



East Capitol Avenue Redevelopment Area
JEFFERSON CITY

Qualifications for Chapter 99 (LCRA) Designation

JULY 21, 2016



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SECTION 1

INTRODUCTION AND AREA DESCRIPTION

INTRODUCTION

The State of Missouri provides various statutory tools that a community may utilize in order to facilitate private or public development or redevelopment in a declining area or to induce the development of an area that has been deficient in growth and development. One such tool is provided for in the Land Clearance for Redevelopment Authority Law (R.S. MO Sections 99.300 to 99.715, as amended) (the “LCRA Law” or the “Law”). The LCRA Law provides for the creation of a Land Clearance for Redevelopment Authority, which is granted various powers of authority to carry out a redevelopment or urban renewal plan for land clearance and urban renewal projects, as defined within the LCRA Law.

The purpose of this report is twofold. First, this document will establish the findings and conditions of an area shown in **Exhibit A – Boundary Map** in the **Appendix** section entitled **Area Maps** of this report, for the purposes of declaring the Redevelopment Area (the “Area”) as delineated in Exhibit A within Jefferson City, Missouri (the “City”) a “Blighted” or “Insanitary” Area under the LCRA Law. Second, following the establishment of the conditions which qualify the area as set forth in this report, it is intended to serve as a basis for mitigating or eliminating the conditions that will support the creation of a “Redevelopment Plan” or “Urban Renewal Plan” for a “Land Clearance Project” or an “Urban Renewal Project” to be undertaken within the Area by the City and/or developers as may be designated by the City.

As outlined in Section 99.430 of the R.S. MO the initial step in establishing an area under the Law is for the governing body of the community to declare, by resolution or ordinance, that the area is a “Blighted Area” or “Insanitary Area” in need of redevelopment or in need of rehabilitation.

Section 99.320 of the Law sets out the definitions of these two areas as follows:

“Blighted Area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

“Insanitary Area”, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare;

Based on the findings of this analysis, as outlined in Section 2, the area to be known as the East Capitol Avenue Redevelopment Area (the “Area”) and shown on **Exhibit A** in **Appendix**, exhibits the conditions that warrant the Area being declared both a “Blighted Area” and an “Insanitary Area” under the terms and conditions of the Law. The following sections of this report outline these findings as analyzed by PGAV PLANNERS who were retained on behalf of Jefferson City and its Land Clearance for Redevelopment Authority (the “Authority”) to document the conditions of the Area and prepare the accompanying redevelopment plan.

AREA DESCRIPTION AND BACKGROUND

The East Capitol Avenue Redevelopment Area is located within the City, and is generally bordered by East State Street to the north, Adams Street to the west, East High Street on the south (including certain parcels on the south side of East High Street), and Lafayette Street on the east. The Area is located along the eastern and southern portion of the City’s Downtown area. Parts of the Area are within the Capitol Avenue Historic District which is federally designated on the National Register of Historic Places and Exhibit A shows the boundaries of the historic district that overlap with the Redevelopment Area. The Area consists of 116 parcels and approximately 38.1 acres of land including street and alley rights-of-way and 25.6 acres exclusive of street and alley rights-of-way. Sixty-six percent (66%) or 76 of the 116 parcels within the Area are within the historic district. **Exhibit B – Parcel Locator Numbers** in the **Appendix** numbers the parcels consecutively beginning at the northwest corner of Adams and State Streets. The numbers assigned to each parcel correspond to the **Table 1** in the **Appendix** which follows the map which is **Exhibit B**. This table shows ownership, owner address, and current assessed value for each parcel and previous assessed value by reassessment year going back to 2007.

Exhibit C, entitled **Existing Land Use** in the **Appendix** shows the existing land uses within the Area and **Exhibit D**, entitled **Surrounding Land Use** in the **Appendix** shows the Area land uses in the context of the core of the City’s Downtown Area (located primarily to the west of the Area). As Exhibit C demonstrates, the Area is a mix of land uses that includes single and multi-family residential, public/semi-public, commercial, and

even industrial land uses. Building architectural styles run a gamut of buildings with no particular style to French Colonial, Mid-19th Century Late Victorian, late 19th and 20th Century Classical Revival, Craftsman, and Art Deco. Unfortunately, many of the single-family homes with the architectural characteristics as noted have been converted to commercial or multi-family uses. Fortunately, in most instances, the outward appearance of the structures has not been significantly altered, at least as they appear from the street.

As will be discussed in subsequent sections of this report, the property conditions are rapidly deteriorating in the Area. Many buildings are vacant and a number of properties were deemed abandoned under City ordinance, forcing the City to board up these buildings. Electricity, water, and gas services have been terminated. However, evidence gathered during the field inspections of the properties (including discussions with Area residents) and discussions with City staff revealed that some of these properties are often occupied by individuals illegally. A number of the residents also expressed frustration with landlords' responses to repairs. The Area also displays a somewhat unusual scenario wherein 26 of the 116 properties (26%) of the properties are owned by a single party, represent many of the vacant buildings, are typically in significantly deteriorated condition, and constitute all of the properties that the City has boarded up and therefore cannot be occupied. PGAV PLANNERS has conducted redevelopment area qualifications analysis under redevelopment statutes in 22 states with criteria that are similar or identical to those of the Chapter 99 LCRA Law. This includes more than 400 such analyses in cities both large and small over a 40-year period. We cannot recall a situation in which a single property owner accounts for such a significant percentage of properties with qualifying conditions.

SECTION 2

BLIGHTED AREA

BASIS FOR AREA DESIGNATION

In order for the Authority to prepare a redevelopment or an urban renewal plan under the Law, the area in question must meet the definition of a “Blighted Area” or “Insanitary Area” (or in the alternative, the Law provides that the Authority may simultaneously prepare a plan and find the area in question to be a “Blighted Area” or “Insanitary Area”). As determined by field investigations and analyses undertaken for this Plan, the Area was found to exhibit the requirements necessary for designation under the Law as a Blighted Area. The analysis of existing conditions and evidence of the factors present in the Area are described in detail in this section. The Blighted Area qualification factors present in the Area include the following:

- Defective or Inadequate Street Layout;
- Insanitary or Unsafe Conditions;
- Deterioration of Site Improvements;
- Improper Subdivision or Obsolete Platting; and the
- Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.

The Law, in 99.310 R.S. MO gives the following declaration of policy:

It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provision of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the develop-

ment, renewal or rehabilitation of such areas and its sale or lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the provisions hereinafter enacted is hereby declared as a matter of legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, may require acquisition and clearance, as provided in this law, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented, and to the extent feasible, salvable, insanitary and blighted areas should be conserved and rehabilitated through voluntary action and the regulatory process. A municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the rehabilitation or redevelopment or renewal of areas by private enterprise.

The underlined portion of the declaration of policy emphasizes that the use of the aids provided with the Law should be used when the menace of a “Bighted Area” or “Insanitary Area” cannot be dealt with by the regulatory process of the community and the ordinary operations of private enterprise. The following are a number of factors that have led us to conclude that the conditions menacing the Area are not likely to be remediated through the redevelopment of the Area without the aids provided within the Law:

- The Area contains many buildings of historic significance many of which were single-family residences and many of which have been converted to multi-family use or commercial uses. The cost of restoring these buildings for their original purpose and removing inappropriate exterior elements will be prohibitive without the financial assistance that can be provided without the LCRA Law or other redevelopment statutes that can be overlaid on the Area;
- The age of the buildings in the Area is a contributing factor to the conditions that were found. Of the 106 parcels within the Area with building improvements (there are 123 buildings within the Area) 101 of the improved parcels have structures that are 35 years old or older. The 35-year standard as a measure of potential blighted conditions evolved from Federal urban renewal statutes. It is a recognition that as buildings age, a pattern of deferred maintenance will result and the need for significant repairs will be required. As a National Register Historic District, the majority

of the buildings in the Area are much older. Forty-two (42) buildings are over 100 years old and 88 buildings are 90 years old or older.

- The number of deteriorated properties that are owned by parties who are unwilling sellers or where asking prices exceed true market value will likely require the eminent domain powers available via the LCRA Law;
- Vacant parcels, vacant buildings, deteriorated residential and commercial buildings, and parking lots have, in many instances, been in the same condition for extended periods of time, in some cases for years. These poor conditions have caused the City to deem the buildings unfit for occupancy, and incur the costs of boarding the structures shut. This clearly indicates a lack of development or redevelopment in the Area and the lack of cooperation or compliance on the part of the property owners is an indicator that the conditions are not likely to improve and will probably get worse;
- While PGAV PLANNERS is unaware of any environmental investigations that may have occurred in the Area relating to sites or buildings, it is likely that restoration of the buildings (or demolition where necessary) will incur environmental remediation costs due to the presence of lead paint on the exterior or interior of the buildings given their age. The age factor also virtually assures that some of the structures may also have lead piping and asbestos in pipe wrapping or floor coverings;
- The cost of demolition of some of the structures where rehabilitation may not be financially feasible will create an additional impediment to redevelopment of the Area; and
- The cost of removal of obsolete utilities or the need to construct utilities and other public infrastructure capable of supporting redevelopment are not known at this time, since there are no overarching single or multiple redevelopment project currently identified. However, it is possible that some level of such costs will be incurred.

The Area is hampered by the significant additional costs associated with rehabilitation or redevelopment activities. Given the factors impacting the Area, it is clear that without the aids provided to the City and its LCRA by the Law, the Area is not likely to experience growth and development through investment by private enterprise.

This Section documents the conditions that were found to be present in the Area and contains the analysis of how such conditions cause the Area to be a “Blighted Area” according to Section 99.320 of the Law. The Law defines a “Blighted Area” as follows:

“Blighted Area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

As such, blight conditions may be physical, such as “insanitary or unsafe conditions,” “deterioration of site improvements” or “the existence of conditions which endanger life or property by fire and other causes,” or functional, such as “defective or inadequate street layout” or “improper subdivision or obsolete platting.”

This analysis is based upon on-site investigations of the Area conducted by PGAV PLANNERS senior staff on April 9, 21, and 22, 2016. City staff also provided information used in this analysis and participated in a meeting with PGAV PLANNERS staff on April 22 to discuss the background data and information being provided by the City. PGAV PLANNERS staff relied upon its extensive experience, knowledge of the real estate market, and professional expertise in the preparation of the analysis. A total of 1446 photos were taken in the Area during the field visits. Photographs illustrating representative blighting conditions were taken during the site visit and are displayed in the **Appendix** in a section entitled **Existing Conditions Photos. Exhibit E – Existing Conditions** in the **Appendix** provides a representative sample of the blighted conditions observed by PGAV PLANNERS staff and shows the pertinent factors that were found using a sample of photos that were taken. This report will not reflect changes in conditions or events that have occurred subsequent to the date of the site visits or publication of this report.

As indicated above, PGAV PLANNERS staff conducted field investigations of observable conditions in the Area. During these field investigations, physical and functional blight conditions were observed and which are summarized below.

DEFECTIVE OR INADEQUATE STREET LAYOUT

For a site to be served by a proper and adequate street layout it should be easily accessible from nearby streets and, for an area of the size of the Area, should have an adequate internal network of streets to serve all businesses or residences within the Area. This street network should provide for vehicular access, public transit, pedestrians, bicyclists,

service and delivery vehicles, as well as emergency vehicles and equipment. Proper planning for an intuitive flow of automobile traffic decreases the frequency and severity of accidents. In addition, a proper internal street layout allows for pedestrians to move about safely. The design of effective and adequate street layouts must account for both the automobile and the pedestrian, and decrease the conflict points between each.

Summary of Findings:

During the site visit, PGAV PLANNERS staff both drove and walked the Area and surroundings to determine if the street layout was defective or inadequate. The streets and alleys of the Area conform to a typical grid layout reflecting the age of the Area and platting for the time over which the Area was developed. While roadways throughout the Area are not inadequate for the land uses that they support, they suffer from a number of deficiencies which we believe represent defects. **Exhibit E-1 Existing Conditions – Streets and Sidewalks** in the **Appendix** depicts the general conditions of street surfaces, sidewalks, and curbs and gutters in the Area. The following are the defective and inadequate conditions observed:

- Street surfaces throughout the Area are generally in good condition; however, as shown on Exhibit E-1, East High Street between Lafayette and Adams Street and Marshall Street between East High and East Capitol Avenue are showing deterioration in the form of fairly extensive surface cracking.
- Sidewalks have been replaced along many of the Area streets but as shown on Exhibit E-1, there are still street segments with deteriorated sidewalks in need of replacement and, in some instances, represent a pedestrian safety hazard. This is primarily confined to Capitol Avenue between Jackson and Adams Streets and Jackson Street between High Street and Capitol Avenue
- The entire length of East Capitol Avenue through the Area (Lafayette to Adams) and East State Street between Marshall and Jackson have deteriorated curbs and gutters.

UNSAFE CONDITIONS

Unsafe conditions are evidenced by a lack of proper public infrastructure adequate for ensuring the public's health and safety and the presence of harmful substances and conditions which threaten the health and safety of the public. **Exhibit E – Existing Conditions** displays various factors present within the Area. The number of factors in the map legend shows the extent to which those conditions exist based on the number of improved parcels. There are 106 improved parcels with the Area, some with more than one building.

Summary of Findings:

The Area has certain insanitary or unsafe conditions as generally described below. As **Exhibit E** shows, 19 of the 106 parcels demonstrate exterior evidence of unsafe conditions. It is certain that interior inspection of the buildings would reveal further evidence of such conditions, particularly given the number of vacant buildings in the Area (28).

- While some buildings that are unsafe for occupancy are boarded up, there is evidence that some of the buildings have been accessed and the City has noted instances where these properties have been occupied. These buildings have no working utilities and thus present both health and safety hazards for occupancy.
- There are many instances of large older homes that have been converted for multi-family occupancy. We observed multiple instances where secondary access, unit access, or fire escape stairs were built to second floor (and in some cases third floor) levels. Most of these stair structures are constructed of wood. In several instances these stairs were constructed to these upper stories using 4” by 4” vertical wooden posts. Not only does this fail to meet current (or past) building code requirements, it creates stair structures that have considerable “shake” when used. These structures have a serious potential for failure, and carry a risk for collapse when used by heavier individuals or more than one person. This represents a very serious unsafe condition.
- The number of unoccupied structures with deteriorating siding, soffits, and eaves present a multitude of opportunities for invasion by various types of vermin and birds. During field inspection of the properties many instances were observed of squirrels and birds entering and exiting various openings; in two instances mice were observed entering or exiting. Other evidence of mice (or maybe rats) habitation was observed in the form of droppings in the proximity of probable entry/exit points to buildings or accessory structure. In one building we noted bats hanging under the eaves. City building inspectors have observed feral cats entering and exiting buildings and have observed people feeding cats in and around some buildings in the Area.
- The field inspection of the properties was conducted on an exterior-only basis and thus interior conditions could not be observed first hand. The number of boarded up structures is an indication of interior conditions that prevent occupancy. Given the condition of roofing, siding, soffits, and window frames on many of these properties it is virtually certain that rainwater is entering some of

the buildings; thus it is likely that many of these properties are experiencing interior water damage and subsequent mold formation.

- In general, as a neighborhood deteriorates, the incidence of crimes increases. Vacant buildings promote crime because there are fewer residents, businesses owners, and employees to observe unusual or illicit activities. At the time of the PGAV PLANNERS field visits, 34 buildings (nearly 28%) were vacant and many were boarded up. **Exhibit F** in the **Appendix** provides a map of the reported crimes since 2008 based on the City's police department records. For what is predominantly a residential neighborhood 142 crimes is a significant number that represents an unsafe neighborhood (or is at least perceived to be). In addition, this list filters out all but the most significant ones. What Exhibit F shows are crimes that include arson, assault, burglary, robbery, rape, vehicle theft, and theft from persons or property. This data represents an average of 8 crimes per year over the 8-year period that the data covers.
- It was previously noted that many structures have various deteriorated soffits, entryways, and other conditions that provide access to birds and vermin. Invasion by these animals can quickly create situations wherein significant interior damage with negative environmental implications, combined with significant building deterioration can negate the ability to rehab a property.
- Field review of the site indicates clear evidence of code violations just by observation of the properties. The City has cited many properties and the number of boarded up structures indicates that this has been an ongoing problem. City code violation records have been entered into the Springbrook Code and Contact module. Records are also entered in the City's GIS system, but data input is not yet complete. However, with much of the information currently available and based on the latest update of this data, since January of 2011 there have been 175 code violation citations within the Area. **Exhibit G – Code Violation Citations** in the **Appendix** shows the properties which were cited. Various code violations observed during the field work included fire stair structures improperly constructed, porches and steps in severely deteriorated condition, dilapidated buildings that require demolition, and other unsafe conditions. Some of these are not yet represented in the data base information shown on **Exhibit G**, therefore, the number of violations is likely to be higher.

DETERIORATION OF SITE IMPROVEMENTS

Deterioration may be evident in buildings with defects in the primary and secondary building components, where the defects cannot be cured in the course of normal mainte-

nance. Primary building components include the foundation, exterior walls, floors, roofs, wiring, plumbing, etc. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, fascia materials, etc. Deterioration may also be evident in buildings with sound primary and secondary components, due to a lack of painting, loose or missing roof tiles, floor or ceiling plates, or holes and cracks over limited areas.

Summary of Findings:

During field investigation, many instances of deterioration to primary and secondary building components, as well as to utilities and paved surfaces (e.g., roadways and parking areas) were observed to be affecting the vast majority of the structures in the Area. The extent of this deterioration is displayed on **Exhibit E** in the Appendix. This map depicts the various factors that were found based on the number of parcels. As indicated on the exhibit, 79 improved parcels have deteriorated site improvements. This represents 75% of the improved parcels. The fact that a very high proportion of the buildings (72%) are more than 80 years old has accelerated the level of deterioration in Area buildings. Since there were significant occurrences of deteriorated site improvements, only some of those observed are listed below as examples.

Three-quarters of the property demonstrates varying levels of deterioration many of which have been previously described. These include:

- Rotting window and door frames;
- Roofing that is worn or missing shingles;
- Eaves, soffits, and facias that are rotting, missing, or falling;
- Porches, steps, and exterior stairways that are rotting, severely cracked or spalling (in the case of concrete structure); handrailing that is leaning, rotting, or generally unstable;
- Falling or missing gutters and downspouts;
- Exterior walls exhibiting various signs of deterioration including deteriorating siding; bricks and mortar showing signs of step-cracking (sometimes an indicator of foundation issues), and a need for tuckpointing;
- Sidewalks, driveways, and other paved areas of the parcels that are cracking, spalling, heaving, or sinking; and
- Shrubbery that is overgrown, dead or dying.

The **Existing Conditions Photos** in the **Appendix** of this report show just a sampling of these conditions which, as previously stated were documented by a total of 1446 photographs of the properties and buildings in the Area. Also, **Exhibit G** depicting code violations is further evidence of the extent to which deterioration of site improvements exists within the Area.

IMPROPER SUBDIVISION OR OBSOLETE PLATTING

Improper subdivision can consist of the platting of a lot or lots with irregular shapes which renders construction of appropriate land uses difficult or impossible or renders the lot or lots in violation of the County's subdivision code. Obsolete platting is where the shapes of lots or the arrangement or organization of lots is no longer suited for current, modern, land use and development.

Summary of Findings:

The platting of the Area reflects its age and time at which it was developed. Many of the lots are very narrow and have width to depth ratios of five or six to one. Other lots suggest that they were platted in similar configurations, but the back portions were sold off and consolidated for use by larger buildings in the same block. This has resulted in situations where housing units are on parcels that are so small as to be undesirable in today's real estate markets, even in older neighborhoods which are being revived in many cities. Although **Exhibit E** notes 5 instances of obsolete platting where narrow easements, unusable lots, and/or flag lots have been created, in fact much of the Area suffers from platting that is not likely to be desirable in the market. In terms of bringing the Area "back to life," the platting scenarios that existed in the Area as it was originally developed present a significant impediment to rehabilitation of some of the most historic housing units. For example, the ability to create off-street parking for these housing units would be impossible without acquisition of adjacent property. Existing yard areas are, in many instances, already too small.

EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

The existence of conditions which endanger life or property by fire and other causes includes such circumstances as structures in danger of collapse, the lack of modern life safety measures, physical deficiencies which could cause harm, the existence of hazardous conditions that could cause a fire or hinder the suppression of a fire, or potential flooding conditions which could threaten life or property.

Summary of Findings:

- The physical deterioration of Area buildings and many of the factors discussed previously represent situations that are an endangerment to life and/or property. Factors such as deteriorated steps, porches, and exterior stairways that can cause personal injury are numerous. Vacant buildings present situations of illegal habitation or break-ins are hazardous and represent potential fire hazards.

The predominance of building deterioration, pavement deterioration, and other site improvements within the Area represent conditions which endanger life or property by fire and other causes.

- One building is in a state of complete collapse. Although the site is fenced, it represents a danger as an unattractive nuisance, potential fire hazard, and potentially a haven for disease-carrying vermin and could impact the surrounding properties.
- Buildings with falling soffits, facias, and eaves represents hazards to anyone walking the building perimeter.
- Due to their age and design, most of the buildings potentially contain environmentally hazardous asbestos materials, and lead paint. Both lead paint and asbestos, if not properly identified and disposed of, can be harmful or even fatal to persons exposed to them.
- The age of Area buildings also means that building systems, in most instances, do not comply with current City codes or any that may have in effect over the past 20 years. This means that electrical, plumbing (including water heating), and heating systems are most likely deficient, inoperable, and/or hazardous. It has been PGAV PLANNERS' experience that many of these properties may still have knob and tube wiring in at least part of the building and their heating systems may present carbon monoxide risks.

SECTION 3

SUMMARY OF BLIGHTED AREA

ECONOMIC LIABILITY

The Area, by reason of both a predominance of each, as well as a combination of, defective and inadequate street layout, unsafe conditions, deterioration of site improvements, improper subdivision, and obsolete platting constitutes an economic liability. The Area, in its present condition and use, is severely underutilized. The conditions described herein are a deterrent to future investment and development in the area. As a result of the building and property deterioration, vacancy, and little investment in rehabilitation and/or redevelopment, the Area is becoming a declining source of revenue for the City and the other taxing districts.

The history of assessed values for Area properties is shown on **Table 1 – Area Parcel Data** in the **Appendix**. The property listing in this table utilizes the property locator numbers of **Exhibit B** to allow the reader to locate the parcels on this map. **Table 1-A – Assessed Value Percent Change - 2007-2015** follows Table 1 in the Appendix. Table 1-A shows that all but 14 of the 116 properties in the area have either declined or have had no increase in value over this 7-year period. In the 14 instances where property increases have occurred, the increases in assessed value are small and started from a small base. Of the properties that increased in value, the percentage of increase only amounted to 8.8% over the seven-year period and only amounted to a total of \$262,210. This is an increase of 1.3% per year. In certain instances there are property values that have no value in preceding assessment years. This was the result of certain parcels (primarily owned by one-party) being subdivided into multiple smaller parcels. This contributes to skewing the data as well.

Overall, even considering the increases attributable to only 14 parcels, the assessed value of the Area has declined 11%. If the 14 properties which increased in assessed value are removed from the list and the 35 properties that have declined in value are considered, the overall decline in assessed value of these parcels is 18.4% or 2.6% annually; therefore, the properties declining in value are doing so at more than twice the rate of increase of the 14 properties that showed increases. This represents a loss of nearly \$778,000 in assessed value for the 35 declining properties over the seven-year period. Therefore, the declining-value properties are doing so at a rate twice that of those which increased measured in percent. In terms of dollar value, the amount of decrease of the decreasing parcels is three times the amount of the increasing parcels. Also, it is important to note that the remaining 67 parcels have values that were flat (zero) or had no prior value because they were a subdivision of a larger parcel, that in some instances) was declining in value.

In considering the property value picture in the Area, it is appropriate to look at property value trends for the City as a whole over the same time period. **Table 1-B** located in the **Appendix** shows the City-wide trend in property assessed values over the 2007-2015 period. This table indicates that the City has experienced an increase in assessed values over the time frame of nearly 8% and an average annual increase of 1.5% over the same period.

PGAV PLANNERS is of the opinion that in consideration of the condition of some of these properties, the Cole County Assessor will be forced to decrease values of many of the properties further in the 2017 assessment period. Many of the parcels are not worth more than the value of the land and in instances where the condition of the building would require demolition, the cost of demolition is really an offset to the value of the land.

The data of Tables 1 and 1-A clearly demonstrate that the Area is an economic liability to the City and the affected taxing districts that rely on real estate taxes to provide services to the Area and the City in general. In the instances where the City has been forced to board up the buildings because they are unfit for occupancy, the City has had to incur those costs in the hope that it can collect the costs from the property owners through filing liens or other legal action for collection. These properties are clearly also economic liabilities to their respective owners who must pay the taxes that are levied. The many vacant properties are producing no income or use for their owners. In addition, the vacant buildings are providing no revenue to the utility entities serving the Area.

It should also be noted that economic underutilization is a function of economic liability. Economic underutilization has been recognized by Missouri courts as a blighting factor. The factors outlined in this section contribute to the existing economic underutilization found in the Area. The courts of Missouri have recognized economic underutilization as a blighting condition or one that contributes to blight. This premise was explicitly stated by the Missouri Supreme Court case Tierney v. Planned Industrial Expansion Authority of Kansas City, Missouri, 742 S.W. 2d 146, 151 (Mo.1987). While this case relates to Chapter 100 (the Planned Industrial Expansion Authority statute), the definition of “blighted area is not dissimilar to that of the Chapter 99 LCRA Law.

In Tierney at 151, the Missouri Supreme Court stated:

...(10) The owners, finally, attack the concept of “economic underutilization” as a basis... They suggest that almost all land could be put to a higher and better use, and argue that the concept of economic under-utilization is so broad as to confer upon the legislative authority and PIEA the unlimited discretion to take one person’s property for the benefit of another, contrary to Mo. Const. Art. I, Sec. 28.

We do not find the fault or the danger perceived. The concept of urban redevelopment has gone far beyond "slum clearance" and the concept of economic underutilization is a valid one. This is explicit in State ex rel. Atkinson v. Planned Industrial Expansion Authority of St. Louis, 517 S.W.2d 36 (Mo. Banc 1975), sustaining the statutes governing this case. Centrally located urban land is scarce. The problems of assembling tracts of sufficient size to attract developers, and of clearing uneconomic structures, are substantial and serious... We need not repeat all of the evidence which was before the city council tending to show that redevelopment of this area would promote a higher level of economic activity, increased employment, and greater services to the public...

In other words, the performance of a use below its economic potential is a symptom of a Blighted Area when examining uses that generate economic activity, (i.e., commercial uses). As the court stated in Tierney, urban redevelopment is far more than mere slum clearance, and includes the concept that economic under-utilization may be used as evidence of blight. The economic underutilization of the Area is further evidence that the Area exhibits those factors that qualify it as a Blighted Area and represent an economic liability.

SOCIAL LIABILITY

By reason of the predominance of the above mentioned blighting factors, the Area constitutes a social liability to the City and the taxing districts that collect certain taxes in the Area generated by the shopping center. The Area contains unsafe conditions, potentially hazardous substances, and various fire and building code violations, all of which constitute a social liability.

In addition, the negative trend in property tax collection has an adverse effect on the governmental entities that provide services to the community. The City, which is entrusted with providing police protection, snow removal, and other public services, faces a challenge due to the decline of the Area and, correspondingly, the quantity of taxes that are being generated. The level of crime that has been occurring in the Area (noted in a previous discussion) also presents a social liability that stigmatizes the neighborhood and represents an outsized cost for police protection for what is a comparatively small area of the City.

Also, most of districts which levy property taxes in the Area provide social services such as education, recreation, library services, and disease prevention that are integral to a functional society. These districts, which constitute approximately 90% of the total property tax levy in the Area, are adversely affected by the decline in property taxes within the Area. The Area constitutes a social liability due to the decreasing amounts of tax revenue

that are being produced by the Area, and the corresponding negative effect that this decrease in taxes has on taxing jurisdictions which provide essential social services.

MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE

The Area, by reason of both a predominance of each of, as well as a combination of, defective and inadequate street layout, unsafe conditions, deterioration of site improvements, improper subdivision and obsolete platting constitutes a menace to the public health, safety, morals or welfare. The lack of compliance with existing codes, the other unsafe conditions observed throughout the Area, and the level of crime that has been discussed and documented in this report reinforce the conclusion that the Area is a menace to public health, safety, morals and welfare in its current condition and use.

SUMMARY

After consideration and examination of each individual parcel in the Area, the Area, on the whole, is a “Blighted Area,” as such term is defined in the Law. The Area meets the requirements for a Blighted Area, exhibiting factors including, but not limited to:

- Defective or Inadequate Street Layout;
- Insanitary or Unsafe Conditions;
- Deterioration of Site Improvements;
- Improper Subdivision or Obsolete Platting; and
- Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.

The Area is a portion of the City which by reason of the predominance of: defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of such conditions which endanger life or property by fire and other causes, or any combination of such factors, constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

APPENDIX

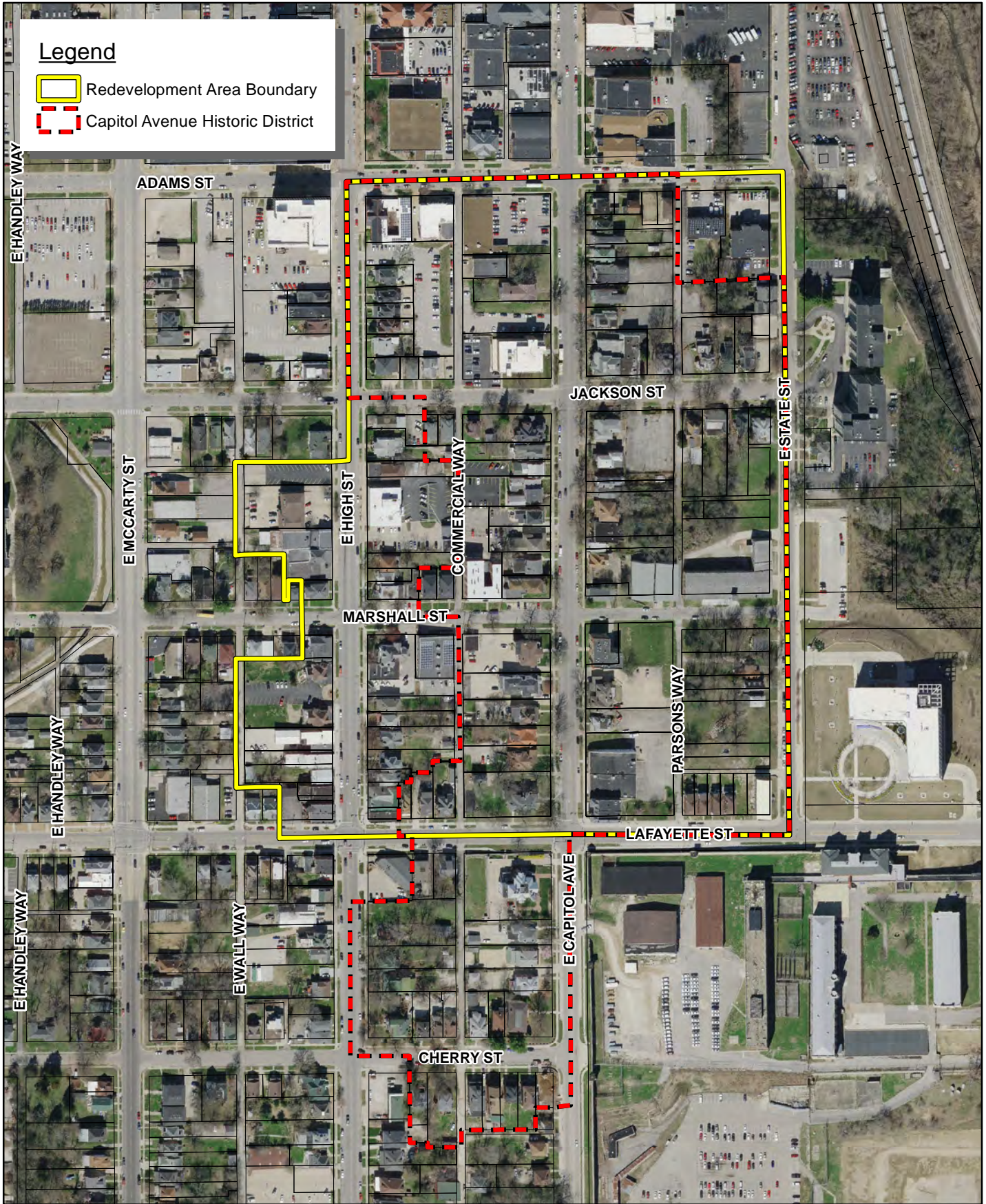


Exhibit A
Boundary Map
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



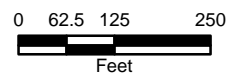
PGAV PLANNERS



June 2016



Exhibit B
Parcel Locator Numbers
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



June 2016

TABLE 1
AREA PARCEL DATA
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri

Locator ID	PIN	Owner Name	Site Address	Owner Address	RE-ASSESSMENT YEAR				
					2007 Assessed Value	2009 Assessed Value	2011 Assessed Value	2013 Assessed Value	2015 Assessed Value
1	1103080003004009	PREFERRED FAMILY HEALTHCARE INC	101 ADAMS ST	900 E LAHARPE ST PO BOX 767 KIRKSVILLE, MO 63501	\$340,450	\$340,450	\$0	\$0	\$0
2	110308000300409001	SCHEPPERS, THOMAS TRUSTEE	107 ADAMS ST	1685 HWY 94 HOLTS SUMMIT, MO 65043	\$132,060	\$132,060	\$132,060	\$132,060	\$125,730
3	1103080003004007	COMMUNIQUE INC	416 E STATE ST	PO BOX 237 JEFFERSON CITY, MO 65102	\$11,820	\$17,940	\$17,940	\$39,750	\$39,750
4	1103080003004002	COMMUNIQUE INC	422 E STATE ST	PO BOX 237 JEFFERSON CITY, MO 65102	\$1,160	\$1,160	\$1,160	\$1,140	\$1,140
5	1103080003004001	ROST, THOMAS H & JACQUELINE E	100-102 JACKSON ST	2511 GREENTREE RD JEFFERSON CITY, MO 65101	\$11,150	\$11,150	\$11,150	\$11,150	\$11,150
6	1103080003004006	BUESCHER, BARBARA J	417 E PARSONS WAY	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$3,070	\$3,070	\$3,070	\$2,980	\$2,980
7	1103080003004005	BUESCHER, BARBARA J	104-108 JACKSON ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$32,470	\$32,470	\$32,470	\$32,470	\$32,470
8	1103080003004013010	BUESCHER, BARBARA J	109 ADAMS ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$9,690
9	1103080003004013009	BUESCHER, BARBARA J	111 ADAMS ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$1,330
10	1103080003004013008	BUESCHER, BARBARA J	113 ADAMS ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$7,700
11	1103080003004013007	BUESCHER, BARBARA J	401 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$9,100
12	1103080003004013006	BUESCHER, BARBARA J	405 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$3,800
13	1103080003004013005	BUESCHER, BARBARA J	407 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$9,670
14	1103080003004013004	BUESCHER, BARBARA J	409 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$11,530
15	1103080003004013* See footnote * at end	BUESCHER, BARBARA J	413 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$221,140	\$221,140	\$220,080	\$196,850	\$17,230
16	1103080003004010000	BUESCHER, BARBARA J	417 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$13,760
17	1103080003004013002	BUESCHER, BARBARA J	419 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$9,840
18	1103080003004014	BUESCHER, BARBARA J	114 JACKSON ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$26,780	\$26,780	\$26,780	\$26,780	\$26,780
19	1103080003004013001	BUESCHER, BARBARA J	429 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101					\$78,540
20	1103080003003006	BUESCHER, BARBARA	101 JACKSON ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$16,230	\$16,230	\$16,230	\$8,550	\$8,550
21	1103080003003003	BUESCHER, BARBARA J	504 E STATE ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$12,940	\$12,940	\$12,940	\$5,620	\$1,330
22	1103080003003007	BRATTEN, STEVEN J & CHERYL M	103 JACKSON ST	2523 TWIN HILLS RD JEFFERSON CITY, MO 65109	\$26,430	\$26,430	\$25,790	\$25,790	\$25,790

TABLE 1
AREA PARCEL DATA
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri

Locator ID	PIN	Owner Name	Site Address	Owner Address	RE-ASSESSMENT YEAR				
					2007 Assessed Value	2009 Assessed Value	2011 Assessed Value	2013 Assessed Value	2015 Assessed Value
23	1103080003003008	BUESCHER, BARBARA	105 JACKSON ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$13,870	\$13,870	\$13,870	\$13,870	\$13,870
24	1103080003003009	DILLANE, STEPHEN P	109 JACKSON ST	109 JACKSON ST JEFFERSON CITY, MO 65101	\$23,290	\$23,290	\$23,290	\$23,290	\$23,290
25	1103080003003002	HOUSING AUTHORITY OF JEFFERSON CITY	514 E STATE ST	PO BOX 1029 JEFFERSON CITY, MO 65102	\$0	\$0	\$0	\$0	\$0
26	1103080003003001001** See footnote ** at end	SHRYACK - HIRST GROCERY COMPANY	PARSONS WAY	520 E STATE ST JEFFERSON CITY, MO 65101			\$0	\$0	\$0
27	1103080003003000	R G STATE STREET L L C	520 E STATE ST	4900 TANNER BRIDGE RD JEFFERSON CITY, MO 65101	\$74,850	\$74,850	\$74,850	\$49,950	\$33,630
28	1103080003003010	BUESCHER, BARBARA	501, 507 & 511 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$59,380	\$59,380	\$59,380	\$51,850	\$51,850
29	1103080003003011	BUESCHER, BARBARA	513 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$15,110	\$15,110	\$15,110	\$15,110	\$13,090
30	1103080003003012	BUESCHER, BARBARA J	517 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$32,810	\$32,810	\$32,810	\$32,810	\$32,810
31	1103080003003014	GOLDAMMER, ALBERT H JR &	523 E CAPITOL AVE	523 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$7,980	\$7,980	\$7,980	\$7,980	\$7,980
32	1103080003003015	MARTHOMAS PROPERTIES L L C	126 MARSHALL ST & 525 E CAPITOL AVE	904 E HIGH ST #A JEFFERSON CITY, MO 65101	\$76,250	\$76,250	\$76,250	\$76,250	\$76,250
33	1103080003003016	MARTHERS, DAVID JASON	531 E CAPITOL AVE	531 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$14,170	\$14,170	\$14,170	\$14,170	\$13,660
34	1103080003002013001	PHILLIPS, WAYNE T	600 E STATE ST	600 E STATE ST JEFFERSON CITY, MO 65101	\$8,800	\$9,670	\$9,670	\$9,670	\$8,800
35	1103080003002014	CITY OF JEFFERSON	MARSHALL ST	320 E MCCARTY ST JEFFERSON CITY, MO 65101	\$950	\$950	\$950	\$0	\$0
36	1103080003002013	BUETTNER, GARY A & LINDA K	606 E STATE ST	606 E STATE ST JEFFERSON CITY, MO 65101	\$8,320	\$8,320	\$8,320	\$8,320	\$8,320
37	1103080003002012	OUSLEY GROUP L L C	608 E STATE ST	2000 E BROADWAY STE 176 COLUMBIA, MO 65201	\$9,010	\$6,780	\$5,830	\$5,830	\$5,830
38	1103080003002011	CAIN, JAMES D & MELISSA R	610 E STATE ST	2214 BUEHRLE DR JEFFERSON CITY, MO 65109	\$5,020	\$6,630	\$6,630	\$6,630	\$6,630
39	1103080003002009	S L L C	618 E STATE ST	1685 HWY 94 HOLTS SUMMIT, MO 65043	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430
40	1103080003002008	S L L C	620 E STATE ST	1685 HWY 94 HOLTS SUMMIT, MO 65043	\$7,350	\$7,350	\$7,350	\$1,330	\$1,330
41	1103080003002007	S L L C	622 E STATE ST	1685 HWY 94 HOLTS SUMMIT, MO 65043	\$3,420	\$3,420	\$3,420	\$1,330	\$1,330
42	1103080003002001	S L L C	100 LAFAYETTE ST	1685 HWY 94 HOLTS SUMMIT, MO 65043	\$7,010	\$7,010	\$7,010	\$7,010	\$7,010
43	1103080003002002	S L L C	102 LAFAYETTE ST	1685 HWY 94 HOLTS SUMMIT, MO 65043	\$2,680	\$2,680	\$2,680	\$1,330	\$1,330
44	1103080003002003	SALTER, JAMES E & CHRISTINA R	104 LAFAYETTE ST	6 VICTORIA LN HOT SPRINGS VILLAGE, AR 71909- 3435	\$6,840	\$6,840	\$1,330	\$16,530	\$16,530

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					2007 Assessed Value	2009 Assessed Value	2011 Assessed Value	2013 Assessed Value	2015 Assessed Value
45	1103080003002004	ORGANIZED INVESTMENTS L L C	106 LAFAYETTE ST	#9 ARIAS WAY HOT SPRINGS, AR 71909	\$8,090	\$11,020	\$11,020	\$11,020	\$11,020
46	1103080003002005	ORGANIZED INVESTMENTS L L C	108 LAFAYETTE ST	#9 ARIAS WAY HOT SPRINGS, AR 71909	\$7,110	\$11,570	\$11,570	\$11,570	\$11,570
47	1103080003002006	ORGANIZED INVESTMENTS L L C	110 LAFAYETTE ST	#9 ARIAS WAY HOT SPRINGS, AR 71909	\$7,110	\$11,570	\$11,570	\$11,570	\$11,570
48	1103080003002016	WEBER, JAMES L & ELIZABETH	611 E CAPITOL AVE	3420 COUNTRY CLUB DR JEFFERSON CITY, MO 65109	\$105,750	\$105,750	\$105,750	\$105,750	\$105,750
49	1103080003002015	LAUX, PAUL L & FRANCES M	601 E CAPITOL AVE	2711 TANNER BRIDGE RD JEFFERSON CITY, MO 65101	\$33,060	\$33,060	\$33,060	\$33,060	\$33,060
50	1103080003002017	J & S PROPERTIES OF JEFFERSON CITY	615 E CAPITOL AVE	1413 INGLENOOK DR JEFFERSON CITY, MO 65109	\$14,670	\$14,670	\$14,670	\$158,470	\$14,120
51	1103080003002018	STITT BARONY L L C	619, 621 & 623 E CAPITOL AVE	619 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$285,630	\$285,630	\$160,000	\$80,000	\$80,000
52	1103080003007005	WELDON PRESERVATION L L C	209 ADAMS ST	PO BOX 100 HOLTS SUMMIT, MO 65043	\$190,720	\$190,720	\$190,720	\$190,720	\$190,720
53	1103080003007003	BUESCHER, BARBARA J	410 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$24,070	\$24,070	\$24,070	\$24,070	\$24,070
54	1103080003007004	BUESCHER, BARBARA J	415 COMMERCIAL WAY	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$33,410	\$33,410	\$33,410	\$33,410	\$33,410
55	1103080003007002	CITY OF JEFFERSON	420 E CAPITOL AVE	10 JACKSON ST JEFFERSON CITY, MO 65101	\$0	\$0	\$0	\$0	\$0
56	1103080003007001	MISSOURI CHAMBER OF COMMERCE	428 E CAPITOL AVE	428 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$444,800	\$444,800	\$444,800	\$553,600	\$553,600
57	1103080003007006	JEFFERSON CITY AREA CHAMBER OF	213 ADAMS ST	213 ADAMS ST JEFFERSON CITY, MO 65101	\$198,590	\$198,590	\$198,590	\$198,590	\$198,590
58	1103080003007007	EPISCOPAL CHURCH	217 ADAMS ST	217 ADAMS ST JEFFERSON CITY, MO 65101	\$0	\$0	\$0	\$0	\$0
59	1103080003007008	CITY OF JEFFERSON	413 E HIGH ST	320 E MCCARTY ST JEFFERSON CITY, MO 65101	\$0	\$0	\$0	\$0	\$0
60	1103080003007009	DURHAM, JENNIFER A	415 E HIGH ST	1861 CEDAR RIDGE RD UNIT B JEFFERSON CITY, MO 65109	\$27,230	\$27,230	\$27,230	\$27,230	\$27,230
61	1103080003007010	MOODY PROPERTIES L L C	417 E HIGH ST	PO BOX 1067 JEFFERSON CITY, MO 65102-1067	\$26,370	\$26,370	\$26,370	\$26,370	\$26,370
62	1103080003007011	DALLMEYER, MICHAEL & RITA	419 E HIGH ST	708 HOBBS RD JEFFERSON CITY, MO 65109	\$38,270	\$38,270	\$38,270	\$38,270	\$38,270
63	1103080003007012	TOMKA, ATTILA H	421 E HIGH ST	421 E HIGH ST JEFFERSON CITY, MO 65101	\$12,240	\$12,240	\$12,240	\$12,240	\$12,240
64	1103080003007013	LEO INVESTMENTS L L C	423 E HIGH ST	1703 N BISHOP ROLLA, MO 65401	\$18,650	\$21,660	\$21,660	\$21,660	\$21,660
65	1103080003007015	BUESCHER, BARBARA J	212 JACKSON ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$11,550	\$11,550	\$11,550	\$11,550	\$11,550
66	1103080003007014001	NORTON, WILLIAM A & D CAROL	214 JACKSON ST	1702 OSAGE HICKORY ST JEFFERSON CITY, MO 65101	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000

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 Jefferson City, Missouri

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					2007 Assessed Value	2009 Assessed Value	2011 Assessed Value	2013 Assessed Value	2015 Assessed Value
67	1103080003007014	DEBRAY PROPERTIES L L C	425 E HIGH ST	425 E HIGH ST JEFFERSON CITY, MO 65101	\$0	\$26,850	\$0	\$0	\$0
68	1103080003008006	BUESCHER, BARBARA	209 JACKSON ST & 500 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$36,310	\$36,310	\$36,310	\$36,310	\$36,310
69	1103080003008005	ROONEY, MARILYN WHITECOTTON	504 E CAPITOL AVE	1211 MORELAND AVE JEFFERSON CITY, MO 65101	\$20,310	\$20,310	\$20,310	\$20,310	\$20,310
70	1103080003008004001	COMMUNIQUE INC	512 E CAPITOL AVE	PO BOX 237 JEFFERSON CITY, MO 65102-0237	\$27,650	\$27,650	\$27,650	\$27,650	\$27,650
71	1103080003008004	MISSOURI ASSOCIATION OF COUNTIES	514 E CAPITOL AVE	PO BOX 234 JEFFERSON CITY, MO 65102	\$0	\$0	\$0	\$0	\$0
72	1103080003008004002	YOUNG, MARK R & STACEY A	518 E CAPITOL AVE	1924 SYLVAN HILLS RD JEFFERSON CITY, MO 65109	\$25,200	\$25,200	\$25,200	\$25,200	\$25,200
73	1103080003008004004	HANRAHAN, CURTIS G	522 E CAPITOL AVE	522 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$43,360	\$43,360	\$43,360	\$43,360	\$43,360
74	1103080003008002	MILLER, MARION B & EULALA M	526 E CAPITOL AVE	1700 OVERLOOK DR JEFFERSON CITY, MO 65109	\$21,510	\$21,510	\$21,510	\$21,510	\$21,510
75	1103080003008001	BUESCHER, BARBARA	528 E CAPITOL AVE	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$29,750	\$29,750	\$29,750	\$29,750	\$29,750
76	1103080003008003	ESTATE LAND DEVELOPMENT INC	208 MARSHALL ST	5716 HENWICK LN JEFFERSON CITY, MO 65109	\$90,400	\$90,400	\$90,400	\$90,400	\$90,400
77	1103080003008008	BUESCHER, BARBARA	211 JACKSON ST	429 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$13,050	\$13,050	\$13,050	\$13,050	\$13,050
78	1103080003008009	NORTON, WILLIAM A & D CAROL	501 E HIGH ST & 213 JACKSON ST	1702 OSAGE HICKORY ST JEFFERSON CITY, MO 65101	\$23,330	\$23,330	\$23,330	\$23,330	\$23,330
79	1103080003008010	HOGAN, LOIS	503 E HIGH ST	503 E HIGH ST JEFFERSON CITY, MO 65101	\$38,940	\$48,420	\$43,490	\$34,660	\$34,660
80	1103080003008011	MOFFAT, RICHARD & MELANIE	507 E HIGH ST	708 E MCCARTY ST JEFFERSON CITY, MO 65101	\$43,900	\$43,900	\$43,900	\$37,630	\$37,630
81	1103080003008012	CAPITOL CITY COMMERCIAL PROPERTIES	515 E HIGH ST	602 GELD ST JEFFERSON CITY, MO 65109	\$532,290	\$532,290	\$532,290	\$532,290	\$453,630
82	1103080003008014	MISSOURI PROPERTY APPRAISAL INC	525 E HIGH ST	610 HIGHWAY 54 S FULTON, MO 65251	\$21,280	\$21,280	\$21,280	\$21,280	\$21,280
83	1103080003008018	210 & 212 MARSHALL STREET	210 MARSHALL ST	PO BOX 1833 JEFFERSON CITY, MO 65102	\$13,490	\$13,490	\$13,490	\$13,490	\$13,490
84	1103080003008017	210 & 212 MARSHALL STREET	212 MARSHALL ST	PO BOX 1833 JEFFERSON CITY, MO 65102	\$13,680	\$13,680	\$13,680	\$13,680	\$13,680
85	1103080003008016	BISGES, NOEL NEAL	529 E HIGH ST	529 E HIGH ST JEFFERSON CITY, MO 65101	\$30,430	\$30,430	\$30,430	\$30,430	\$30,430
86	1103080003008015	MCGENNIS GROUP L L C	527 E HIGH ST	PO BOX 106026 JEFFERSON CITY, MO 65110	\$10,090	\$10,090	\$10,090	\$10,090	\$10,090
87	1103080003009006	FACT PROPERTIES L L C	600 E CAPITOL AVE	231 SUMMERHILL DR JEFFERSON CITY, MO 65109	\$103,040	\$103,040	\$103,040	\$103,040	\$103,040
88	1103080003009005	GERMANO, GREGORY C	606 E CAPITOL AVE	71120 N THUNDERBIRD TER RANCHO MIRAGE, CA 92270-3522	\$0	\$27,630	\$27,620	\$27,620	\$22,690

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					2007	2009	2011	2013	2015
					Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value
89	1103080003009004	FLOTRON, FRANCIS E JR &	612 E CAPITOL AVE	612 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$73,180	\$73,180	\$73,180	\$73,180	\$73,180
90	1103080003009003	LEPAGE, JAMES T	616 E CAPITOL AVE	616 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$22,820	\$22,820	\$21,890	\$21,890	\$21,890
91	1103080003009002	MISSOURI RETAILERS ASSOCIATION	618 E CAPITOL AVE	PO BOX 1336 JEFFERSON CITY, MO 65102	\$24,930	\$24,930	\$24,930	\$24,930	\$24,930
92	1103080003009001	MONACO, MILDRED P	622 E CAPITOL AVE & 624 E CAPITOL AVE	PO BOX 779 JEFFERSON CITY, MO 65102	\$36,440	\$36,440	\$36,440	\$36,440	\$36,440
93	1103080003009007	WALLSTREET ENTERPRISES L L C	211 MARSHALL ST	211 MARSHALL ST JEFFERSON CITY, MO 65101	\$123,710	\$123,710	\$123,710	\$123,710	\$123,710
94	1103080003009008	COLE COUNTY SPECIAL	601 E HIGH ST	1908 BOGGS CREEK RD JEFFERSON CITY, MO 65101-5580	\$0	\$0	\$0	\$0	\$0
95	1103080003009010	BARDING, JAMES D & NANETTE M	609 E HIGH ST	609 E HIGH ST JEFFERSON CITY, MO 65101	\$28,960	\$28,960	\$28,960	\$28,960	\$28,960
96	1103080003009011	BORGWORDT, CINDY	615 E HIGH ST A & B	12673 COUNTRY RD 4025 HOLTS SUMMIT, MO 65043-1936	\$11,830	\$18,610	\$16,480	\$16,480	\$16,480
97	1103080003009012	JEFFERSON, SHAYNE M	617 E HIGH ST	219 W FILLMORE ST JEFFERSON CITY, MO 65101	\$13,490	\$13,490	\$13,490	\$13,490	\$12,770
98	1103080003009013	FRANDSEN, SHERL F	621 E HIGH ST	621 E HIGH ST JEFFERSON CITY, MO 65101	\$10,260	\$10,260	\$10,260	\$15,470	\$15,470
99	1103080003009019	CEGLENSKI, DENNIS	210 LAFAYETTE ST	210 LAFAYETTE ST JEFFERSON CITY, MO 65101	\$22,440	\$22,440	\$22,440	\$22,440	\$22,440
100	1103080003009018	YOUNGER, MATT	212 LAFAYETTE ST	212 LAFAYETTE ST JEFFERSON CITY, MO 65101	\$37,380	\$37,380	\$37,380	\$37,380	\$37,380
101	1103080003009017	LOPEZ, MIGUEL & MARIA	214 LAFAYETTE ST	214 LAFAYETTE ST JEFFERSON CITY, MO 65101	\$5,280	\$5,280	\$5,280	\$5,280	\$5,280
102	1103080003009014	STEINER, HELMUT F & LISA M	623 E HIGH ST	623 E HIGH ST JEFFERSON CITY, MO 65101	\$20,480	\$20,480	\$20,480	\$20,480	\$20,480
103	1103080003009015	MIDSTATE KIRBY SALES & SERVICE INC	627 & 631 E HIGH ST	631 E HIGH ST JEFFERSON CITY, MO 65101	\$19,360	\$19,360	\$19,360	\$19,360	\$19,360
104	1103080003009016	PETERSON, KEITH & VERA	633 E HIGH ST	717 KUBAN RD ROCKWALL, TX 75032	\$14,400	\$14,400	\$14,400	\$14,400	\$14,400
105	1103080003017009	CAPITOL CITY COMMERCIAL PROPERTIES	510 E HIGH ST	602 GELD ST JEFFERSON CITY, MO 65109	\$13,570	\$13,570	\$13,570	\$13,570	\$13,570
106	1103080003017008	DAGGAR GROUP L L C	514 E HIGH ST	600 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$215,300	\$215,300	\$215,300	\$215,300	\$215,300
107	1103080003017006	MILLER, MARION B & EULALA M	520 E HIGH ST	1700 OVERLOOK DR JEFFERSON CITY, MO 65109	\$65,600	\$65,600	\$65,600	\$65,600	\$65,600
108	1103080003017001	GOLDAMMER, NANCY N & ALBERT H JR	530 E HIGH ST	523 E CAPITOL AVE JEFFERSON CITY, MO 65101	\$17,370	\$19,360	\$19,360	\$19,360	\$19,360
109	1103080003016010	HARTZOG, KENNETH & JULIE	600 E HIGH ST	2514 RACKERS FORD RD JEFFERSON CITY, MO 65101	\$23,290	\$23,290	\$23,290	\$23,290	\$23,290
110	1103080003016009	DUDENHOEFFER, MICHAEL P &	606 & 614 E HIGH ST	PO BOX 100 FREEBURG, MO 65035	\$51,820	\$51,820	\$51,820	\$51,820	\$51,820

TABLE 1
AREA PARCEL DATA
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri

Locator ID	PIN	Owner Name	Site Address	Owner Address	RE-ASSESSMENT YEAR				
					2007 Assessed Value	2009 Assessed Value	2011 Assessed Value	2013 Assessed Value	2015 Assessed Value
111	1103080003016008	HUBBLE PROPERTIES L L C	616 E HIGH ST	628 E HIGH ST JEFFERSON CITY, MO 65101	\$14,380	\$14,380	\$14,380	\$53,900	\$69,670
112	1103080003016007	DEETZ ENTERPRISES L L C	620 E HIGH ST	PO BOX 104814 JEFFERSON CITY, MO 65110	\$24,230	\$24,230	\$24,230	\$24,230	\$24,230
113	1103080003016006	HARRISON, WINN F	624 E HIGH ST	708 E HIGH ST JEFFERSON CITY, MO 65101	\$12,030	\$12,030	\$12,030	\$12,030	\$12,030
114	1103080003016003	MEYER, GREGORY L	626 E HIGH ST	626 E HIGH ST JEFFERSON CITY, MO 65101	\$17,120	\$17,120	\$17,120	\$17,120	\$17,120
115	1103080003016002	HUBBLE PROPERTIES L L C	628 E HIGH ST	628 E HIGH ST JEFFERSON CITY, MO 65101	\$10,080	\$10,080	\$10,080	\$10,080	\$10,080
116	1103080003016001	HUBBLE PROPERTIES L L C	630 E HIGH ST	628 E HIGH ST JEFFERSON CITY, MO 65101	\$74,860	\$83,350	\$83,350	\$83,350	\$83,350
TOTAL					\$4,857,180	\$4,959,630	\$4,450,540	\$4,608,600	\$4,340,710

* Was subdivided in 2015 into parcels 1103080003004013001 - 1103080003004013010

** Was a remnant parcel discovered in 2010, when parcel 1103080003003001 was foreclosed upon. Parcel was deemed to have no useable value.

Gray cells without an entry in prior years represent parcels that were subdivided into other parcel numbers in 2015 (See note* above)

TABLE 1-A
ASSESSED VALUE PERCENT CHANGE - 2007 - 2015

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri

Locator #	Owner	Use	% Change '07-'09	% Change '09-'11	% Change '11-'13	% Change '13-'15	% Change '07-'15
1	PREFERRED FAMILY HEALTHCARE INC	OFFICE	0.00%	-100.00%	0%	0%	-100%
2	SCHEPPERS, THOMAS TRUSTEE	OFFICE	0.00%	0.00%	0%	-5%	-5%
3	COMMUNIQUE INC	MFAM	51.78%	0.00%	122%	0%	236%
4	COMMUNIQUE INC	PARKING	0.00%	0.00%	-2%	0%	-2%
5	ROST, THOMAS H & JACQUELINE E	MFAM	0.00%	0.00%	0%	0%	0%
6	BUESCHER, BARBARA J	VACANT	0.00%	0.00%	-3%	0%	-3%
7	BUESCHER, BARBARA J	SFAM	0.00%	0.00%	0%	0%	0%
8	BUESCHER, BARBARA J	2FAM	NA	NA	NA	NA	NA
9	BUESCHER, BARBARA J	VACANT	NA	NA	NA	NA	NA
10	BUESCHER, BARBARA J	MFAM	NA	NA	NA	NA	NA
11	BUESCHER, BARBARA J	MFAM	NA	NA	NA	NA	NA
12	BUESCHER, BARBARA J	SFAM	NA	NA	NA	NA	NA
13	BUESCHER, BARBARA J	2FAM	NA	NA	NA	NA	NA
14	BUESCHER, BARBARA J	2FAM	NA	NA	NA	NA	NA
15	BUESCHER, BARBARA J	MFAM	0.00%	-0.48%	-11%	-91%	-92%
16	BUESCHER, BARBARA J	2FAM	NA	NA	NA	NA	NA
17	BUESCHER, BARBARA J	2FAM	NA	NA	NA	NA	NA
18	BUESCHER, BARBARA J	SFAM	0.00%	0.00%	0%	0%	0%
19	BUESCHER, BARBARA J	SERVICE	NA	NA	NA	NA	NA
20	BUESCHER, BARBARA	MFAM	0.00%	0.00%	-47%	0%	-47%
21	BUESCHER, BARBARA J	VACANT	0.00%	0.00%	-57%	-76%	-90%
22	BRATTEN, STEVEN J & CHERYL M	SFAM	0.00%	-2.42%	0%	0%	-2%
23	BUESCHER, BARBARA	2FAM	0.00%	0.00%	0%	0%	0%
24	DILLANE, STEPHEN P	MFAM	0.00%	0.00%	0%	0%	0%
25	HOUSING AUTHORITY OF JEFFERSON CITY	VACANT	NA	NA	NA	NA	NA
26	SHRYACK - HIRST GROCERY COMPANY	VACANT	NA	NA	NA	NA	NA
27	R G STATE STREET L L C	IND	0.00%	0.00%	-33%	-33%	-55%
28	BUESCHER, BARBARA	MFAM	0.00%	0.00%	-13%	0%	-13%
29	BUESCHER, BARBARA	SFAM	0.00%	0.00%	0%	-13%	-13%
30	BUESCHER, BARBARA J	MFAM	0.00%	0.00%	0%	0%	0%
31	GOLDAMMER, ALBERT H JR &	MFAM	0.00%	0.00%	0%	0%	0%

TABLE 1-A
ASSESSED VALUE PERCENT CHANGE - 2007 - 2015

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri

Locator #	Owner	Use	% Change '07-'09	% Change '09-'11	% Change '11-'13	% Change '13-'15	% Change '07-'15
32	MARTHOMAS PROPERTIES L L C	MFAM	0.00%	0.00%	0%	0%	0%
33	MARTHERS, DAVID JASON	SFAM	0.00%	0.00%	0%	-4%	-4%
34	PHILLIPS, WAYNE T	2FAM	9.89%	0.00%	0%	-9%	0%
35	CITY OF JEFFERSON	VACANT	0.00%	0.00%	-100%	NA	-100%
36	BUETTNER, GARY A & LINDA K	SFAM	0.00%	0.00%	0%	0%	0%
37	OUSLEY GROUP L L C	2FAM	-24.75%	-14.01%	0%	0%	-35%
38	CAIN, JAMES D & MELISSA R	SFAM	32.07%	0.00%	0%	0%	32%
39	S L L C	VACANT	0.00%	0.00%	0%	0%	0%
40	S L L C	VACANT	0.00%	0.00%	-82%	0%	-82%
41	S L L C	VACANT	0.00%	0.00%	-61%	0%	-61%
42	S L L C	IND	0.00%	0.00%	0%	0%	0%
43	S L L C	VACANT	0.00%	0.00%	-50%	0%	-50%
44	SALTER, JAMES E & CHRISTINA R	2FAM	0.00%	-80.56%	1143%	0%	142%
45	ORGANIZED INVESTMENTS L L C	2FAM	36.22%	0.00%	0%	0%	36%
46	ORGANIZED INVESTMENTS L L C	2FAM	62.73%	0.00%	0%	0%	63%
47	ORGANIZED INVESTMENTS L L C	2FAM	62.73%	0.00%	0%	0%	63%
48	WEBER, JAMES L & ELIZABETH	OFFICE	0.00%	0.00%	0%	0%	0%
49	LAUX, PAUL L & FRANCES M	MFAM	0.00%	0.00%	0%	0%	0%
50	J & S PROPERTIES OF JEFFERSON CITY	2FAM	0.00%	0.00%	980%	-91%	-4%
51	STITT BARONY L L C	RETAIL	0.00%	-43.98%	-50%	0%	-72%
52	WELDON PRESERVATION L L C	PUBLIC	0.00%	0.00%	0%	0%	0%
53	BUESCHER, BARBARA J	MFAM	0.00%	0.00%	0%	0%	0%
54	BUESCHER, BARBARA J	SERVICE	0.00%	0.00%	0%	0%	0%
55	CITY OF JEFFERSON	PARKING	NA	NA	NA	NA	NA
56	MISSOURI CHAMBER OF COMMERCE	PUBLIC	0.00%	0.00%	24%	0%	24%
57	JEFFERSON CITY AREA CHAMBER OF	PUBLIC	0.00%	0.00%	0%	0%	0%
58	EPISCOPAL CHURCH	PUBLIC	NA	NA	NA	NA	NA
59	CITY OF JEFFERSON	PARKING	NA	NA	NA	NA	NA
60	DURHAM, JENNIFER A	OFFICE	0.00%	0.00%	0%	0%	0%
61	MOODY PROPERTIES L L C	OFFICE	0.00%	0.00%	0%	0%	0%
62	DALLMEYER, MICHAEL & RITA	OFFICE	0.00%	0.00%	0%	0%	0%

TABLE 1-A
ASSESSED VALUE PERCENT CHANGE - 2007 - 2015

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri

Locator #	Owner	Use	% Change '07-'09	% Change '09-'11	% Change '11-'13	% Change '13-'15	% Change '07-'15
63	TOMKA, ATTILA H	MXUSE	0.00%	0.00%	0%	0%	0%
64	LEO INVESTMENTS L L C	OFFICE	16.14%	0.00%	0%	0%	16%
65	BUESCHER, BARBARA J	2FAM	0.00%	0.00%	0%	0%	0%
66	NORTON, WILLIAM A & D CAROL	SFAM	0.00%	0.00%	0%	0%	0%
67	DEBRAY PROPERTIES L L C	OFFICE	NA	NA	NA	NA	NA
68	BUESCHER, BARBARA	SFAM	0.00%	0.00%	0%	0%	0%
69	ROONEY, MARILYN WHITECOTTON	SFAM	0.00%	0.00%	0%	0%	0%
70	COMMUNIQUE INC	OFFICE	0.00%	0.00%	0%	0%	0%
71	MISSOURI ASSOCIATION OF COUNTIES	OFFICE	NA	NA	NA	NA	NA
72	YOUNG, MARK R & STACEY A	SFAM	0.00%	0.00%	0%	0%	0%
73	HANRAHAN, CURTIS G	MXUSE	0.00%	0.00%	0%	0%	0%
74	MILLER, MARION B & EULALA M	MFAM	0.00%	0.00%	0%	0%	0%
75	BUESCHER, BARBARA	MFAM	0.00%	0.00%	0%	0%	0%
76	ESTATE LAND DEVELOPMENT INC	MFAM	0.00%	0.00%	0%	0%	0%
77	BUESCHER, BARBARA	2FAM	0.00%	0.00%	0%	0%	0%
78	NORTON, WILLIAM A & D CAROL	MFAM	0.00%	0.00%	0%	0%	0%
79	HOGAN, LOIS	SFAM	24.35%	-10.18%	-20%	0%	-11%
80	MOFFAT, RICHARD & MELANIE	OFFICE	0.00%	0.00%	-14%	0%	-14%
81	CAPITOL CITY COMMERCIAL PROPERTIES	OFFICE	0.00%	0.00%	0%	-15%	-15%
82	MISSOURI PROPERTY APPRAISAL INC	OFFICE	0.00%	0.00%	0%	0%	0%
83	210 & 212 MARSHALL STREET	MFAM	0.00%	0.00%	0%	0%	0%
84	210 & 212 MARSHALL STREET	MFAM	0.00%	0.00%	0%	0%	0%
85	BISGES, NOEL NEAL	MXUSE	0.00%	0.00%	0%	0%	0%
86	MCGENNIS GROUP L L C	2FAM	0.00%	0.00%	0%	0%	0%
87	FACT PROPERTIES L L C	OFFICE	0.00%	0.00%	0%	0%	0%
88	GERMANO, GREGORY C	OFFICE	NA	-0.04%	0%	-18%	NA
89	FLOTRON, FRANCIS E JR &	OFFICE	0.00%	0.00%	0%	0%	0%
90	LEPAGE, JAMES T	SFAM	0.00%	-4.08%	0%	0%	-4%
91	MISSOURI RETAILERS ASSOCIATION	SFAM	0.00%	0.00%	0%	0%	0%
92	MONACO, MILDRED P	MFAM	0.00%	0.00%	0%	0%	0%
93	WALLSTREET ENTERPRISES L L C	OFFICE	0.00%	0.00%	0%	0%	0%

TABLE 1-A
ASSESSED VALUE PERCENT CHANGE - 2007 - 2015

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri

Locator #	Owner	Use	% Change '07-'09	% Change '09-'11	% Change '11-'13	% Change '13-'15	% Change '07-'15
94	COLE COUNTY SPECIAL	PUBLIC	NA	NA	NA	NA	NA
95	BARDING, JAMES D & NANETTE M	OFFICE	0.00%	0.00%	0%	0%	0%
96	BORGWORDT, CINDY	MXUSE	57.31%	-11.45%	0%	0%	39%
97	JEFFERSON, SHAYNE M	SFAM	0.00%	0.00%	0%	-5%	-5%
98	FRANDSEN, SHERL F	SFAM	0.00%	0.00%	51%	0%	51%
99	CEGLENSKI, DENNIS	SFAM	0.00%	0.00%	0%	0%	0%
100	YOUNGER, MATT	SFAM	0.00%	0.00%	0%	0%	0%
101	LOPEZ, MIGUEL & MARIA	SFAM	0.00%	0.00%	0%	0%	0%
102	STEINER, HELMUT F & LISA M	RETAIL	0.00%	0.00%	0%	0%	0%
103	MIDSTATE KIRBY SALES & SERVICE INC	MXUSE	0.00%	0.00%	0%	0%	0%
104	PETERSON, KEITH & VERA	MFAM	0.00%	0.00%	0%	0%	0%
105	CAPITOL CITY COMMERCIAL PROPERTIES	PARKING	0.00%	0.00%	0%	0%	0%
106	DAGGAR GROUP L L C	OFFICE	0.00%	0.00%	0%	0%	0%
107	MILLER, MARION B & EULALA M	RETAIL	0.00%	0.00%	0%	0%	0%
108	GOLDAMMER, NANCY N & ALBERT H JR	MFAM	11.46%	0.00%	0%	0%	11%
109	HARTZOG, KENNETH & JULIE	MXUSE	0.00%	0.00%	0%	0%	0%
110	DUDENHOEFFER, MICHAEL P &	MXUSE	0.00%	0.00%	0%	0%	0%
111	HUBBLE PROPERTIES L L C	MXUSE	0.00%	0.00%	275%	29%	384%
112	DEETZ ENTERPRISES L L C	MXUSE	0.00%	0.00%	0%	0%	0%
113	HARRISON, WINN F	2FAM	0.00%	0.00%	0%	0%	0%
114	MEYER, GREGORY L	MXUSE	0.00%	0.00%	0%	0%	0%
115	HUBBLE PROPERTIES L L C	OFFICE	0.00%	0.00%	0%	0%	0%
116	HUBBLE PROPERTIES L L C	MXUSE	11.34%	0.00%	0%	0%	11%
Total			2%	-10%	4%	-6%	-11%

TABLE 1-B

**CITY-WIDE ASSESSED VALUE
PERCENT CHANGE - 2007 - 2015**

East Capitol Avenue
Redevelopment Area
Jefferson City, Missouri

2007 EAV	
\$800,195,971	
2009 EAV	2007-2009 % Change
\$849,601,629	6.2%
2011 EAV	2009-2011 % Change
\$847,270,415	-0.3%
2013 EAV	2011-2013 % Change
\$853,713,602	0.8%
2015 EAV	2013-2015 % Change
\$856,776,703	0.4%
2015 EAV	2014-2015 % Change
\$863,135,696	0.7%
Total % Change	Average Annual % Change
7.9%	1.5%

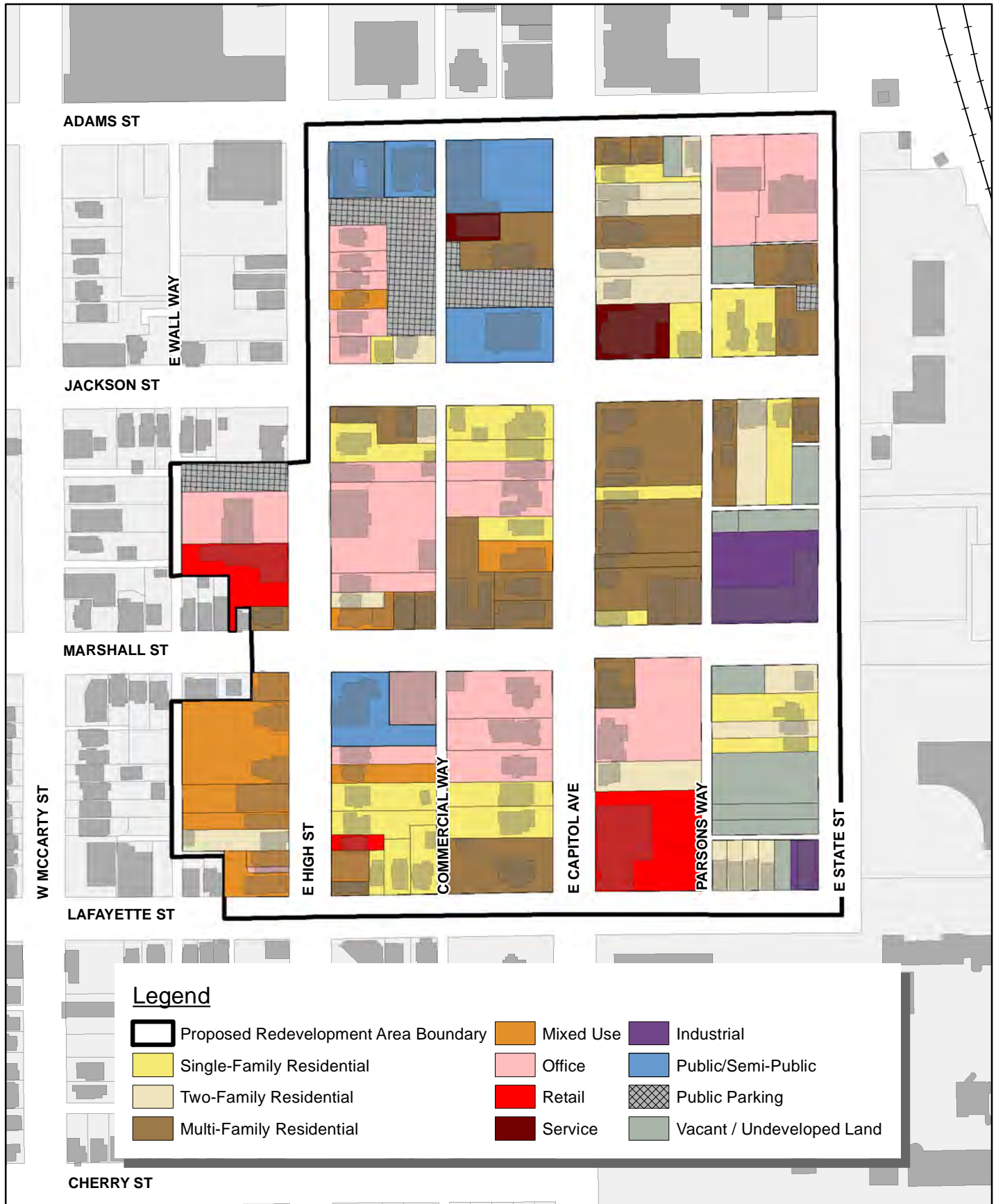
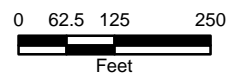


Exhibit C
Existing Land Use
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



June 2016

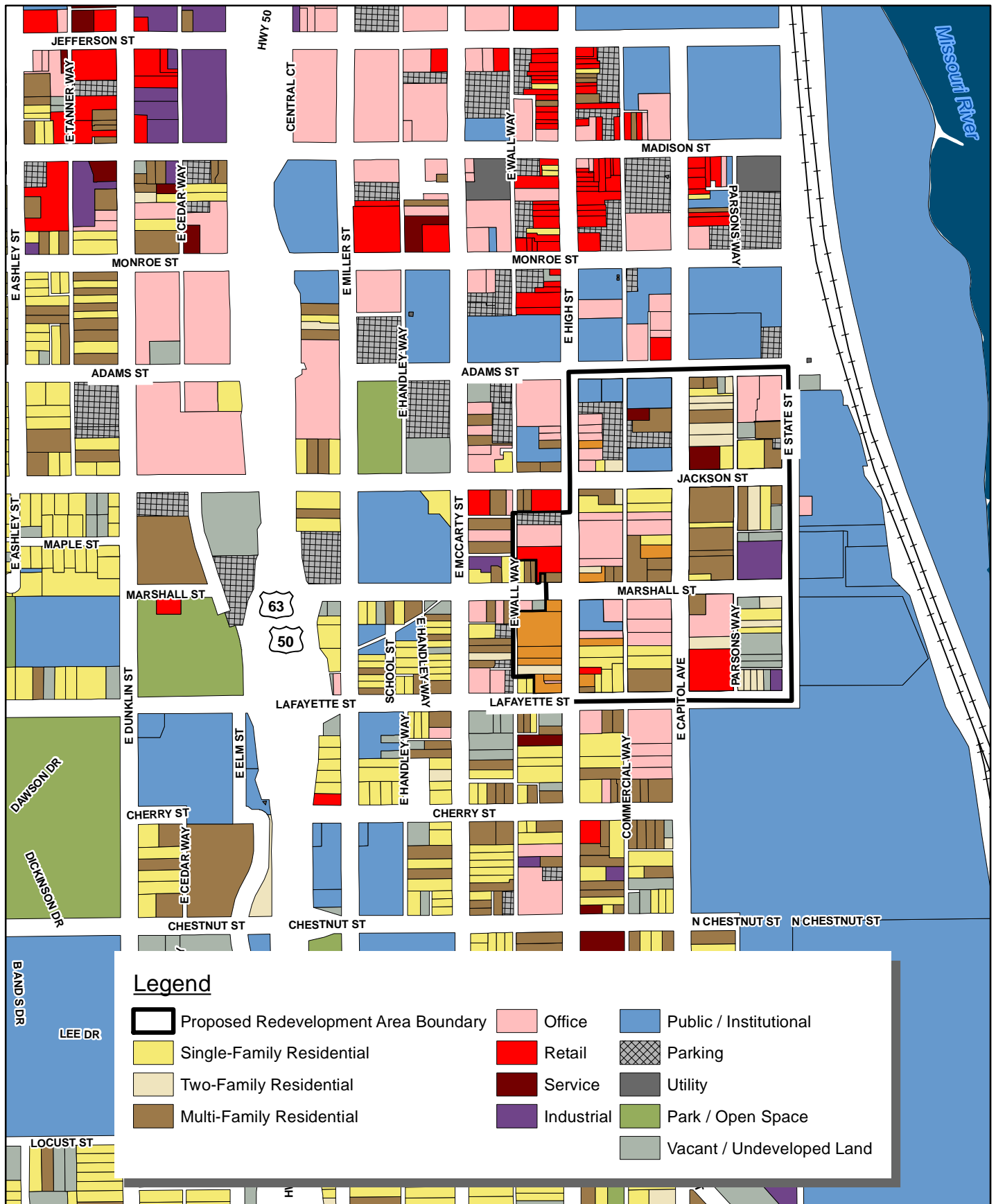
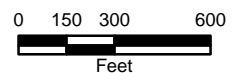


Exhibit D
Surrounding Land Use

East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



June 2016

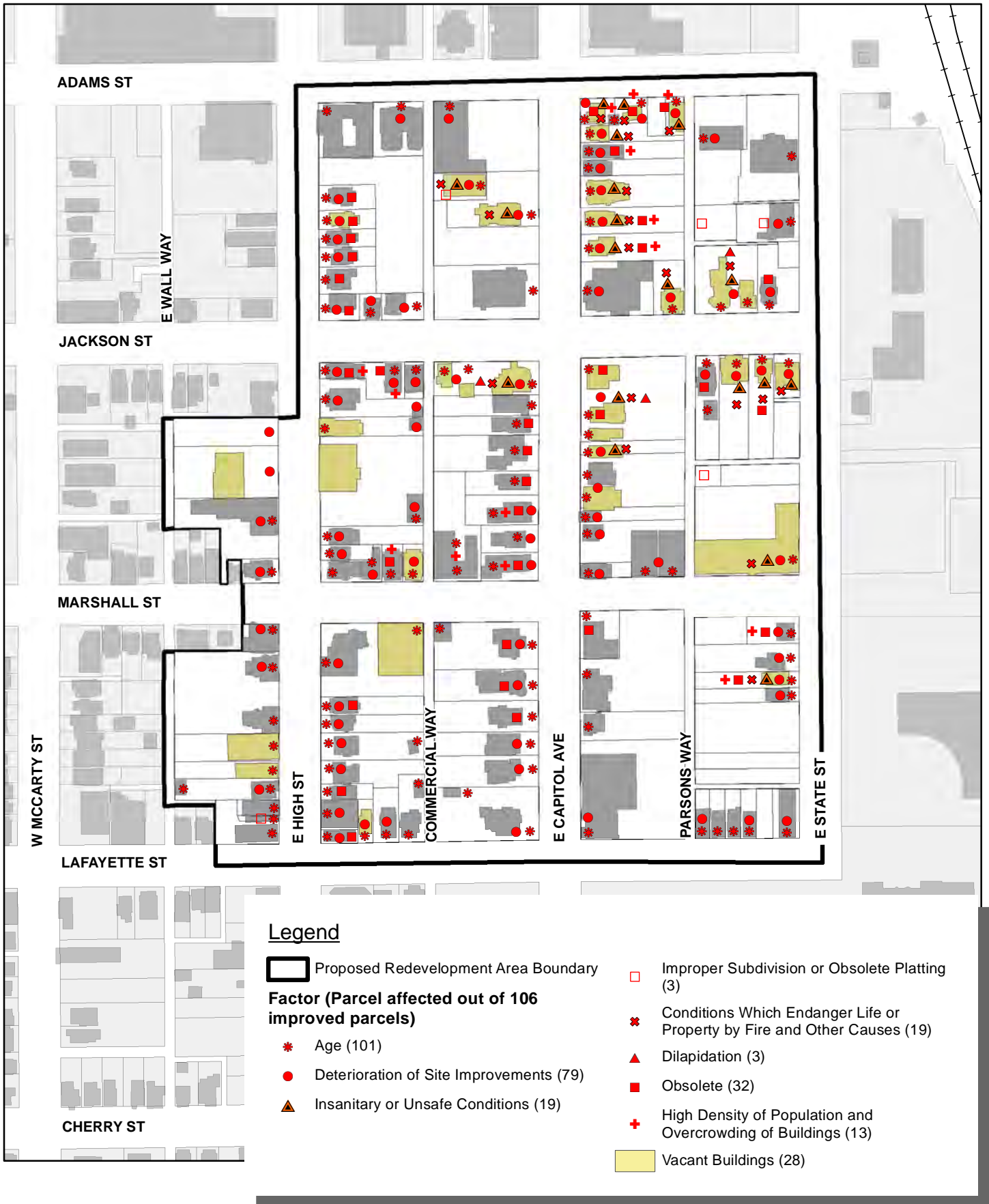
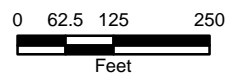


Exhibit E
Existing Conditions

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri



June 2016



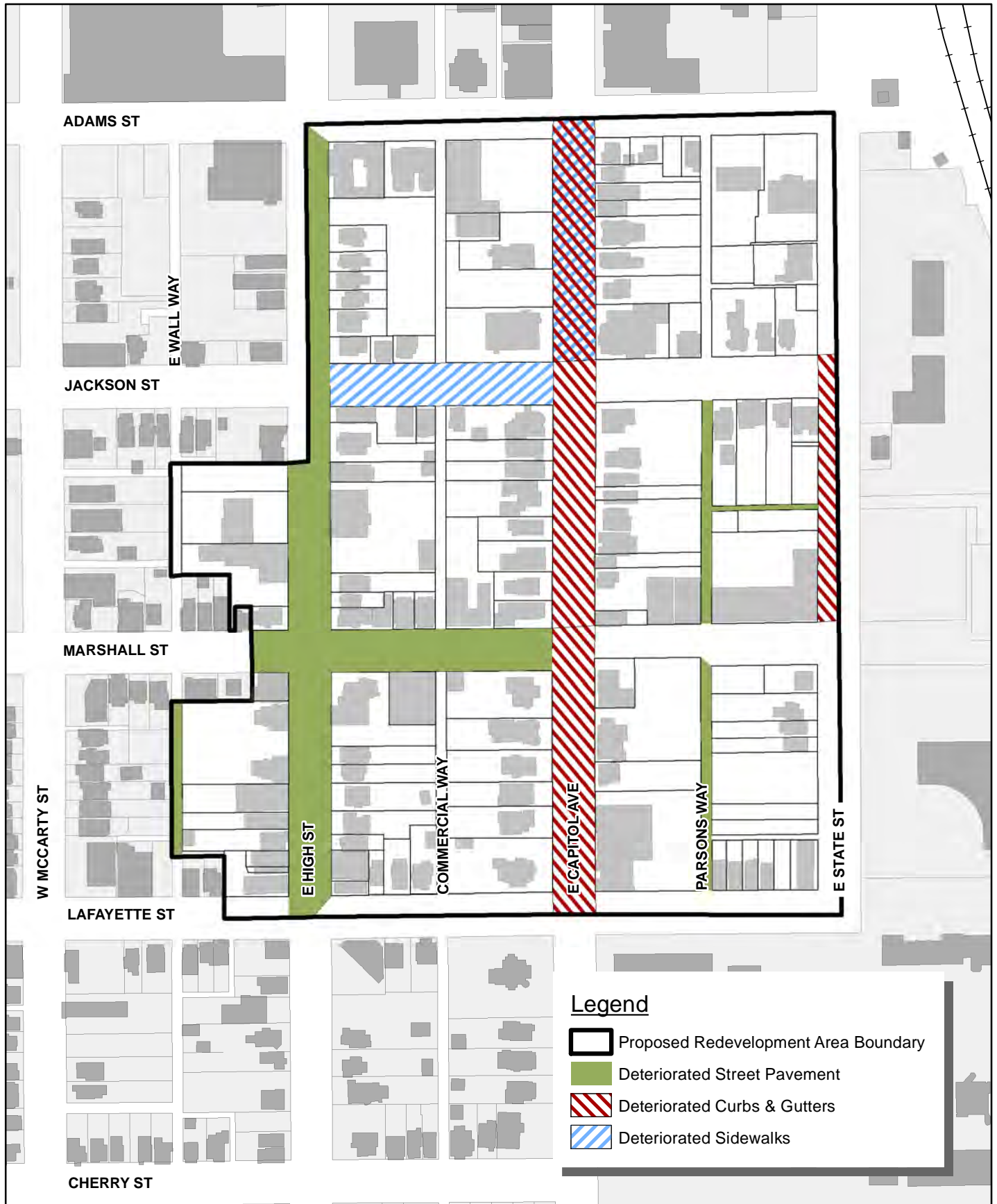
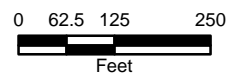


Exhibit E-1
Existing Conditions - Streets and Sidewalks
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



PG&V PLANNERS



June 2016

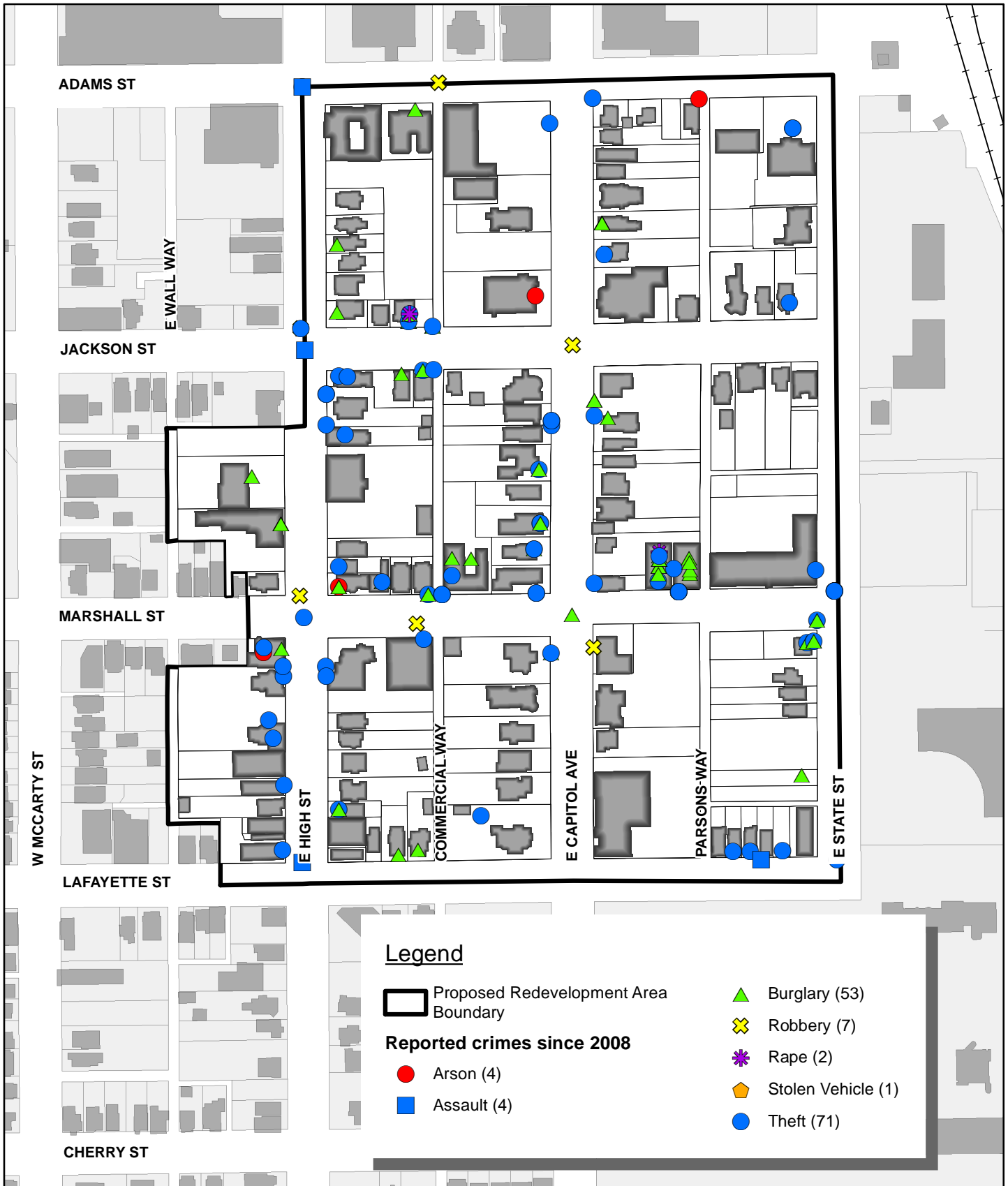


Exhibit F

Reported Crimes Since 2008

East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



June 2016

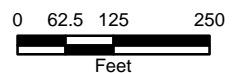




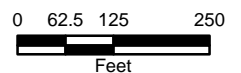
Exhibit G

Code Violation Citations

East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



June 2016



PHOTOGRAPHS OF EXISTING CONDITIONS

East Capitol Redevelopment Area

Jefferson City, Missouri

On April 9th, 21st, and 22nd, 2016, PGAV PLANNERS conducted a field review of the properties and improvements located inside the East Capitol Redevelopment Area (the "Area"). The following pages contain photographs which PGAV PLANNERS believe to be representative of the Area's exterior conditions.

Overview

The Area is located south of E. State Street, west of Lafayette Street, north of E. High Street and east of Adams Street. The Area is directly west of the former Missouri State Penitentiary and is comprised of a mix of residential and commercial uses.

The formerly prominent residential area is part of the Capitol Avenue Historic District established in 2005. Many of historic homes in the Area are currently vacant and in a severe state of deterioration, while some home have been converted to commercial or multi-family.

Deterioration

The following pages contain pictures of deterioration within the Area.



Left: 415 E. High Street needs tuckpointing.



Right: The retaining wall in front of 415 E. High is deteriorated.



Left: The soffits, fascia, porch, and gutters on 214 Jackson are deteriorated. Downspout is missing.

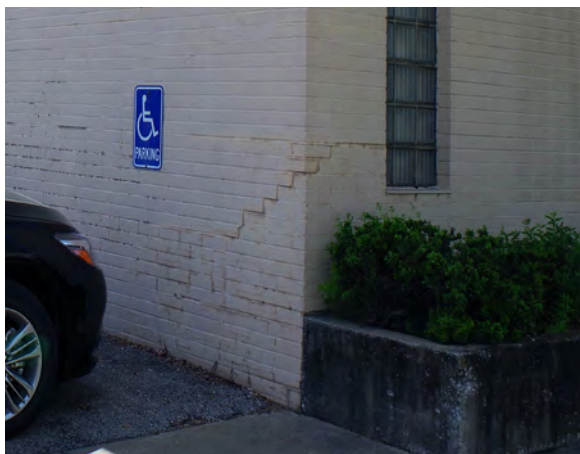


Right: The gutters, siding, and shingles on 212 Jackson are deteriorated.

Deterioration (cont'd)



Left & Right:
The rear porch, and
guttering on 214
Jackson Street are
deteriorated.



Left: Step cracking
in the exterior brick
wall of 209 Adams.



Right: The retaining
wall at 209 Adams
is crumbling and
deteriorated.



Left: The steps
leading to 410 E.
Capitol Avenue are
sagging, uneven,
and deteriorated.



Right: Deteriorated
siding on the rear
addition of 410 E.
Capitol Avenue.

Deterioration (cont'd)



Above: Broken windows and dislodged screens at 415 Commercial Way.



Above: 415 Commercial Way has rusted and broken windows and rusted downspouts.

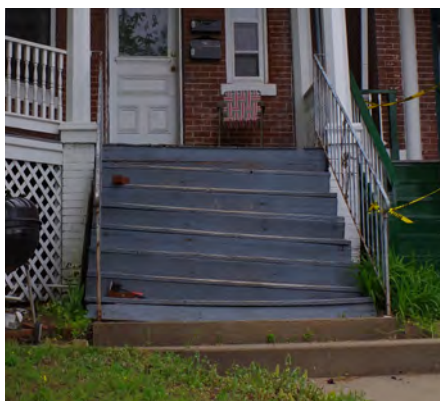


Above: The retaining wall in front of 527 E High is deteriorated.

Right: The gutters and porch for 210 Lafayette are deteriorated.



Right: The stair way at 527 E. High is sagging and deteriorated.



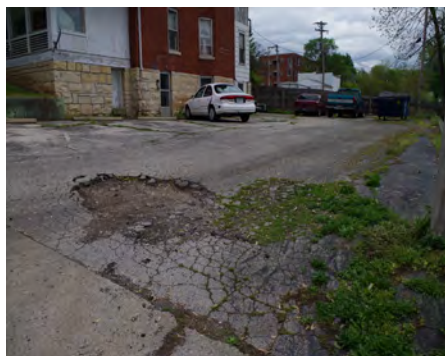
Deterioration (cont'd)



Above: 504 E. Capitol has boarded up/deteriorated windows and severe step cracking.



Above: 528 E. Capitol is a former single-family home that has been converted into a multi-family. The soffit, fascia, gutters, windows, and bricks on this building are deteriorated.



Left: The parking lot for 213 Jackson is deteriorated.



Bottom Left: A close up of the deteriorated soffit and fascia on 528 E. Capitol.

Below: The porch on the vacant, boarded-up home, 209 Jackson, is collapsing.



Below: The steps and retaining wall at 617 E. High are deteriorated and the retaining wall is failing.



Deterioration (cont'd)



Left: 214 Lafayette is missing a section of soffit, has a deteriorated porch and is in need of tuck-pointing.



Right: The driveway for 618 E. Capitol is deteriorated.



Left & Right: A failing expansion joint on the raised parking lot located at 520 E. High.



Left & Right: The sidewalks at the intersection of E. Capitol and Marshall are deteriorated.

Left photo: looking east down Capitol

Right photo: looking south down Marshall



Deterioration (cont'd)



Left: The rear structure at 600 E. Capitol needs tuckpointing.



Right: The wood columns on 429 E. Capitol are deteriorated.



Left: The deteriorated entry monument for the vacant funeral home parking lot.



Right: The severely rusted windows on 419 E. Capitol have discolored the siding.



Left & Right: 108 Jackson Street is dilapidated. This vacant home has a collapsed porch, a large hole in the roof, and is boarded-up.

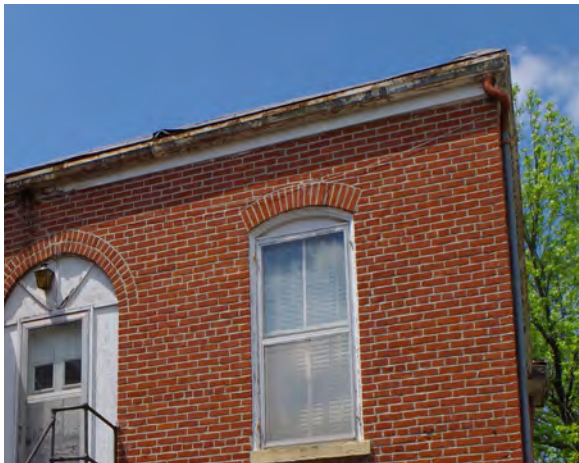


PHOTOGRAPHS OF EXISTING CONDITIONS

East Capitol Redevelopment Area

Jefferson City, Missouri

Deterioration (cont'd)



Left & Right:
The gutters,
downspouts, soffit,
and fascia are
deteriorated on 507
E. Capitol.



Left: The rear
addition on 507 E.
Capitol is boarded-
up and deteriorated.



Right: The EFIS on
the rear of 525 E
Capitol is flaking off.



Left: 519 E. Capitol
is boarded-up
and vacant. The
windows, doors,
exterior walls, and
roof are all severely
deteriorated.



Right: 220 E. State
has a deteriorated
door, awning, and
bricks.

Deterioration (cont'd)



101 Jackson is vacant and has deteriorated bricks, doors, windows, and soffit.



The siding on 105 Jackson is deteriorated.



Left: The finish on the foundation of 619 E. Capitol is cracking.



Right: 100 Lafayette is missing the rear windows allowing the weather to penetrate into the structure.



Left: The sidewalk along E Capitol is deteriorated.



Right: A deteriorated curb and gutter along Marshall.

PHOTOGRAPHS OF EXISTING CONDITIONS

East Capitol Redevelopment Area

Jefferson City, Missouri

Obsolescence

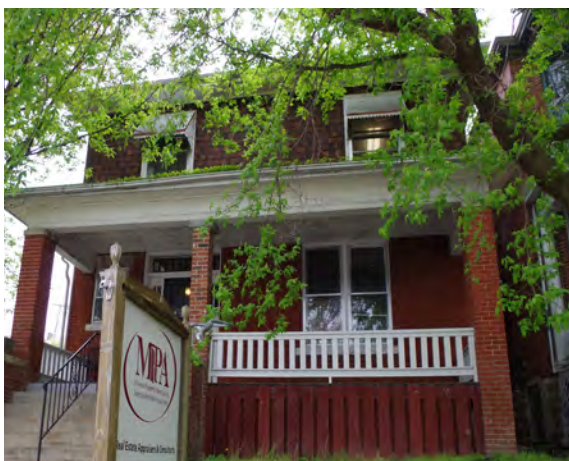
The following pages contain examples of obsolescence within the Area.



Left: 421 E. High is a former single-family home converted into commercial use.



Right: 501 E. High is a former single-family home that has been converted into a multi-family apartment building.



Left: 525 E. State is a former single-family home converted into commercial use.



Right: 529 E. High is a converted single-family home that is now commercial. To accommodate off street parking the yard has been paved.



Left: 213 Jackson is formerly a single-family home that has been converted into multi-family apartments. The lot has been paved to accommodate parking.



Right: 526 E. Capitol is a former single-family home that has been converted into a multi-family apartment building.

PHOTOGRAPHS OF EXISTING CONDITIONS

East Capitol Redevelopment Area

Obsolescence (cont'd)



Left: 522 E. Capitol is a former single-family that has been converted into commercial use with a paved lot.



Right: 623 E. High is a former single-family residence that has been converted into a restaurant and bar.

Insanitary or unsafe conditions

The following pages contain examples of insanitary or unsafe conditions within the Area.



Left: An example of an upper floor exit that is supported by 2x4s.



Right: A collapsed upper floor exit located at 413 E. Capitol.

Insanitary or unsafe conditions (cont'd)



Left & Right: There are several abandoned vehicles located throughout the Area.



Left: An upper floor exit supported by 2x4s. Debris scattered throughout lot.



Right: Trash and debris stored outside of 600 E. State.

Vacancies

The following pages contain pictures of some vacant buildings throughout the Area. While vacancy is not a factor for Chapter 99, the excessive amount of vacancies contributes to a variety of other blighting factors.



Left: 410 E. Capitol Avenue



Right: 500 E. Capitol Avenue

PHOTOGRAPHS OF EXISTING CONDITIONS

East Capitol Redevelopment Area

Jefferson City, Missouri

Vacancies (cont'd)



Left: 209 Jackson Street



Right: 211 Marshall Street



Left: 214 Lafayette Street



Right: 616 E. High Street



Left: 429 E. Capitol Avenue



Right: 114 Jackson Street

Vacancies (cont'd)



Left: 108 Jackson Street



Right: 104 Jackson Street



Left: 109 Adams Street

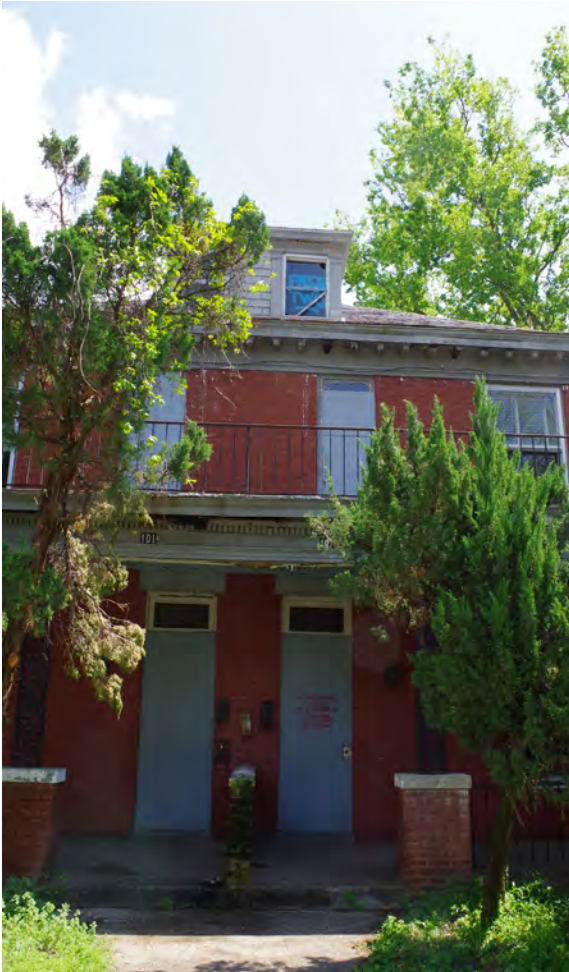


Left: 513 E. Capitol Avenue

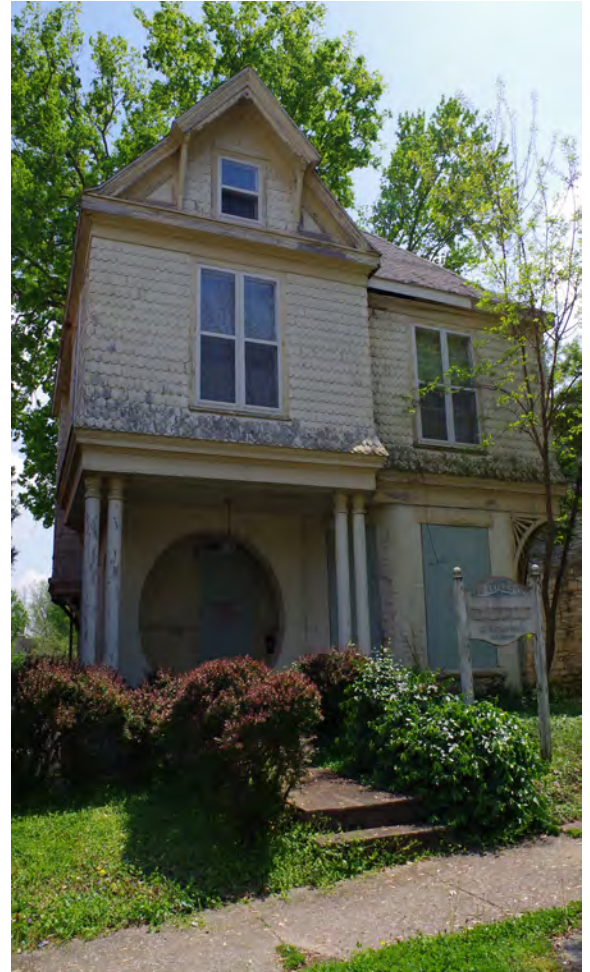


Right: 519 E. Capitol Avenue

Vacancies (cont'd)



Left: 101 Jackson Street



Right: 103 Jackson Street



Left: 105 Jackson Street



Right: 608 E. State Street



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