix B2:

Cumulative Residential and Commerical Project Impact										
Impact By Taxing District		Commercial Tax Impact By Jurisdiction			Residential Tax Impact By Jurisdiction			Total Tax Impact By Jurisdiction (Revenue Loss)		
Tax Rates	**Value**	**Yearly**	**Total**	***Total NPV***	**Yearly**	**Total**	***Total NPV***	**Yearly**	**Total**	***Total NPV***
R-9 - H-VILLE	5.4772	$ 86,759	$ 1,735,177	*$ 995,117*	$ 98,343	$ 1,475,147	*$ 955,133*	$ 185,102	$ 3,210,324	*$ 1,950,250*
State	0.0300	$ 475	$ 9,504	*$ 5,451*	$ 539	$ 8,080	*$ 5,232*	$ 1,014	$ 17,584	*$ 10,682*
Co. Roads	0.2137	$ 3,385	$ 67,700	*$ 38,826*	$ 3,837	$ 57,555	*$ 37,266*	$ 7,222	$ 125,255	*$ 76,092*
Co. Library	0.2545	$ 4,031	$ 80,626	*$ 46,238*	$ 4,570	$ 68,543	*$ 44,381*	$ 8,601	$ 149,169	*$ 90,619*
Hospital Maint.	0.1242	$ 1,967	$ 39,347	*$ 22,565*	$ 2,230	$ 33,450	*$ 21,658*	$ 4,197	$ 72,797	*$ 44,224*
Shelter Wkshop	0.0454	$ 719	$ 14,383	*$ 8,248*	$ 815	$ 12,227	*$ 7,917*	$ 1,534	$ 26,610	*$ 16,165*
Hville City	0.6440	$ 10,201	$ 204,019	*$ 117,004*	$ 11,563	$ 173,445	*$ 112,303*	$ 21,764	$ 377,465	*$ 229,307*
Surtax	0.5400	$ 8,554	$ 171,072	*$ 98,109*	$ -	$ -	*$ -*	$ 8,554	$ 171,072	*$ 98,109*
TOTAL	7.3290	$ 116,091	$ 2,321,827	*$ 1,331,559*	$ 121,896	$ 1,828,447	*$ 1,183,889*	$ 237,988	$ 4,150,275	*$ 2,515,448*

EXHIBIT E

[SEE ATTACHED INFRASTRUCTURE DEFICIENCIES ANALYSIS]

Chapter 353
Infrastructure Deficiencies

Streets

Most of the streets located within the outlined Chapter 353 area will need surface (most are pavement) maintenance and/or rehabilitation improvements as there are several infrastructure deficiencies.

Maintenance and rehabilitation are the two principal treatments used to extend pavement life. These treatments have two main effects. These principals immediately improve the street surface condition. For instance, a slurry seal can eliminate most minor surface distresses. Secondly, these principals affect the future rate of deterioration. For instance, crack sealing prevents water from entering the pavement structure and subgrade through open cracks, which slows future deterioration.

In general, maintenance can slow the rate of deterioration by correcting small pavement defects before they can worsen and contribute to further defects. Beyond a certain point, however, defects become too large for correction by mere maintenance. At this point, rehabilitation can be used to affect a comprehensive correction of many relatively severe defects, which provides an increase in pavement condition. The city has several severe deficiencies within the Chapter 353 area.

In general, we use several levels of treatment to correct surface deterioration:

- Routine maintenance (e.g., filling cracks, potholes).
- Periodic maintenance (e.g., fog seals, slurry seals).
- Rehabilitation (e.g., structural overlays.)
- Reconstruction (e.g., design and construct an entire new road).
- Ancillary (leveling and spot repair, usually used in conjunction with other treatments).

Street Surface Deficiencies Included:

- Alligator Cracking

- Block Cracking

- Longitudinal (Linear) Cracking

- Transverse Cracking

- Edge Cracks

- Joint Reflection Cracks

- Slippage Cracks

- Potholes

- Depressions (bird baths)

- Rutting

- Shoving

- Upheaval

- Raveling (very porous asphalt)

Streets Continued

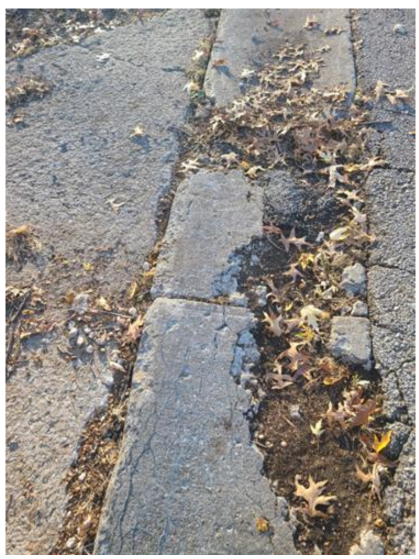
In Short: The entire Chapter 353 area has severe deficiencies that include the need for street widening, curb repair and new install for continuity, stormwater improvements, road improvements to surface and edges, street identification upgrades, sidewalk and ADA ramp repairs and new installation for continuity, resurfacing of roads, and upgrades to bring all to complete streets.

Improvements Needed: New curb 129, 160 L.F. at rate of $50/ L.F. - Estimated Costs are $6,500,000.00 (Does not include existing curb needing repair). New sidewalk 37,431 L.F. at rate of $40/L.F. - Estimated costs are $1,497,240.00 (Does not include repairs to existing sidewalks or ADA ramps). New Storm Water 41924 L.F at a rate of $105/ L.F. - Estimated Costs are $6,288,600.00 (Does not include repairs to existing culverts or install of new box structures, this is pipes only). Rebuild of roads that meet less than the 8 inch depth standards 185,917 square yards at 24 ft widths. Base rate of $40/S.Y. - Estimated Costs are $7,436,680 and surface rate of $15/S.Y. - Estimated Costs are $2788,755 (Does not include any other surface repairs).

Curb and Gutter

Most of the streets located within the outlined Chapter 353 will need curb and gutter replacement and new installation for continuity. Curb and gutter are inspected annual, and conditions are updated and recorded. The Chapter 353 area includes primarily older residential editions that do not meet a complete street policy. Curb and gutter are deemed infrastructure deficient if neither curb nor gutter is present to define the edge of the street. Curb and gutter are deemed deficient if the existing curb and gutter is broken, deteriorated, or requires the replacement of a third (1/3) of ten (10) foot sections. Many of the streets use bioswales as a natural storm water runoff collection to keep of the street surface, however; these need maintenance as well.

- Broken, deteriorated curb and gutter, some have been temporarily filled in with cold patch but not a permanent solution, will need replaced.



Sidewalk and ADA Ramps

Most of the streets located within the outlined Chapter 353 will need sidewalk and ADA ramp replacement and new installation for continuity. Sidewalk and ADA ramps inspected annual and conditions are updated and recorded. There is severe widespread deterioration of the sidewalks and ADA ramps. Sidewalk and ADA ramps are deficient if there is missing and there is a need for installation for continuity. Sidewalk and ADA ramps are deemed deficient if they have severe cracks, tree roots, uneven slabs, holes, broken, heaved sections, or utility manhole covers, and water valves are located within the PED route that present a public hazard.

- Water valves located within the ADA ramp and landing, ADA ramp missing, sections have uneven slopes and cross-slopes.

- Deterioration, broken, and cracking.

- Tree roots causing the sidewalk to upheaval.

- Sidewalk has cracked and dropped creating a trip hazard.

Storm Water

The Chapter 353 area is located within the South Grand watershed, small sections of Town Creek and Muddy Creek (waterways of the state) are located within the Chapter 353 area as well. Several infrastructure deficiencies have been identified including but not limited to culvert deterioration, storm box lid being broken from traffic driven overtop, yard flooding, street flooding, filled drainage ditches (bioswales), blocked storm drains and grates, mosquitos, soil and bank erosion, weeds and debris in ditches.

Major CIP Improvements scheduled:

There are three (3) projects identified in the City's CIP that are within the Chapter 353 boundaries:

1. Downtown Square Water Main Replacement is planned as a 2023 project;
2. MO 2 Hwy. South Street Bridge over Muddy Creek Tributary is planned as a 2024 project (contingent upon grant award); and
3. Repairs/Reconstruction at the Intersection of South Street and Independence Street (Hwy. 2) is a planned project for 2027-28.

Street Intersection Signal Lights

Not Applicable – There are no city intersection signal lights within the Chapter 353 area.

Street Signs

All streets located within the outlined Chapter 353 area will need Street Name Sign upgrade replacements from 4” letters to 6” letters. All other signs and regulatory signs are replaced as needed. No known major deficiencies.

Pedestrian and/or School Crossings

Most of the streets located within the outlined Chapter 353 will need pedestrian and/or school crossing maintenance such as reapplication of paint or thermoplastics.

Improvement:

- Install Rectangular Rapid Flashing Beacons (RRFB): New crossing design at 4-way stop intersection at S. Independence St. and Washington St. Located at a high-volume school route.
- Install Rectangular Rapid Flashing Beacons (RRFB): New crossing design at Eastwood and Edgevale Terrace. Located at a high-volume school route.

Trees

Most of the trees within a city ROW that are located within the outlined Chapter 353 receive maintenance throughout the year. Trees are deemed deficient when limbs hang below seven (7) feet from the ground, are broken, splitting, roots destroying sidewalk, curb, gutter, or storm water infrastructure and present a public hazard. A major deficiency includes trees within the ROW hanging over powerlines and houses. Elm St. Has one specific larger tree that will need scheduled.

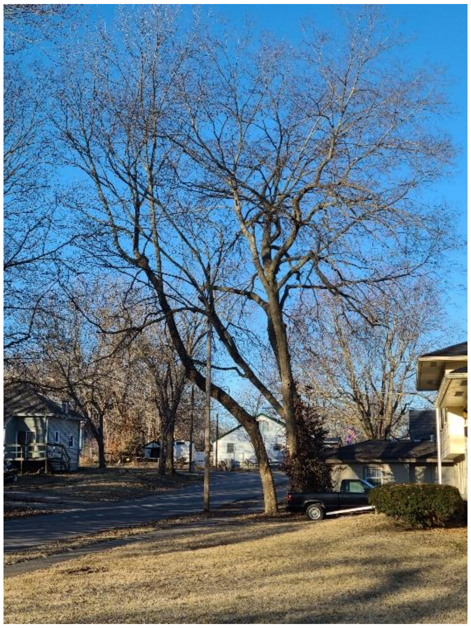


EXHIBIT F

[SEE ATTACHED BLIGHT STUDY TO BE ADDED UPON APPROVAL BY THE BOARD OF ALDERMEN]

EXHIBIT G

[SEE ATTACHED NOTICE TO TAXING JURISDICTIONS]

BILL NO.: ____________ **ORDINANCE NO.: ___________**

AN ORDINANCE APPROVING THE HARRISONVILLE SQUARE NEIGHBORHOOD REDEVELOPMENT PLAN.

WHEREAS, the City submitted for approval the Harrisonville Square Neighborhood Redevelopment Plan ("Development Plan"), pursuant to Chapter 353, RSMo, the Urban Redevelopment Corporations Law and amendments thereto ("Act"), to the office of the City Clerk on March 17, 2023, the Development Plan contemplates redevelopment of an area generally known as the Harrisonville Square and the surrounding neighborhood, which is specifically and legally described in the Development Plan ("Redevelopment Area"); and

WHEREAS, the City Clerk notified all relevant taxing jurisdictions by written notice, including the tax impact statement, by certified mail on March 22, 2023; and

WHEREAS, the City Clerk caused to be posted, in accordance with 67.2725 RSMo. on notice of the public hearing on the Development Plan; and

WHEREAS, the Board of Aldermen ("Board") held a public hearing on the Development Plan on April 5, 2023; and

WHEREAS, at the public hearing conducted by the Board, all political subdivisions levying an ad valorem tax and interested persons were given an opportunity to be heard at the public hearing; and

WHEREAS, it is desirable and in the public interest that the City staff and proposed Urban Redevelopment Corporation undertake and administer implementation of the Development Plan; and

WHEREAS, the Board now desires to approve the Development Plan in accordance with the Development Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HARRISONVILLE, MISSOURI, AS FOLLOWS:

SECTION 1. Development Plan Approved. The Board of Aldermen hereby approves the Chapter 353 Harrisonville Square Neighborhood Redevelopment Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference.

SECTION 2. Declarations. The Board of Aldermen of the City of Harrisonville authorize City staff to create the Urban Redevelopment Corporation and grant it all power necessary to carry out the Development Plan.

SECTION 3. The Board of Aldermen finds that approval of the Development Plan is necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.

SECTION 4. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

SECTION 5. That this Ordinance shall be in full force and effect from and after the date of its passage approval.

SECTION 6. That the City Clerk is authorized by this ordinance to correct any scrivener's errors identified within this Ordinance.

READ TWICE AND PASSED by the Board of Aldermen of the City of Harrisonville, Missouri, and approved by the Mayor of Harrisonville this ____ day of ______________________, 2023.

____

Judy Bowman, Mayor

ATTEST:

____

Daniel Barnett, City Clerk.

EXHIBIT A
HARRISONVILLE SQUARE NEIGHBORHOOD REDEVELOPMENT PLAN
(ATTACHED)