



Historic Downtown Monett

Redevelopment Plan

Monett, Missouri



Application for Approval

For the

Historic Downtown Monett Redevelopment Plan

**Prepared & Submitted
on Behalf of the City of Monett by:**



LAUBER MUNICIPAL LAW
Serving those who serve the public

January 28, 2026

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Application Description

This Application is prepared pursuant to Chapter 353, RSMo. and Monett City Code for approval of the Historic Downtown Monett Redevelopment Plan (“Plan”), which supports the City of Monett’s goal to redevelop and revitalize the historic downtown area of Monett.

This request is to designate the Redevelopment Area as a blighted area and to incentivize redevelopment in accordance with Chapter 353, RSMo. The Redevelopment Area is located in and around historic downtown Monett and is legally described and depicted in **Exhibit A**. The area consists of a mix of industrial and commercial structures that were built following the development of the St. Louis-San Francisco Railway in 1870 but also includes a small number of residential structures. Most of the lots included in the Redevelopment Area were established by the original plat of Monett in 1887. 21 of the structures are included in the Downtown Monett Historic District, which is listed on the National Register of Historic Places and is shown in **Exhibit B**. Due to age, neglect, and the cost of improvements, many of the structures included in the Redevelopment Area are 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 Historic Downtown Monett Redevelopment Corporation’s Guidelines.

Chapter 353, RSMo. Background

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 Council 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 the required 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.

The 353 Urban Redevelopment Corporation

Pursuant to Chapter 353, RSMo., the Historic Downtown Monett Urban Redevelopment Corporation would be established as an urban redevelopment corporation to ensure and promote revitalization throughout the Redevelopment Area. The Urban Redevelopment Corporation will be responsible for implementing and administering the Plan delineated herein to assist property owners to obtain tax abatement after completing Redevelopment Projects. Following the approval of this Historic Downtown Monett Redevelopment Plan, the Urban Redevelopment Corporation’s Board of Directors will be appointed and will finalize the corporate guidelines. The Board will consist of five (5) total members nominated by the Mayor and appointed by the City Council.

Definitions

As used in this application and the 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 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

Building & Zoning Department: The Building & Zoning Department of the City of Monett, Missouri

City: Monett, Missouri

City Code: The City Code of Monett, Missouri

City Council: The governing body of Monett, Missouri

Guidelines: The guidelines that will define the requirements of applicants receiving Tax Abatement which apply to individual property owners

Redevelopment Area: The area designated as the Redevelopment Area for the Plan, as legally described and depicted in **Exhibit A**, and that which has been found to be a blighted area under Chapter 353, RSMo.

Redevelopment Plan: This Historic Downtown Monett 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, RSMo. of the Act

Tax Abatement Program: The Program providing for Tax Abatement to the owners of property within the Redevelopment Area after property owners make substantial improvements in accordance with this Plan and the Guidelines

Tax Abatement Impact Analysis: The Tax Abatement Impact Analysis attached as **Exhibit C**.

Urban Redevelopment Corporation: The Historic Downtown Monett Redevelopment Corporation, a Missouri urban redevelopment corporation acting under the rules of the Act, its successors and assigns

Redevelopment and Revitalization

The Redevelopment Area for the Redevelopment Plan includes all residential, industrial, and commercial properties located in the area legally described and depicted in **Exhibit A**. This Area is comprised of 198 parcels.

This Redevelopment Plan will help facilitate reinvestment and economic stabilization of the Redevelopment Area. The Redevelopment Plan promotes reinvestment in structures currently existing within the Redevelopment Area, as well as targeted infill of vacant lots to improve the overall quality of structures within the Redevelopment Area. The Redevelopment Plan promotes reinvestment in the historic downtown Monett area to encourage the development of the area as a vibrant, attractive area for shops, services, and restaurants and a place for residents and visitors to enjoy a walkable, accessible arts and cultural district. 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.

Goals

The Redevelopment Plan's objective is to frame revitalization through residential, industrial, and commercial reinvestment, redevelopment, infill development, blight remediation, and targeted commercial development. There is no intent to utilize eminent domain to implement the Redevelopment Plan.

The goals of the Redevelopment Plan are:

- To encourage the revitalization and redevelopment of the Redevelopment Area;
- To encourage the development of infill lots within the Redevelopment Area;
- To encourage all redevelopment under this Redevelopment Plan to reflect the historical nature and character of the Redevelopment Area;
- To encourage the development of mixed-use historical properties, with residential units on the top floors and commercial, retail, or arts and cultural spaces on the street-level floors;
- To encourage the development of residential and commercial units that blend in with the surrounding historical and mixed-use nature and character of the Redevelopment Area; commercial and small-scale residential projects are favored over large-scale multi-family residential projects, which are discouraged;
- To encourage the continued development of an arts and cultural area within the Redevelopment Area, where residents and visitors can enjoy farmers' markets, art fairs, live music, and related events and festivals;
- To accomplish revitalization in a manner that enhances the style, scale, and character of the existing neighborhood, so as to not detract from the original, historic character of the Redevelopment Area;
- To increase residential and commercial real estate values;
- To create opportunities for community engagement that allows residents, property owners, business owners, and visitors to enjoy a vibrant, engaging arts and cultural area.

The overall goal is to promote private reinvestment in historic downtown Monett in a manner that addresses blight, improves property values, revitalizes vacant or underutilized buildings, encourages rehabilitation of historic properties, and creates a vibrant, active downtown that is supported by retail and commercial activities. It is reflected in the Redevelopment Plan's approach to achieving revitalization through blight remediation, reinvestment in the historic building stock, and targeted development of retail and commercial opportunities for the public.

Revitalization Demands

The Redevelopment Plan will help shift worsening conditions that have led to blight in the Redevelopment Area. The Redevelopment Plan will aid in providing ownership opportunities and neighborhood stabilization. Encouraging reinvestment in residential and commercial structures and offering this tax abatement incentive will ensure residential and commercial revitalization at a key time for the area. Some redevelopment of blighted structures has occurred, but City leaders believe that incentives will help encourage more property owners to remediate blight. The implementation of this Redevelopment Plan has the potential to increase property values and create construction and other jobs to support development and population growth in the Redevelopment Area, in addition to increasing economic activity throughout the Redevelopment Area. Additionally, the Redevelopment Plan will assist property owners with the financial ability to afford improvements, as the tax abatement offered will aid in offsetting improvement costs and reducing property taxes that would have otherwise been assessed against the property.

The location of the Redevelopment Area also offers great connectivity to government offices, potential shopping, services, restaurants, historical attractions, and parks. City leaders hope that the Redevelopment Area will become a destination for residents and visitors to enjoy a walkable, vibrant arts and cultural district. The location of Downtown Park, which includes a pavilion space, aids in the goals of the Redevelopment Plan, as it currently hosts farmers' markets and related events. City leaders believe that the development of the Redevelopment Area will allow current events to expand and will encourage a variety of new arts and cultural festivities.

Property owners within the Redevelopment Area face challenges related to the rehabilitation of older properties. 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.

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.

Properties within the Redevelopment Area have 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 affect the area negatively, by underutilization of property, decreased assessed valuation of property, and the public's

avoidance of blighted properties and the blighted area generally. Modernization of both residential and commercial properties and infrastructure improvements play an integral part of the revitalization.

Existing Land Use Patterns and Zoning

The parcels included in the Redevelopment Area are primarily zoned as local business or industrial. Though the City does not utilize an historical overlay or zoning designation, City leaders and the public place high value in retaining the historical character of the Redevelopment Area. Approximately 68% of the parcels within the Redevelopment Area are commercial, while approximately 27% parcels are industrial. Approximately 5% of the properties are single-family homes established by legal nonconforming uses or are otherwise permitted by the City.

Guidelines

The Redevelopment Plan and program Guidelines, which will be created by the Redevelopment Corporation Board of Directors, 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 mixed-use historical rehabilitation. Except as provided herein, parcels located within the Redevelopment Area are eligible for tax abatement so long as the parcel is taxable. Projects involving demolition of structures shall be eligible to participate only if the new construction structure visually blends in with the historical character of the Redevelopment Area. Projects involving new construction on vacant lots shall be eligible to participate only if the new construction structure visually blends in with the historical character of the Redevelopment Area.

Abatement will apply to residential properties differently than commercial properties. Properties shall be classified as residential or commercial based on their tax classifications established by Barry County at the time of application for participation in the program. A tiered abatement system allows individual property owners options to fit the needs of their property and finances. Applications for commercial abatement in Tier 3 and 4 shall be suspended each year when the total market value of properties approved for participation in the program in Tier 3 and 4 that year achieves an annual total aggregate cap of \$8,000,000 for commercial properties. Applications for abatement shall be available for ten (10) tax years from the approval of this Plan, subject to all other limitations of this Plan.

Commercial Properties

Commercial properties are properties that are classified as industrial or commercial by the Barry County Assessor. Commercial properties are offered tax abatement as follows:

Tier 1

Investment Requirement	\$15,000 - \$24,999
Incentive Offered	Tax abatement that is equal to the cost of improvements, or 100% tax abatement on the incremental increase on assessed value of

	improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years, whichever occurs first.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

Tier 2

Investment Requirement	\$25,000 - \$149,999
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

Tier 3

Investment Requirement	\$150,000 - \$749,999
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years; additionally, 100% tax abatement on the incremental increase on assessed valuation of the improvements and land for 5 years.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

Tier 4

Investment Requirement	\$750,000 or more
Incentive Offered	100% tax abatement on the incremental increase on assessed value of improvements

	and 100% tax abatement on the incremental increase on the assessed value of land for 10 years; additionally, 100% tax abatement on the incremental increase on assessed valuation of the improvements and land for 10 years.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

* Projects should allocate approximately 50% of the project costs to exterior improvements that are visible from the public right of way. However, this requirement may vary depending on the status of the project and the need to make exterior improvements to clear blight and meet City Code requirements.

Residential Properties

Residential properties are properties that are classified as residential by the Barry County Assessor. Residential properties are offered tax abatement as follows:

Investment Requirement	\$10,000 or more
Incentive Offered	Tax abatement that is equal to the cost of improvements, or 100% tax abatement on the incremental increase on the assessed value of improvements and 100% tax abatement on the incremental increase on the assessed value of land for 10 years, whichever is first.
Payment in Lieu of Taxes Required	For the duration of the abatement, PILOTs shall be paid equal to 100% of the taxes that were due on the property in the year prior to the abatement period.
% of Exterior Improvements	50% Exterior Improvements*

* Projects should allocate approximately 50% of the project costs to exterior improvements that are visible from the public right of way. However, this requirement may vary depending on the status of the project and the need to make exterior improvements to clear blight and meet City Code requirements.

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 Guidelines. Proposed projects must meet these financial limitations as well

as other project limitations outlined in the 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.

Notice of Fundamental Requirements

The Tax Abatement Impact Analysis on affected taxing jurisdictions is attached **Exhibit C**.

Exhibit E 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), RSMo. The notice includes a copy of the Tax Abatement Impact Analysis, and it shall be provided to each taxing jurisdiction prior to the public hearing conducted by the City Council concerning the Redevelopment Plan.

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

1. Increased investment in and external appearance of residential and commercial properties that lead to pride in ownership;
2. Increased redevelopment of structures with aesthetics that match the historical character and nature of the Redevelopment Area;
3. Increased utilization of commercial structures as mixed-use buildings with commercial spaces on the street-level floor and residential or other commercial spaces on the floors above street-level;
4. Increased investment in development that creates a walkable, vibrant arts and culture district.

Specific requirements of the redevelopment will be addressed in the Abatement Agreement; due to a variety of development patterns and platting configurations, proposals from property owners for each lot configuration will need to be addressed on an individual basis.

Certification of Blight

A blight study is attached as **Exhibit D** as contemplated in Section 353.060, RSMo.

Eminent Domain

This Redevelopment Plan does not contemplate the use of eminent domain.

Demolition

There are currently no plans for demolition of any structures within the Redevelopment Area. This does not preclude the proposed Redevelopment Corporation from implementing such measures, in the future. Property owners may demolish structures in accordance with this Redevelopment Plan and the Guidelines and all other applicable laws and requirements.

Properties for Public Agencies

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

Street and Alley Changes

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

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.

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 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 Building & Zoning Department and other City staff, 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 Plan and proposed 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 City Council, 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.

Certification of Notices

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

Exhibit A
Redevelopment Area Legal Description and Boundaries
(See attached)

A TRACT OF LAND BEING PART OF THE ORIGINAL TOWNSITE OF MONETT, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN TOWN PLAT BOOK 1, PAGE 34 AND PART OF MONETT TOWN COMPANY'S THIRD ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN TOWN PLAT 1, PAGE 7, AND PART OF SALZER'S SUBDIVISION OF A PART OF OUT LOT 1 BETWEEN BROADWAY AND BOND STREET, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 4, PAGE 48, AND PART OF THE SUBDIVISION OF OUT LOT 1, SOUTH OF BROADWAY IN MONETT TOWN COMPANY'S TOWNSITE OF MONETT, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN CABINET #3, DRAWER #5, ALL IN THE CITY OF MONETT, BARRY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10, OF SAID SALZER'S SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF BOND STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 71°46'32" EAST, 4126.36 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 13TH STREET; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG SAID WEST RIGHT OF WAY OF 13TH STREET THE FOLLOWING 8 CALLS: SOUTH 00°34'42" WEST, 80.67 FEET; THENCE SOUTH 25°05'21" WEST, 87.46 FEET; THENCE SOUTH 18°13'30" EAST, 115.00 FEET; THENCE SOUTH 00°34'42" WEST, 47.54 FEET; THENCE SOUTH 39°05'22" WEST, 148.14 FEET; THENCE SOUTH 00°48'34" WEST, 264.46 FEET; THENCE NORTH 71°46'32" EAST, 91.13 FEET; THENCE SOUTH 00°34'42" WEST, 52.82 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF FRONT STREET, AS PLATTED; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 71°46'32" WEST, 867.85 FEET TO A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 12, PAGE 3663 IN THE RECORDER OF DEEDS OFFICE IN BARRY COUNTY, MISSOURI; THENCE ALONG SAID WEST LINE SOUTH 18°13'30" EAST, 100.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 20, PAGE 7177; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 20, PAGE 7177, SOUTH 71°46'32" WEST, 360.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 8TH STREET; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST RIGHT OF WAY NORTH 18°13'30" WEST, 100.00 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF FRONT STREET; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG SAID NORTH RIGHT OF WAY SOUTH 71°46'32" WEST, 2160.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 6, ORIGINAL TOWNSITE OF MONETT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 2ND STREET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 72°07'39" WEST, 60.00 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 7, ORIGINAL TOWNSITE OF MONETT; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY, SOUTH 71°58'05" WEST, 672.10 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF AFORESAID SUBDIVISION OF PART OF OUT LOT 1, SOUTH OF BROADWAY, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF CENTRAL AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 00°39'41" EAST, 715.91 FEET TO THE POINT OF BEGINNING. CONTAINING 64.5 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE. THIS DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

PROJECT NUMBER: 26-20-0068

DRAWING NUMBER: JOP-100-7902



Engineering beyond.™

811 E. Third Street
Joplin, MO 64801
417.782.7399
COA# 00062

CITY OF MONETT
**PROPOSED PROPERTY DESCRIPTION
FOR 353 URBAN DEVELOPMENT**

MONETT, BARRY COUNTY, MISSOURI

DRAWN BY:
TSR

DATE:
02/11/2026

EXHIBIT B

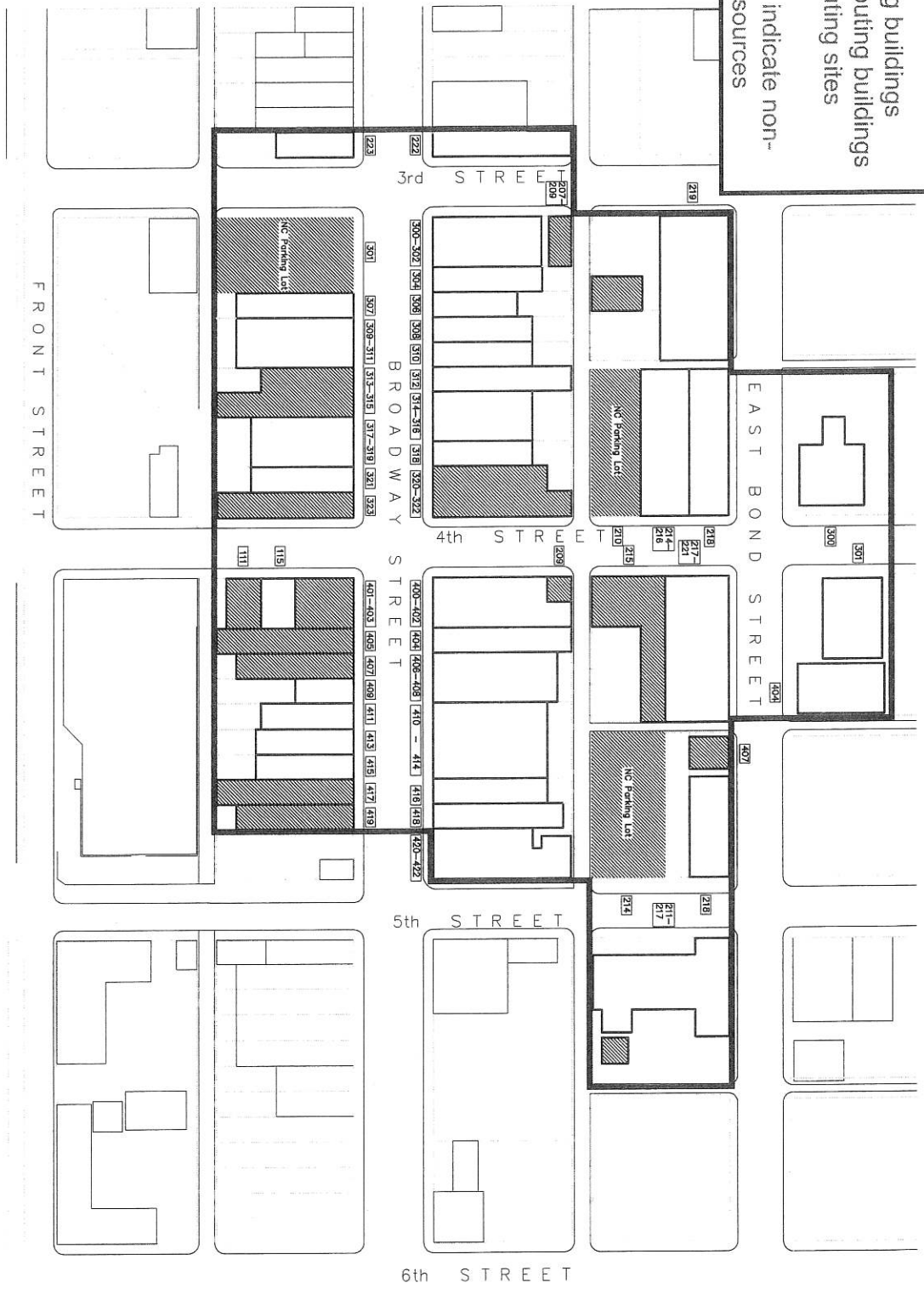
Zoning Map (see attached)

EXHIBIT B

Downtown Historic Monett District (see attached)

Downtown Monnett Historic District

- Resource Count:
- 51 Properties
 - 53 Resources
 - 35 Contributing buildings
 - 15 Non-contributing buildings
 - 3 Non-contributing sites
- Shaded areas indicate non-contributing resources



Center City Plan - Monett, MO
Proposed Historic District - Boundaries

January 29, 2014

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EXHIBIT C

Tax Impact Analysis (see attached)

HYPOTHETICAL IMPACT ASSESSMENT – PROGRAM INVESTMENT MINIMUM REQUIREMENTS - SUMMARY
 CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT

Summary	
Minimum Investment	
Modeled Term	
Eligible Parcels	
Assumed Minimum Investment Total	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
<i>PV Per Eligible Parcel</i>	
Cap Binding Parcels	

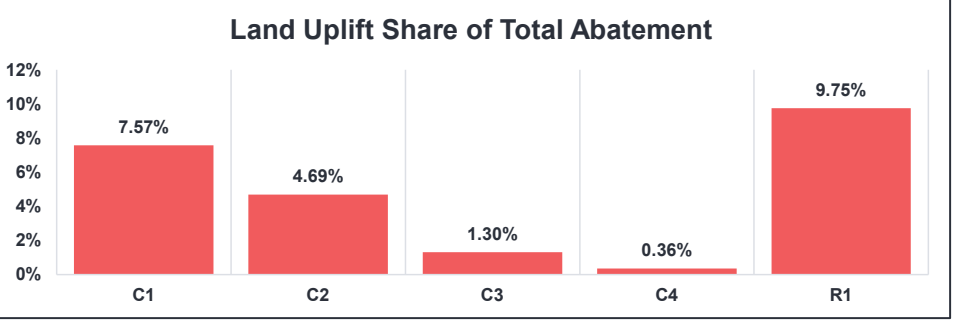
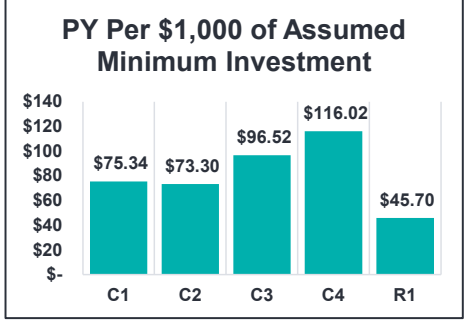
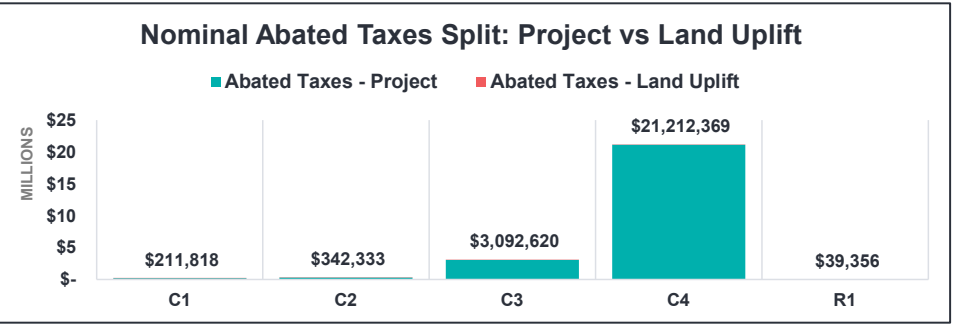
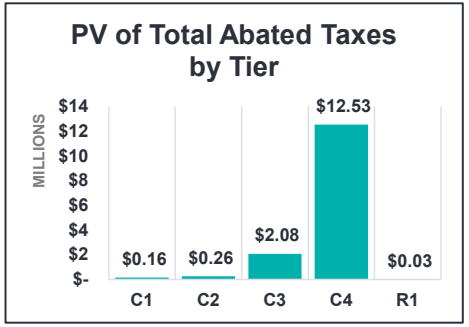
COMMERCIAL				
C1	C2	C3	C4	
\$ 15,000	\$ 25,000	\$ 150,000	\$ 750,000	
10 Years	10 Years	15 Years	20 Years	
144 Parcels	144 Parcels	144 Parcels	144 Parcels	
\$ 2,160,000	\$ 3,600,000	\$ 21,600,000	\$ 108,000,000	
\$ 535,087	\$ 535,087	\$ 535,087	\$ 535,087	
\$ 2,140,350	\$ 2,140,350	\$ 2,140,350	\$ 2,140,350	
\$ 2,675,437	\$ 2,675,437	\$ 2,675,437	\$ 2,675,437	
\$ 76,032	\$ 126,720	\$ 760,320	\$ 3,801,600	
\$ 304,128	\$ 506,880	\$ 3,041,280	\$ 15,206,400	
\$ 380,160	\$ 633,600	\$ 3,801,600	\$ 19,008,000	
\$ 18,437	\$ 30,729	\$ 184,374	\$ 921,869	
\$ 195,773	\$ 326,289	\$ 3,052,271	\$ 21,136,390	
\$ 16,045	\$ 16,045	\$ 40,349	\$ 75,979	
\$ 211,818	\$ 342,333	\$ 3,092,620	\$ 21,212,369	
\$ 162,739	\$ 263,867	\$ 2,084,818	\$ 12,530,538	
\$ 1,130	\$ 1,832	\$ 14,478	\$ 87,018	
0	0	0	0	

RESIDENTIAL
R1
\$ 10,000
10 Years
66 Parcels
\$ 660,000
\$ 128,010
\$ 337,013
\$ 465,023
\$ 20,691
\$ 48,279
\$ 68,970
\$ 3,345
\$ 35,518
\$ 3,838
\$ 39,356
\$ 30,163
\$ 457
0

Other Metrics	
Land Uplift Share of Total Abatement	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	
Incremental AV per \$1 of Investment	
PV as % of Nominal Abatement	
Implied Effective Tax Rate (Annual)	

COMMERCIAL				
C1	C2	C3	C4	
7.57%	4.69%	1.30%	0.36%	
\$ 21,181.80	\$ 34,233.34	\$ 206,174.66	\$ 1,060,618.43	
7.53%	7.33%	9.65%	11.60%	
\$ 75.34	\$ 73.30	\$ 96.52	\$ 116.02	
\$ 0.18	\$ 0.18	\$ 0.18	\$ 0.18	
76.83%	77.08%	67.41%	59.07%	
4.8499%	4.8499%	4.8499%	4.8499%	

RESIDENTIAL
R1
9.75%
\$ 3,935.63
4.57%
\$ 45.70
\$ 0.10
76.64%
4.8499%



2. HYPOTHETICAL IMPACT ASSESSMENT – PROGRAM INVESTMENT MINIMUM REQUIREMENTS - SUMMARY
 CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT

SUMMARY BY TAXING ENTITY

State of Missouri	
Summary	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
PV Per Eligible Parcel	

COMMERCIAL			
C1	C2	C3	C4
\$ 3,310	\$ 3,310	\$ 3,310	\$ 3,310
\$ 13,240	\$ 13,240	\$ 13,240	\$ 13,240
\$ 16,549	\$ 16,549	\$ 16,549	\$ 16,549
\$ 470	\$ 784	\$ 4,703	\$ 23,516
\$ 1,881	\$ 3,135	\$ 18,812	\$ 94,062
\$ 2,352	\$ 3,919	\$ 23,516	\$ 117,578
\$ 114	\$ 190	\$ 1,140	\$ 5,702
\$ 1,211	\$ 2,018	\$ 18,880	\$ 130,743
\$ 99	\$ 99	\$ 250	\$ 470
\$ 1,310	\$ 2,118	\$ 19,130	\$ 131,213
\$ 1,007	\$ 1,632	\$ 12,896	\$ 77,510
\$ 7	\$ 11	\$ 90	\$ 538

RESIDENTIAL	
R1	
\$ 792	
\$ 2,085	
\$ 2,876	
\$ 128	
\$ 299	
\$ 427	
\$ 21	
\$ 220	
\$ 24	
\$ 243	
\$ 187	
\$ 3	

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

C1	C2	C3	C4
\$ 131.02	\$ 211.76	\$ 1,275.33	\$ 6,560.66
0.05%	0.05%	0.06%	0.07%
\$ 0.47	\$ 0.45	\$ 0.60	\$ 0.72

R1	
\$ 24.34	
0.03%	
\$ 0.28	

Barry-Lawrence County Public Library	
Summary	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
PV Per Eligible Parcel	

COMMERCIAL			
C1	C2	C3	C4
\$ 23,555	\$ 23,555	\$ 23,555	\$ 23,555
\$ 94,221	\$ 94,221	\$ 94,221	\$ 94,221
\$ 117,777	\$ 117,777	\$ 117,777	\$ 117,777
\$ 3,347	\$ 5,578	\$ 33,470	\$ 167,352
\$ 13,388	\$ 22,314	\$ 133,882	\$ 669,409
\$ 16,735	\$ 27,892	\$ 167,352	\$ 836,761
\$ 812	\$ 1,353	\$ 8,116	\$ 40,582
\$ 8,618	\$ 14,364	\$ 134,366	\$ 930,456
\$ 706	\$ 706	\$ 1,776	\$ 3,345
\$ 9,325	\$ 15,070	\$ 136,142	\$ 933,801
\$ 7,164	\$ 11,616	\$ 91,777	\$ 551,613
\$ 50	\$ 81	\$ 637	\$ 3,831

RESIDENTIAL	
R1	
\$ 5,635	
\$ 14,836	
\$ 20,471	
\$ 911	
\$ 2,125	
\$ 3,036	
\$ 147	
\$ 1,564	
\$ 169	
\$ 1,733	
\$ 1,328	
\$ 20	

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

C1	C2	C3	C4
\$ 932.46	\$ 1,507.00	\$ 9,076.12	\$ 46,690.04
0.33%	0.32%	0.42%	0.51%
\$ 3.32	\$ 3.23	\$ 4.25	\$ 5.11

R1	
\$ 173.25	
0.20%	
\$ 2.01	

Barry County Health Department	
Summary	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
PV Per Eligible Parcel	

COMMERCIAL			
C1	C2	C3	C4
\$ 7,778	\$ 7,778	\$ 7,778	\$ 7,778
\$ 31,113	\$ 31,113	\$ 31,113	\$ 31,113
\$ 38,891	\$ 38,891	\$ 38,891	\$ 38,891
\$ 1,105	\$ 1,842	\$ 11,052	\$ 55,262
\$ 4,421	\$ 7,368	\$ 44,209	\$ 221,046
\$ 5,526	\$ 9,210	\$ 55,262	\$ 276,308
\$ 268	\$ 447	\$ 2,680	\$ 13,401
\$ 2,846	\$ 4,743	\$ 44,369	\$ 307,247
\$ 233	\$ 233	\$ 587	\$ 1,104
\$ 3,079	\$ 4,976	\$ 44,956	\$ 308,351
\$ 2,366	\$ 3,836	\$ 30,306	\$ 182,149
\$ 16	\$ 27	\$ 210	\$ 1,265

RESIDENTIAL	
R1	
\$ 1,861	
\$ 4,899	
\$ 6,760	
\$ 301	
\$ 702	
\$ 1,003	
\$ 49	
\$ 516	
\$ 56	
\$ 572	
\$ 438	
\$ 7	

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

C1	C2	C3	C4
\$ 307.91	\$ 497.63	\$ 2,997.03	\$ 15,417.55
0.11%	0.11%	0.14%	0.17%
\$ 1.10	\$ 1.07	\$ 1.40	\$ 1.69

R1	
\$ 57.21	
0.07%	
\$ 0.66	

2. HYPOTHETICAL IMPACT ASSESSMENT – PROGRAM INVESTMENT MINIMUM REQUIREMENTS - SUMMARY
 CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT

Barry County Developmental Disability Board Summary	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
PV Per Eligible Parcel	

COMMERCIAL				
	C1	C2	C3	C4
\$	6,620	\$ 6,620	\$ 6,620	\$ 6,620
\$	26,479	\$ 26,479	\$ 26,479	\$ 26,479
\$	33,099	\$ 33,099	\$ 33,099	\$ 33,099
\$	941	\$ 1,568	\$ 9,406	\$ 47,031
\$	3,762	\$ 6,271	\$ 37,625	\$ 188,124
\$	4,703	\$ 7,839	\$ 47,031	\$ 235,155
\$	228	\$ 380	\$ 2,281	\$ 11,405
\$	2,422	\$ 4,037	\$ 37,761	\$ 261,487
\$	198	\$ 198	\$ 499	\$ 940
\$	2,620	\$ 4,235	\$ 38,260	\$ 262,426
\$	2,013	\$ 3,264	\$ 25,792	\$ 155,020
\$	14	\$ 23	\$ 179	\$ 1,077

RESIDENTIAL	
	R1
\$	1,584
\$	4,169
\$	5,753
\$	256
\$	597
\$	853
\$	41
\$	439
\$	47
\$	487
\$	373
\$	6

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

	C1	C2	C3	C4
\$	262.05	\$ 423.51	\$ 2,550.67	\$ 13,121.32
	0.09%	0.09%	0.12%	0.14%
\$	0.93	\$ 0.91	\$ 1.19	\$ 1.44

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

Barry County Senior Services Summary	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
PV Per Eligible Parcel	

COMMERCIAL				
	C1	C2	C3	C4
\$	5,274	\$ 5,274	\$ 5,274	\$ 5,274
\$	21,095	\$ 21,095	\$ 21,095	\$ 21,095
\$	26,369	\$ 26,369	\$ 26,369	\$ 26,369
\$	749	\$ 1,249	\$ 7,494	\$ 37,468
\$	2,997	\$ 4,996	\$ 29,974	\$ 149,872
\$	3,747	\$ 6,245	\$ 37,468	\$ 187,340
\$	182	\$ 303	\$ 1,817	\$ 9,086
\$	1,930	\$ 3,216	\$ 30,083	\$ 208,318
\$	158	\$ 158	\$ 398	\$ 749
\$	2,088	\$ 3,374	\$ 30,480	\$ 209,066
\$	1,604	\$ 2,601	\$ 20,548	\$ 123,499
\$	11	\$ 18	\$ 143	\$ 858

RESIDENTIAL	
	R1
\$	1,262
\$	3,322
\$	4,583
\$	204
\$	476
\$	680
\$	33
\$	350
\$	38
\$	388
\$	297
\$	5

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

	C1	C2	C3	C4
\$	208.77	\$ 337.40	\$ 2,032.03	\$ 10,453.32
	0.07%	0.07%	0.10%	0.11%
\$	0.74	\$ 0.72	\$ 0.95	\$ 1.14

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

Monett R-1 School District Summary	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
PV Per Eligible Parcel	

COMMERCIAL				
	C1	C2	C3	C4
\$	432,448	\$ 432,448	\$ 432,448	\$ 432,448
\$	1,729,791	\$ 1,729,791	\$ 1,729,791	\$ 1,729,791
\$	2,162,239	\$ 2,162,239	\$ 2,162,239	\$ 2,162,239
\$	61,448	\$ 102,413	\$ 614,477	\$ 3,072,383
\$	245,791	\$ 409,651	\$ 2,457,907	\$ 12,289,533
\$	307,238	\$ 512,064	\$ 3,072,383	\$ 15,361,916
\$	14,901	\$ 24,835	\$ 149,008	\$ 745,038
\$	158,220	\$ 263,700	\$ 2,466,789	\$ 17,082,042
\$	12,967	\$ 12,967	\$ 32,609	\$ 61,405
\$	171,187	\$ 276,668	\$ 2,499,399	\$ 17,143,446
\$	131,523	\$ 213,253	\$ 1,684,912	\$ 10,126,951
\$	913	\$ 1,481	\$ 11,701	\$ 70,326

RESIDENTIAL	
	R1
\$	103,455
\$	272,368
\$	375,823
\$	16,722
\$	39,018
\$	55,740
\$	2,703
\$	28,705
\$	3,102
\$	31,807
\$	24,378
\$	369

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

	C1	C2	C3	C4
\$	17,118.74	\$ 27,666.76	\$ 166,626.57	\$ 857,172.31
	6.09%	5.92%	7.80%	9.38%
\$	60.89	\$ 59.24	\$ 78.01	\$ 93.77

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

2. HYPOTHETICAL IMPACT ASSESSMENT – PROGRAM INVESTMENT MINIMUM REQUIREMENTS - SUMMARY
 CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT

Monett SRD Barry County - Road & Bridge

Summary	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
PV Per Eligible Parcel	

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

COMMERCIAL

	C1	C2	C3	C4
\$	19,992	\$ 19,992	\$ 19,992	\$ 19,992
\$	79,967	\$ 79,967	\$ 79,967	\$ 79,967
\$	99,959	\$ 99,959	\$ 99,959	\$ 99,959
\$	2,841	\$ 4,734	\$ 28,407	\$ 142,034
\$	11,363	\$ 18,938	\$ 113,627	\$ 568,135
\$	14,203	\$ 23,672	\$ 142,034	\$ 710,169
\$	689	\$ 1,148	\$ 6,888	\$ 34,442
\$	7,314	\$ 12,191	\$ 114,038	\$ 789,689
\$	599	\$ 599	\$ 1,507	\$ 2,839
\$	7,914	\$ 12,790	\$ 115,545	\$ 792,528
\$	6,080	\$ 9,858	\$ 77,892	\$ 468,161
\$	42	\$ 68	\$ 541	\$ 3,251

	C1	C2	C3	C4
\$	791.39	\$ 1,279.01	\$ 7,703.01	\$ 39,626.40
	0.28%	0.27%	0.36%	0.43%
\$	2.81	\$ 2.74	\$ 3.61	\$ 4.33

RESIDENTIAL

	R1
\$	4,783
\$	12,591
\$	17,374
\$	773
\$	1,804
\$	2,577
\$	125
\$	1,327
\$	143
\$	1,470
\$	1,127
\$	17

	R1
\$	147.04
	0.17%
\$	1.71

Surtax

Summary	
Base Land Assessed Value	
Base Building Assessed Value	
Base Total Assessed Value	
Incremental Land Assessed Value	
Incremental Building Assessed Value	
Incremental Total Assessed Value	
Incremental Tax - Annual	
Abated Taxes - Project	
Abated Taxes - Land Uplift	
Abated Taxes - Total	
PV of Total Abated Taxes	
PV Per Eligible Parcel	

Other Metrics	
Average Abatement per Year	
PV as % of Assumed Minimum Investment	
PV per \$1,000 of Assumed Minimum Investment	

COMMERCIAL

	C1	C2	C3	C4
\$	36,111	\$ 36,111	\$ 36,111	\$ 36,111
\$	144,443	\$ 144,443	\$ 144,443	\$ 144,443
\$	180,554	\$ 180,554	\$ 180,554	\$ 180,554
\$	5,131	\$ 8,552	\$ 51,311	\$ 256,555
\$	20,524	\$ 34,207	\$ 205,244	\$ 1,026,218
\$	25,655	\$ 42,759	\$ 256,555	\$ 1,282,773
\$	1,244	\$ 2,074	\$ 12,443	\$ 62,213
\$	13,212	\$ 22,020	\$ 205,985	\$ 1,426,409
\$	1,083	\$ 1,083	\$ 2,723	\$ 5,128
\$	14,295	\$ 23,103	\$ 208,708	\$ 1,431,536
\$	10,983	\$ 17,807	\$ 140,696	\$ 845,635
\$	76	\$ 124	\$ 977	\$ 5,872

	C1	C2	C3	C4
\$	1,429.47	\$ 2,310.27	\$ 13,913.89	\$ 71,576.82
	0.51%	0.49%	0.65%	0.78%
\$	5.08	\$ 4.95	\$ 6.51	\$ 7.83

RESIDENTIAL

	R1
\$	8,639
\$	22,744
\$	31,383
\$	1,396
\$	3,258
\$	4,655
\$	226
\$	2,397
\$	259
\$	2,656
\$	2,036
\$	31

	R1
\$	265.60
	0.31%
\$	3.08

ASSUMPTIONS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Analysis Start (Base) Year **2025**

Property Tax Rates		
Entity	2025 Levy	% of Total Levy
State of Missouri	0.0300	0.62%
Barry-Lawrence County Public Library	0.2135	4.40%
Barry County Health Department	0.0705	1.45%
Barry County Developmental Disability Board	0.0600	1.24%
Barry County Senior Services	0.0478	0.99%
Monett R-1 School District	3.9196	80.82%
Monett SRD Barry County - Road & Bridge	0.1812	3.74%
Surtax	0.3273	6.75%
Total	4.8499	100.00%

Project Improvements	
Total Project Improvements	
Post-Redevelopment Appraised Value as % of Construction Budget	55.00%

Type	2025 Appraised	2025 Assessed
Residential	\$ 2,192,336.84	\$ 416,544.00
Commercial	\$ 8,360,740.63	\$ 2,675,437.00
Total	\$ 10,553,077.47	\$ 3,091,981.00

Assessment Rates	
Type	Rate
Residential	19.00%
Commercial	32.00%
Agricultural	12.00%

AV Split Property Type	Land Value %		Building Value %	
	Lower	Upper	Lower	Upper
Residential	20.00%	40.00%	60.00%	80.00%
Commercial	10.00%	30.00%	70.00%	90.00%
Industrial	15.00%	35.00%	65.00%	85.00%

AV Split		
Land	Building	Total
30.00%	70.00%	100.00%
20.00%	80.00%	100.00%
25.00%	75.00%	100.00%

Other Assumptions	
Biennial Growth	3.00%
Discount Rate	6.00%

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS
CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Metric
Minimum Level of Investment (Project Improvements)
Length of Term
Post-Redevelopment Appraised Value as % of Construction Budget
Post-Redevelopment Incremental Appraised Value
Assessment Rate
Post-Redevelopment Incremental Assessed Value
Total Incremental Tax (Nominal)
PV of Total Incremental Tax

Commercial			
C1	C2	C3	C4
\$ 15,000.00	\$ 25,000.00	\$ 150,000.00	\$ 750,000.00
10 Years	10 Years	15 Years	20 Years
55.00%	55.00%	55.00%	55.00%
\$ 8,250.00	\$ 13,750.00	\$ 82,500.00	\$ 412,500.00
32.00%	32.00%	32.00%	32.00%
\$ 2,640.00	\$ 4,400.00	\$ 26,400.00	\$ 132,000.00
\$ 1,359.54	\$ 2,265.89	\$ 21,196.33	\$ 146,780.48
\$ 993.79	\$ 1,656.31	\$ 13,507.49	\$ 81,854.90

Residential
R1
\$ 10,000.00
10 Years
55.00%
\$ 5,500.00
19.00%
\$ 1,045.00
\$ 538.15
\$ 393.37

Incremental Tax - Year 1	Levy
State of Missouri	0.0300
Barry-Lawrence County Public Library	0.2135
Barry County Health Department	0.0705
Barry County Developmental Disability Board	0.0600
Barry County Senior Services	0.0478
Monett R-1 School District	3.9196
Monett SRD Barry County - Road & Bridge	0.1812
Surtax	0.3273
Total - Incremental Tax - Year 1	4.8499

C1	C2	C3	C4
\$ 0.79	\$ 1.32	\$ 7.92	\$ 39.60
\$ 5.64	\$ 9.39	\$ 56.36	\$ 281.82
\$ 1.86	\$ 3.10	\$ 18.61	\$ 93.06
\$ 1.58	\$ 2.64	\$ 15.84	\$ 79.20
\$ 1.26	\$ 2.10	\$ 12.62	\$ 63.10
\$ 103.48	\$ 172.46	\$ 1,034.77	\$ 5,173.87
\$ 4.78	\$ 7.97	\$ 47.84	\$ 239.18
\$ 8.64	\$ 14.40	\$ 86.41	\$ 432.04
\$ 128.04	\$ 213.40	\$ 1,280.37	\$ 6,401.87

R1
\$ 0.31
\$ 2.23
\$ 0.74
\$ 0.63
\$ 0.50
\$ 40.96
\$ 1.89
\$ 3.42
\$ 50.68

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

Incremental Tax (Nominal)				
C1	C2	C3	C4	R1
\$ 128.04	\$ 213.40	\$ 1,280.37	\$ 6,401.87	\$ 50.68
\$ 128.04	\$ 213.40	\$ 1,280.37	\$ 6,401.87	\$ 50.68
\$ 131.88	\$ 219.80	\$ 1,318.78	\$ 6,593.92	\$ 52.20
\$ 131.88	\$ 219.80	\$ 1,318.78	\$ 6,593.92	\$ 52.20
\$ 135.83	\$ 226.39	\$ 1,358.35	\$ 6,791.74	\$ 53.77
\$ 135.83	\$ 226.39	\$ 1,358.35	\$ 6,791.74	\$ 53.77
\$ 139.91	\$ 233.18	\$ 1,399.10	\$ 6,995.49	\$ 55.38
\$ 139.91	\$ 233.18	\$ 1,399.10	\$ 6,995.49	\$ 55.38
\$ 144.11	\$ 240.18	\$ 1,441.07	\$ 7,205.36	\$ 57.04
\$ 144.11	\$ 240.18	\$ 1,441.07	\$ 7,205.36	\$ 57.04
\$ -	\$ -	\$ 1,484.30	\$ 7,421.52	\$ -
\$ -	\$ -	\$ 1,484.30	\$ 7,421.52	\$ -
\$ -	\$ -	\$ 1,528.83	\$ 7,644.17	\$ -
\$ -	\$ -	\$ 1,528.83	\$ 7,644.17	\$ -
\$ -	\$ -	\$ 1,574.70	\$ 7,873.49	\$ -
\$ -	\$ -	\$ -	\$ 7,873.49	\$ -
\$ -	\$ -	\$ -	\$ 8,109.69	\$ -
\$ -	\$ -	\$ -	\$ 8,109.69	\$ -
\$ -	\$ -	\$ -	\$ 8,352.99	\$ -
\$ -	\$ -	\$ -	\$ 8,352.99	\$ -
\$ 1,359.54	\$ 2,265.89	\$ 21,196.33	\$ 146,780.48	\$ 538.15

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

Incremental Tax (Present Value @ 6%)				
C1	C2	C3	C4	R1
\$ 120.79	\$ 201.32	\$ 1,207.90	\$ 6,039.50	\$ 47.81
\$ 113.95	\$ 189.92	\$ 1,139.53	\$ 5,697.64	\$ 45.11
\$ 110.73	\$ 184.55	\$ 1,107.28	\$ 5,536.39	\$ 43.83
\$ 104.46	\$ 174.10	\$ 1,044.60	\$ 5,223.01	\$ 41.35
\$ 101.50	\$ 169.17	\$ 1,015.04	\$ 5,075.18	\$ 40.18
\$ 95.76	\$ 159.60	\$ 957.58	\$ 4,787.91	\$ 37.90
\$ 93.05	\$ 155.08	\$ 930.48	\$ 4,652.40	\$ 36.83
\$ 87.78	\$ 146.30	\$ 877.81	\$ 4,389.06	\$ 34.75
\$ 85.30	\$ 142.16	\$ 852.97	\$ 4,264.84	\$ 33.76
\$ 80.47	\$ 134.11	\$ 804.69	\$ 4,023.43	\$ 31.85
\$ -	\$ -	\$ 781.91	\$ 3,909.56	\$ -
\$ -	\$ -	\$ 737.65	\$ 3,688.27	\$ -
\$ -	\$ -	\$ 716.78	\$ 3,583.88	\$ -
\$ -	\$ -	\$ 676.20	\$ 3,381.02	\$ -
\$ -	\$ -	\$ 657.07	\$ 3,285.33	\$ -
\$ -	\$ -	\$ -	\$ 3,099.37	\$ -
\$ -	\$ -	\$ -	\$ 3,011.65	\$ -
\$ -	\$ -	\$ -	\$ 2,841.18	\$ -
\$ -	\$ -	\$ -	\$ 2,760.77	\$ -
\$ -	\$ -	\$ -	\$ 2,604.50	\$ -
\$ 993.79	\$ 1,656.31	\$ 13,507.49	\$ 81,854.90	\$ 393.37

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS
CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

State of Missouri					
C1	C2	C3	C4	R1	
\$ 0.79	\$ 1.32	\$ 7.92	\$ 39.60	\$ 0.31	
\$ 0.79	\$ 1.32	\$ 7.92	\$ 39.60	\$ 0.31	
\$ 0.82	\$ 1.36	\$ 8.16	\$ 40.79	\$ 0.32	
\$ 0.82	\$ 1.36	\$ 8.16	\$ 40.79	\$ 0.32	
\$ 0.84	\$ 1.40	\$ 8.40	\$ 42.01	\$ 0.33	
\$ 0.84	\$ 1.40	\$ 8.40	\$ 42.01	\$ 0.33	
\$ 0.87	\$ 1.44	\$ 8.65	\$ 43.27	\$ 0.34	
\$ 0.87	\$ 1.44	\$ 8.65	\$ 43.27	\$ 0.34	
\$ 0.89	\$ 1.49	\$ 8.91	\$ 44.57	\$ 0.35	
\$ 0.89	\$ 1.49	\$ 8.91	\$ 44.57	\$ 0.35	
\$ -	\$ -	\$ 9.18	\$ 45.91	\$ -	
\$ -	\$ -	\$ 9.18	\$ 45.91	\$ -	
\$ -	\$ -	\$ 9.46	\$ 47.28	\$ -	
\$ -	\$ -	\$ 9.46	\$ 47.28	\$ -	
\$ -	\$ -	\$ 9.74	\$ 48.70	\$ -	
\$ -	\$ -	\$ -	\$ 48.70	\$ -	
\$ -	\$ -	\$ -	\$ 50.16	\$ -	
\$ -	\$ -	\$ -	\$ 50.16	\$ -	
\$ -	\$ -	\$ -	\$ 51.67	\$ -	
\$ -	\$ -	\$ -	\$ 51.67	\$ -	
\$ 8.41	\$ 14.02	\$ 131.11	\$ 907.94	\$ 3.33	

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

State of Missouri					
C1	C2	C3	C4	R1	
\$ 0.75	\$ 1.25	\$ 7.47	\$ 37.36	\$ 0.30	
\$ 0.70	\$ 1.17	\$ 7.05	\$ 35.24	\$ 0.28	
\$ 0.68	\$ 1.14	\$ 6.85	\$ 34.25	\$ 0.27	
\$ 0.65	\$ 1.08	\$ 6.46	\$ 32.31	\$ 0.26	
\$ 0.63	\$ 1.05	\$ 6.28	\$ 31.39	\$ 0.25	
\$ 0.59	\$ 0.99	\$ 5.92	\$ 29.62	\$ 0.23	
\$ 0.58	\$ 0.96	\$ 5.76	\$ 28.78	\$ 0.23	
\$ 0.54	\$ 0.90	\$ 5.43	\$ 27.15	\$ 0.21	
\$ 0.53	\$ 0.88	\$ 5.28	\$ 26.38	\$ 0.21	
\$ 0.50	\$ 0.83	\$ 4.98	\$ 24.89	\$ 0.20	
\$ -	\$ -	\$ 4.84	\$ 24.18	\$ -	
\$ -	\$ -	\$ 4.56	\$ 22.81	\$ -	
\$ -	\$ -	\$ 4.43	\$ 22.17	\$ -	
\$ -	\$ -	\$ 4.18	\$ 20.91	\$ -	
\$ -	\$ -	\$ 4.06	\$ 20.32	\$ -	
\$ -	\$ -	\$ -	\$ 19.17	\$ -	
\$ -	\$ -	\$ -	\$ 18.63	\$ -	
\$ -	\$ -	\$ -	\$ 17.57	\$ -	
\$ -	\$ -	\$ -	\$ 17.08	\$ -	
\$ -	\$ -	\$ -	\$ 16.11	\$ -	
\$ 6.15	\$ 10.25	\$ 83.55	\$ 506.33	\$ 2.43	

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

Barry-Lawrence County Public Library					
C1	C2	C3	C4	R1	
\$ 5.64	\$ 9.39	\$ 56.36	\$ 281.82	\$ 2.23	
\$ 5.64	\$ 9.39	\$ 56.36	\$ 281.82	\$ 2.23	
\$ 5.81	\$ 9.68	\$ 58.05	\$ 290.27	\$ 2.30	
\$ 5.81	\$ 9.68	\$ 58.05	\$ 290.27	\$ 2.30	
\$ 5.98	\$ 9.97	\$ 59.80	\$ 298.98	\$ 2.37	
\$ 5.98	\$ 9.97	\$ 59.80	\$ 298.98	\$ 2.37	
\$ 6.16	\$ 10.27	\$ 61.59	\$ 307.95	\$ 2.44	
\$ 6.16	\$ 10.27	\$ 61.59	\$ 307.95	\$ 2.44	
\$ 6.34	\$ 10.57	\$ 63.44	\$ 317.19	\$ 2.51	
\$ 6.34	\$ 10.57	\$ 63.44	\$ 317.19	\$ 2.51	
\$ -	\$ -	\$ 65.34	\$ 326.71	\$ -	
\$ -	\$ -	\$ 65.34	\$ 326.71	\$ -	
\$ -	\$ -	\$ 67.30	\$ 336.51	\$ -	
\$ -	\$ -	\$ 67.30	\$ 336.51	\$ -	
\$ -	\$ -	\$ 69.32	\$ 346.60	\$ -	
\$ -	\$ -	\$ -	\$ 346.60	\$ -	
\$ -	\$ -	\$ -	\$ 357.00	\$ -	
\$ -	\$ -	\$ -	\$ 357.00	\$ -	
\$ -	\$ -	\$ -	\$ 367.71	\$ -	
\$ -	\$ -	\$ -	\$ 367.71	\$ -	
\$ 59.85	\$ 99.75	\$ 933.09	\$ 6,461.50	\$ 23.69	

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

Barry-Lawrence County Public Library					
C1	C2	C3	C4	R1	
\$ 5.32	\$ 8.86	\$ 53.17	\$ 265.87	\$ 2.10	
\$ 5.02	\$ 8.36	\$ 50.16	\$ 250.82	\$ 1.99	
\$ 4.87	\$ 8.12	\$ 48.74	\$ 243.72	\$ 1.93	
\$ 4.60	\$ 7.66	\$ 45.98	\$ 229.92	\$ 1.82	
\$ 4.47	\$ 7.45	\$ 44.68	\$ 223.42	\$ 1.77	
\$ 4.22	\$ 7.03	\$ 42.15	\$ 210.77	\$ 1.67	
\$ 4.10	\$ 6.83	\$ 40.96	\$ 204.81	\$ 1.62	
\$ 3.86	\$ 6.44	\$ 38.64	\$ 193.21	\$ 1.53	
\$ 3.75	\$ 6.26	\$ 37.55	\$ 187.74	\$ 1.49	
\$ 3.54	\$ 5.90	\$ 35.42	\$ 177.12	\$ 1.40	
\$ -	\$ -	\$ 34.42	\$ 172.10	\$ -	
\$ -	\$ -	\$ 32.47	\$ 162.36	\$ -	
\$ -	\$ -	\$ 31.55	\$ 157.77	\$ -	
\$ -	\$ -	\$ 29.77	\$ 148.84	\$ -	
\$ -	\$ -	\$ 28.93	\$ 144.63	\$ -	
\$ -	\$ -	\$ -	\$ 136.44	\$ -	
\$ -	\$ -	\$ -	\$ 132.58	\$ -	
\$ -	\$ -	\$ -	\$ 125.07	\$ -	
\$ -	\$ -	\$ -	\$ 121.53	\$ -	
\$ -	\$ -	\$ -	\$ 114.65	\$ -	
\$ 43.75	\$ 72.91	\$ 594.62	\$ 3,603.38	\$ 17.32	

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS
CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

Barry County Health Department					
C1	C2	C3	C4	R1	
\$ 1.86	\$ 3.10	\$ 18.61	\$ 93.06	\$ 0.74	
\$ 1.86	\$ 3.10	\$ 18.61	\$ 93.06	\$ 0.74	
\$ 1.92	\$ 3.20	\$ 19.17	\$ 95.85	\$ 0.76	
\$ 1.92	\$ 3.20	\$ 19.17	\$ 95.85	\$ 0.76	
\$ 1.97	\$ 3.29	\$ 19.75	\$ 98.73	\$ 0.78	
\$ 1.97	\$ 3.29	\$ 19.75	\$ 98.73	\$ 0.78	
\$ 2.03	\$ 3.39	\$ 20.34	\$ 101.69	\$ 0.81	
\$ 2.03	\$ 3.39	\$ 20.34	\$ 101.69	\$ 0.81	
\$ 2.09	\$ 3.49	\$ 20.95	\$ 104.74	\$ 0.83	
\$ 2.09	\$ 3.49	\$ 20.95	\$ 104.74	\$ 0.83	
\$ -	\$ -	\$ 21.58	\$ 107.88	\$ -	
\$ -	\$ -	\$ 21.58	\$ 107.88	\$ -	
\$ -	\$ -	\$ 22.22	\$ 111.12	\$ -	
\$ -	\$ -	\$ 22.22	\$ 111.12	\$ -	
\$ -	\$ -	\$ 22.89	\$ 114.45	\$ -	
\$ -	\$ -	\$ -	\$ 114.45	\$ -	
\$ -	\$ -	\$ -	\$ 117.89	\$ -	
\$ -	\$ -	\$ -	\$ 117.89	\$ -	
\$ -	\$ -	\$ -	\$ 121.42	\$ -	
\$ -	\$ -	\$ -	\$ 121.42	\$ -	
\$ 19.76	\$ 32.94	\$ 308.12	\$ 2,133.66	\$ 7.82	

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

Barry County Health Department					
C1	C2	C3	C4	R1	
\$ 1.76	\$ 2.93	\$ 17.56	\$ 87.79	\$ 0.70	
\$ 1.66	\$ 2.76	\$ 16.56	\$ 82.82	\$ 0.66	
\$ 1.61	\$ 2.68	\$ 16.10	\$ 80.48	\$ 0.64	
\$ 1.52	\$ 2.53	\$ 15.18	\$ 75.92	\$ 0.60	
\$ 1.48	\$ 2.46	\$ 14.75	\$ 73.77	\$ 0.58	
\$ 1.39	\$ 2.32	\$ 13.92	\$ 69.60	\$ 0.55	
\$ 1.35	\$ 2.25	\$ 13.53	\$ 67.63	\$ 0.54	
\$ 1.28	\$ 2.13	\$ 12.76	\$ 63.80	\$ 0.51	
\$ 1.24	\$ 2.07	\$ 12.40	\$ 62.00	\$ 0.49	
\$ 1.17	\$ 1.95	\$ 11.70	\$ 58.49	\$ 0.46	
\$ -	\$ -	\$ 11.37	\$ 56.83	\$ -	
\$ -	\$ -	\$ 10.72	\$ 53.61	\$ -	
\$ -	\$ -	\$ 10.42	\$ 52.10	\$ -	
\$ -	\$ -	\$ 9.83	\$ 49.15	\$ -	
\$ -	\$ -	\$ 9.55	\$ 47.76	\$ -	
\$ -	\$ -	\$ -	\$ 45.05	\$ -	
\$ -	\$ -	\$ -	\$ 43.78	\$ -	
\$ -	\$ -	\$ -	\$ 41.30	\$ -	
\$ -	\$ -	\$ -	\$ 40.13	\$ -	
\$ -	\$ -	\$ -	\$ 37.86	\$ -	
\$ 14.45	\$ 24.08	\$ 196.35	\$ 1,189.87	\$ 5.72	

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS
CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

Barry County Developmental Disability Board					
C1	C2	C3	C4	R1	
\$ 1.58	\$ 2.64	\$ 15.84	\$ 79.20	\$ 0.63	
\$ 1.58	\$ 2.64	\$ 15.84	\$ 79.20	\$ 0.63	
\$ 1.63	\$ 2.72	\$ 16.32	\$ 81.58	\$ 0.65	
\$ 1.63	\$ 2.72	\$ 16.32	\$ 81.58	\$ 0.65	
\$ 1.68	\$ 2.80	\$ 16.80	\$ 84.02	\$ 0.67	
\$ 1.68	\$ 2.80	\$ 16.80	\$ 84.02	\$ 0.67	
\$ 1.73	\$ 2.88	\$ 17.31	\$ 86.54	\$ 0.69	
\$ 1.73	\$ 2.88	\$ 17.31	\$ 86.54	\$ 0.69	
\$ 1.78	\$ 2.97	\$ 17.83	\$ 89.14	\$ 0.71	
\$ 1.78	\$ 2.97	\$ 17.83	\$ 89.14	\$ 0.71	
\$ -	\$ -	\$ 18.36	\$ 91.81	\$ -	
\$ -	\$ -	\$ 18.36	\$ 91.81	\$ -	
\$ -	\$ -	\$ 18.91	\$ 94.57	\$ -	
\$ -	\$ -	\$ 18.91	\$ 94.57	\$ -	
\$ -	\$ -	\$ 19.48	\$ 97.41	\$ -	
\$ -	\$ -	\$ -	\$ 97.41	\$ -	
\$ -	\$ -	\$ -	\$ 100.33	\$ -	
\$ -	\$ -	\$ -	\$ 100.33	\$ -	
\$ -	\$ -	\$ -	\$ 103.34	\$ -	
\$ -	\$ -	\$ -	\$ 103.34	\$ -	
\$ 16.82	\$ 28.03	\$ 262.23	\$ 1,815.88	\$ 6.66	

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

Barry County Developmental Disability Board					
C1	C2	C3	C4	R1	
\$ 1.49	\$ 2.49	\$ 14.94	\$ 74.72	\$ 0.59	
\$ 1.41	\$ 2.35	\$ 14.10	\$ 70.49	\$ 0.56	
\$ 1.37	\$ 2.28	\$ 13.70	\$ 68.49	\$ 0.54	
\$ 1.29	\$ 2.15	\$ 12.92	\$ 64.62	\$ 0.51	
\$ 1.26	\$ 2.09	\$ 12.56	\$ 62.79	\$ 0.50	
\$ 1.18	\$ 1.97	\$ 11.85	\$ 59.23	\$ 0.47	
\$ 1.15	\$ 1.92	\$ 11.51	\$ 57.56	\$ 0.46	
\$ 1.09	\$ 1.81	\$ 10.86	\$ 54.30	\$ 0.43	
\$ 1.06	\$ 1.76	\$ 10.55	\$ 52.76	\$ 0.42	
\$ 1.00	\$ 1.66	\$ 9.96	\$ 49.78	\$ 0.39	
\$ -	\$ -	\$ 9.67	\$ 48.37	\$ -	
\$ -	\$ -	\$ 9.13	\$ 45.63	\$ -	
\$ -	\$ -	\$ 8.87	\$ 44.34	\$ -	
\$ -	\$ -	\$ 8.37	\$ 41.83	\$ -	
\$ -	\$ -	\$ 8.13	\$ 40.64	\$ -	
\$ -	\$ -	\$ -	\$ 38.34	\$ -	
\$ -	\$ -	\$ -	\$ 37.26	\$ -	
\$ -	\$ -	\$ -	\$ 35.15	\$ -	
\$ -	\$ -	\$ -	\$ 34.15	\$ -	
\$ -	\$ -	\$ -	\$ 32.22	\$ -	
\$ 12.29	\$ 20.49	\$ 167.11	\$ 1,012.66	\$ 4.87	

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS
CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

Barry County Senior Services					
C1	C2	C3	C4	R1	
\$ 1.26	\$ 2.10	\$ 12.62	\$ 63.10	\$ 0.50	
\$ 1.26	\$ 2.10	\$ 12.62	\$ 63.10	\$ 0.50	
\$ 1.30	\$ 2.17	\$ 13.00	\$ 64.99	\$ 0.51	
\$ 1.30	\$ 2.17	\$ 13.00	\$ 64.99	\$ 0.51	
\$ 1.34	\$ 2.23	\$ 13.39	\$ 66.94	\$ 0.53	
\$ 1.34	\$ 2.23	\$ 13.39	\$ 66.94	\$ 0.53	
\$ 1.38	\$ 2.30	\$ 13.79	\$ 68.95	\$ 0.55	
\$ 1.38	\$ 2.30	\$ 13.79	\$ 68.95	\$ 0.55	
\$ 1.42	\$ 2.37	\$ 14.20	\$ 71.02	\$ 0.56	
\$ 1.42	\$ 2.37	\$ 14.20	\$ 71.02	\$ 0.56	
\$ -	\$ -	\$ 14.63	\$ 73.15	\$ -	
\$ -	\$ -	\$ 14.63	\$ 73.15	\$ -	
\$ -	\$ -	\$ 15.07	\$ 75.34	\$ -	
\$ -	\$ -	\$ 15.07	\$ 75.34	\$ -	
\$ -	\$ -	\$ 15.52	\$ 77.60	\$ -	
\$ -	\$ -	\$ -	\$ 77.60	\$ -	
\$ -	\$ -	\$ -	\$ 79.93	\$ -	
\$ -	\$ -	\$ -	\$ 79.93	\$ -	
\$ -	\$ -	\$ -	\$ 82.33	\$ -	
\$ -	\$ -	\$ -	\$ 82.33	\$ -	
\$ 13.40	\$ 22.33	\$ 208.91	\$ 1,446.65	\$ 5.30	

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

Barry County Senior Services					
C1	C2	C3	C4	R1	
\$ 1.19	\$ 1.98	\$ 11.90	\$ 59.52	\$ 0.47	
\$ 1.12	\$ 1.87	\$ 11.23	\$ 56.16	\$ 0.44	
\$ 1.09	\$ 1.82	\$ 10.91	\$ 54.57	\$ 0.43	
\$ 1.03	\$ 1.72	\$ 10.30	\$ 51.48	\$ 0.41	
\$ 1.00	\$ 1.67	\$ 10.00	\$ 50.02	\$ 0.40	
\$ 0.94	\$ 1.57	\$ 9.44	\$ 47.19	\$ 0.37	
\$ 0.92	\$ 1.53	\$ 9.17	\$ 45.85	\$ 0.36	
\$ 0.87	\$ 1.44	\$ 8.65	\$ 43.26	\$ 0.34	
\$ 0.84	\$ 1.40	\$ 8.41	\$ 42.03	\$ 0.33	
\$ 0.79	\$ 1.32	\$ 7.93	\$ 39.65	\$ 0.31	
\$ -	\$ -	\$ 7.71	\$ 38.53	\$ -	
\$ -	\$ -	\$ 7.27	\$ 36.35	\$ -	
\$ -	\$ -	\$ 7.06	\$ 35.32	\$ -	
\$ -	\$ -	\$ 6.66	\$ 33.32	\$ -	
\$ -	\$ -	\$ 6.48	\$ 32.38	\$ -	
\$ -	\$ -	\$ -	\$ 30.55	\$ -	
\$ -	\$ -	\$ -	\$ 29.68	\$ -	
\$ -	\$ -	\$ -	\$ 28.00	\$ -	
\$ -	\$ -	\$ -	\$ 27.21	\$ -	
\$ -	\$ -	\$ -	\$ 25.67	\$ -	
\$ 9.79	\$ 16.32	\$ 133.13	\$ 806.75	\$ 3.88	

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS
CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

Monett R-1 School District					
C1	C2	C3	C4	R1	
\$ 103.48	\$ 172.46	\$ 1,034.77	\$ 5,173.87	\$ 40.96	
\$ 103.48	\$ 172.46	\$ 1,034.77	\$ 5,173.87	\$ 40.96	
\$ 106.58	\$ 177.64	\$ 1,065.82	\$ 5,329.09	\$ 42.19	
\$ 106.58	\$ 177.64	\$ 1,065.82	\$ 5,329.09	\$ 42.19	
\$ 109.78	\$ 182.97	\$ 1,097.79	\$ 5,488.96	\$ 43.45	
\$ 109.78	\$ 182.97	\$ 1,097.79	\$ 5,488.96	\$ 43.45	
\$ 113.07	\$ 188.45	\$ 1,130.73	\$ 5,653.63	\$ 44.76	
\$ 113.07	\$ 188.45	\$ 1,130.73	\$ 5,653.63	\$ 44.76	
\$ 116.46	\$ 194.11	\$ 1,164.65	\$ 5,823.24	\$ 46.10	
\$ 116.46	\$ 194.11	\$ 1,164.65	\$ 5,823.24	\$ 46.10	
\$ -	\$ -	\$ 1,199.59	\$ 5,997.94	\$ -	
\$ -	\$ -	\$ 1,199.59	\$ 5,997.94	\$ -	
\$ -	\$ -	\$ 1,235.57	\$ 6,177.87	\$ -	
\$ -	\$ -	\$ 1,235.57	\$ 6,177.87	\$ -	
\$ -	\$ -	\$ 1,272.64	\$ 6,363.21	\$ -	
\$ -	\$ -	\$ -	\$ 6,363.21	\$ -	
\$ -	\$ -	\$ -	\$ 6,554.11	\$ -	
\$ -	\$ -	\$ -	\$ 6,554.11	\$ -	
\$ -	\$ -	\$ -	\$ 6,750.73	\$ -	
\$ -	\$ -	\$ -	\$ 6,750.73	\$ -	
\$ 1,098.75	\$ 1,831.25	\$ 17,130.48	\$ 118,625.29	\$ 434.92	

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

Monett R-1 School District					
C1	C2	C3	C4	R1	
\$ 97.62	\$ 162.70	\$ 976.20	\$ 4,881.01	\$ 38.64	
\$ 92.09	\$ 153.49	\$ 920.95	\$ 4,604.73	\$ 36.45	
\$ 89.49	\$ 149.15	\$ 894.88	\$ 4,474.41	\$ 35.42	
\$ 84.42	\$ 140.70	\$ 844.23	\$ 4,221.14	\$ 33.42	
\$ 82.03	\$ 136.72	\$ 820.33	\$ 4,101.67	\$ 32.47	
\$ 77.39	\$ 128.98	\$ 773.90	\$ 3,869.50	\$ 30.63	
\$ 75.20	\$ 125.33	\$ 752.00	\$ 3,759.99	\$ 29.77	
\$ 70.94	\$ 118.24	\$ 709.43	\$ 3,547.16	\$ 28.08	
\$ 68.94	\$ 114.89	\$ 689.35	\$ 3,446.77	\$ 27.29	
\$ 65.03	\$ 108.39	\$ 650.33	\$ 3,251.67	\$ 25.74	
\$ -	\$ -	\$ 631.93	\$ 3,159.64	\$ -	
\$ -	\$ -	\$ 596.16	\$ 2,980.79	\$ -	
\$ -	\$ -	\$ 579.29	\$ 2,896.43	\$ -	
\$ -	\$ -	\$ 546.50	\$ 2,732.48	\$ -	
\$ -	\$ -	\$ 531.03	\$ 2,655.15	\$ -	
\$ -	\$ -	\$ -	\$ 2,504.85	\$ -	
\$ -	\$ -	\$ -	\$ 2,433.96	\$ -	
\$ -	\$ -	\$ -	\$ 2,296.19	\$ -	
\$ -	\$ -	\$ -	\$ 2,231.20	\$ -	
\$ -	\$ -	\$ -	\$ 2,104.91	\$ -	
\$ 803.16	\$ 1,338.60	\$ 10,916.50	\$ 66,153.63	\$ 317.92	

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS
CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

Monett SRD Barry County - Road & Bridge					
C1	C2	C3	C4	R1	
\$ 4.78	\$ 7.97	\$ 47.84	\$ 239.18	\$ 1.89	
\$ 4.78	\$ 7.97	\$ 47.84	\$ 239.18	\$ 1.89	
\$ 4.93	\$ 8.21	\$ 49.27	\$ 246.36	\$ 1.95	
\$ 4.93	\$ 8.21	\$ 49.27	\$ 246.36	\$ 1.95	
\$ 5.08	\$ 8.46	\$ 50.75	\$ 253.75	\$ 2.01	
\$ 5.08	\$ 8.46	\$ 50.75	\$ 253.75	\$ 2.01	
\$ 5.23	\$ 8.71	\$ 52.27	\$ 261.36	\$ 2.07	
\$ 5.23	\$ 8.71	\$ 52.27	\$ 261.36	\$ 2.07	
\$ 5.38	\$ 8.97	\$ 53.84	\$ 269.20	\$ 2.13	
\$ 5.38	\$ 8.97	\$ 53.84	\$ 269.20	\$ 2.13	
\$ -	\$ -	\$ 55.46	\$ 277.28	\$ -	
\$ -	\$ -	\$ 55.46	\$ 277.28	\$ -	
\$ -	\$ -	\$ 57.12	\$ 285.60	\$ -	
\$ -	\$ -	\$ 57.12	\$ 285.60	\$ -	
\$ -	\$ -	\$ 58.83	\$ 294.17	\$ -	
\$ -	\$ -	\$ -	\$ 294.17	\$ -	
\$ -	\$ -	\$ -	\$ 302.99	\$ -	
\$ -	\$ -	\$ -	\$ 302.99	\$ -	
\$ -	\$ -	\$ -	\$ 312.08	\$ -	
\$ -	\$ -	\$ -	\$ 312.08	\$ -	
\$ 50.79	\$ 84.66	\$ 791.93	\$ 5,483.95	\$ 20.11	

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

Monett SRD Barry County - Road & Bridge					
C1	C2	C3	C4	R1	
\$ 4.51	\$ 7.52	\$ 45.13	\$ 225.65	\$ 1.79	
\$ 4.26	\$ 7.10	\$ 42.57	\$ 212.87	\$ 1.69	
\$ 4.14	\$ 6.89	\$ 41.37	\$ 206.85	\$ 1.64	
\$ 3.90	\$ 6.50	\$ 39.03	\$ 195.14	\$ 1.54	
\$ 3.79	\$ 6.32	\$ 37.92	\$ 189.62	\$ 1.50	
\$ 3.58	\$ 5.96	\$ 35.78	\$ 178.88	\$ 1.42	
\$ 3.48	\$ 5.79	\$ 34.76	\$ 173.82	\$ 1.38	
\$ 3.28	\$ 5.47	\$ 32.80	\$ 163.98	\$ 1.30	
\$ 3.19	\$ 5.31	\$ 31.87	\$ 159.34	\$ 1.26	
\$ 3.01	\$ 5.01	\$ 30.06	\$ 150.32	\$ 1.19	
\$ -	\$ -	\$ 29.21	\$ 146.07	\$ -	
\$ -	\$ -	\$ 27.56	\$ 137.80	\$ -	
\$ -	\$ -	\$ 26.78	\$ 133.90	\$ -	
\$ -	\$ -	\$ 25.26	\$ 126.32	\$ -	
\$ -	\$ -	\$ 24.55	\$ 122.75	\$ -	
\$ -	\$ -	\$ -	\$ 115.80	\$ -	
\$ -	\$ -	\$ -	\$ 112.52	\$ -	
\$ -	\$ -	\$ -	\$ 106.15	\$ -	
\$ -	\$ -	\$ -	\$ 103.15	\$ -	
\$ -	\$ -	\$ -	\$ 97.31	\$ -	
\$ 37.13	\$ 61.88	\$ 504.66	\$ 3,058.23	\$ 14.70	

PROJECT-LEVEL IMPACTS AT MINIMUM PROGRAM INVESTMENT LEVELS

CITY OF MONETT, MISSOURI - CHAPTER 353 FISCAL IMPACT & CBA

Incremental Tax (Nominal) by Year & Taxing Entity	
Year	Growth
Year 1	1.0000
Year 2	1.0000
Year 3	1.0300
Year 4	1.0300
Year 5	1.0609
Year 6	1.0609
Year 7	1.0927
Year 8	1.0927
Year 9	1.1255
Year 10	1.1255
Year 11	1.1593
Year 12	1.1593
Year 13	1.1941
Year 14	1.1941
Year 15	1.2299
Year 16	1.2299
Year 17	1.2668
Year 18	1.2668
Year 19	1.3048
Year 20	1.3048
Total	

Surtax					
C1	C2	C3	C4	R1	
\$ 8.64	\$ 14.40	\$ 86.41	\$ 432.04	\$ 3.42	\$ 3.42
\$ 8.64	\$ 14.40	\$ 86.41	\$ 432.04	\$ 3.42	\$ 3.42
\$ 8.90	\$ 14.83	\$ 89.00	\$ 445.00	\$ 3.52	\$ 3.52
\$ 8.90	\$ 14.83	\$ 89.00	\$ 445.00	\$ 3.52	\$ 3.52
\$ 9.17	\$ 15.28	\$ 91.67	\$ 458.35	\$ 3.63	\$ 3.63
\$ 9.17	\$ 15.28	\$ 91.67	\$ 458.35	\$ 3.63	\$ 3.63
\$ 9.44	\$ 15.74	\$ 94.42	\$ 472.10	\$ 3.74	\$ 3.74
\$ 9.44	\$ 15.74	\$ 94.42	\$ 472.10	\$ 3.74	\$ 3.74
\$ 9.73	\$ 16.21	\$ 97.25	\$ 486.26	\$ 3.85	\$ 3.85
\$ 9.73	\$ 16.21	\$ 97.25	\$ 486.26	\$ 3.85	\$ 3.85
\$ -	\$ -	\$ 100.17	\$ 500.85	\$ -	\$ -
\$ -	\$ -	\$ 100.17	\$ 500.85	\$ -	\$ -
\$ -	\$ -	\$ 103.17	\$ 515.87	\$ -	\$ -
\$ -	\$ -	\$ 103.17	\$ 515.87	\$ -	\$ -
\$ -	\$ -	\$ 106.27	\$ 531.35	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 531.35	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 547.29	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 547.29	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 563.71	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 563.71	\$ -	\$ -
\$ 91.75	\$ 152.92	\$ 1,430.45	\$ 9,905.62	\$ 36.32	

PV of Incremental Tax by Year & Taxing Entity	
Year	PV
Year 1	0.9434
Year 2	0.8900
Year 3	0.8396
Year 4	0.7921
Year 5	0.7473
Year 6	0.7050
Year 7	0.6651
Year 8	0.6274
Year 9	0.5919
Year 10	0.5584
Year 11	0.5268
Year 12	0.4970
Year 13	0.4688
Year 14	0.4423
Year 15	0.4173
Year 16	0.3936
Year 17	0.3714
Year 18	0.3503
Year 19	0.3305
Year 20	0.3118
Total	

Surtax					
C1	C2	C3	C4	R1	
\$ 8.15	\$ 13.59	\$ 81.52	\$ 407.58	\$ 3.23	\$ 3.23
\$ 7.69	\$ 12.82	\$ 76.90	\$ 384.51	\$ 3.04	\$ 3.04
\$ 7.47	\$ 12.45	\$ 74.73	\$ 373.63	\$ 2.96	\$ 2.96
\$ 7.05	\$ 11.75	\$ 70.50	\$ 352.48	\$ 2.79	\$ 2.79
\$ 6.85	\$ 11.42	\$ 68.50	\$ 342.50	\$ 2.71	\$ 2.71
\$ 6.46	\$ 10.77	\$ 64.62	\$ 323.12	\$ 2.56	\$ 2.56
\$ 6.28	\$ 10.47	\$ 62.79	\$ 313.97	\$ 2.49	\$ 2.49
\$ 5.92	\$ 9.87	\$ 59.24	\$ 296.20	\$ 2.34	\$ 2.34
\$ 5.76	\$ 9.59	\$ 57.56	\$ 287.82	\$ 2.28	\$ 2.28
\$ 5.43	\$ 9.05	\$ 54.31	\$ 271.53	\$ 2.15	\$ 2.15
\$ -	\$ -	\$ 52.77	\$ 263.84	\$ -	\$ -
\$ -	\$ -	\$ 49.78	\$ 248.91	\$ -	\$ -
\$ -	\$ -	\$ 48.37	\$ 241.86	\$ -	\$ -
\$ -	\$ -	\$ 45.63	\$ 228.17	\$ -	\$ -
\$ -	\$ -	\$ 44.34	\$ 221.71	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 209.16	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 203.24	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 191.74	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 186.31	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 175.77	\$ -	\$ -
\$ 67.07	\$ 111.78	\$ 911.57	\$ 5,524.05	\$ 26.55	

EXHIBIT D

Blight Study (see attached)

Study of Blighting Factors within the Historic Downtown Monett Redevelopment Area

Introduction

In accordance with Chapter 353, this analysis of factors within the Redevelopment Area (the “Redevelopment Area”) described in the Historic Downtown Monett Redevelopment Plan (the “Plan”) has been prepared to assist the Monett City Council (the “City Council”) in determining whether the Redevelopment Area constitutes a “blighted area,” as that term is used and defined in the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri, as amended (“Chapter 353”). This analysis was conducted in November and December 2025.

Methodology

We conducted a visual survey of the proposed redevelopment area. We also reviewed information provided by the City of Monett and other information that was publicly available. In addition, we compared the findings to peer-reviewed studies indicating the effects of the visually observed defects on the surrounding environment, the area as a whole, and on the City of Monett.

Description of Redevelopment Area

The Redevelopment Area is located in the heart of the City of Monett, Missouri, as depicted on Exhibit A attached to the Plan and incorporated by reference in this analysis. The Redevelopment Area is located in an area generally known as historic downtown Monett, which is described in the Redevelopment Plan. This area consists primarily of commercial and industrial structures. Many of the structures located within the Redevelopment Area are part of the Downtown Monett Historic District, which is listed on the National Register of Historic Places. The dominant land use in the Redevelopment Area is commercial. Of the 198 parcels within the Redevelopment Area, an estimated 34 are vacant.

Blight

Chapter 353 requires as a prerequisite to the undertaking of proposed redevelopment activities, including the granting of real property tax abatement, that the City Council make a determination that the Redevelopment Area is a “blighted area,” as that term is used and defined in Chapter 353. A “blighted area” is defined by Chapter 353 to have the same definition as § 99.805(1), RSMo. which reads:

“(1) "Blighted area", an area which, by reason of [1] the predominance of insanitary or unsafe conditions, [2] deterioration of site improvements, or [3] the existence of conditions which endanger life or property by fire and other causes, [4] 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;”
(§ 99.805(1), RSMo. 2021 (numbering added)).

If the Redevelopment Area contains one or more of these three conditions and either retards housing accommodations or constitutes an economic liability or constitutes a social liability or is a menace to the public health, safety, or welfare, then the Redevelopment Area is a blighted area. The determination of statutory “blight” need not encompass the entire Redevelopment Area. Rather, Chapter 353 expressly provides that “any such area may include buildings and improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, re-planning, reconstruction, rehabilitation of the area of which such buildings, improvements, or real property form a part.”

Based on the analysis detailed below, the City Council has a sufficient factual basis to support a determination that the Redevelopment Area is indeed a “blighted area” under Chapter 353.

Determination of Blight

The following factors demonstrate that the Redevelopment Area is a “blighted area” as that term is defined and used in Chapter 353 and applicable judicial determinations:

- (1) “insanitary or unsafe conditions”
- (2) “deterioration of site improvements”
- (3) “the existence of conditions which endanger life or property by fire and other causes”

Each is discussed below.



Deteriorating sidewalks create safety hazards and barriers to access.



(1) The Redevelopment Area is characterized by insanitary or unsafe conditions.

The Meriam-Webster dictionary defines “insanitary” to mean “unclean enough to endanger health.” Illegal dumping of trash, broken building materials, and deteriorated pavement have been found to constitute “unsafe and insanitary conditions.” (City of Kan. City v. Chung Hoe Ku, 282 S.W.3d 23, 31 (Mo. App. 2009)).

Unsecured construction sites create unsafe conditions and attractive nuisances.

Most of the streets and sidewalks in the area do not meet the standards of the Americans with Disabilities Act (ADA). This makes those streets and sidewalks largely inaccessible to persons with disabilities and parents with strollers. This means fewer people on the streets which has been linked to crime and vandalism. (Wilson and Kelling, 1982). As such the streets, and especially the sidewalks, constitute an unsafe condition in the area.

Much of the Redevelopment Area was built before the bans on asbestos and lead paint. Asbestos was used for a variety of things, including insulation, paint texture, and floor tiles. Lead, which may accumulate in the bloodstream and cause organ damage, was allowed to be used as a paint component until 1978. Unless proven otherwise, any structure built before 1977 is assumed to have these two chemicals, necessitating costly mitigating procedures to isolate them for removal. Visual surveys of the area suggest that most residential and commercial properties fall into this category.

(2) The Redevelopment Area is characterized by deterioration of site improvements.

Improvements in the Redevelopment Area suffer from significant physical deterioration. Peeling paint, broken windows, and other maintenance issues are clearly visible. Many of the structures share adjoining walls. The lack of maintenance on a vacant parcel negatively affects the adjoining parcel, as the owners the adjoining parcel are wary of redeveloping their parcel while the adjoining structure remains vacant and continues deteriorating. Due to the age of many of the structures in the Redevelopment Area and neglect in necessary maintenance of older structures, buildings show loose bricks, broken and deteriorating windows, lack of signage or removal of outdated signage, and portions of buildings that are open to the elements.

In particular, deteriorating infrastructure is closely associated with crime and vandalism. In their famous work “Broken Windows” Kelling and Wilson wrote:



“Social psychologists and police officers tend to agree that if a window in a building is broken and is left unrepaired, all the rest of the windows will soon be broken. This is as true in nice neighborhoods as in rundown ones. Window-breaking does not necessarily occur on a large scale because some areas are inhabited by determined window-breakers whereas others are populated by window-lovers; rather, one unrepaired broken window is a signal that no one cares, and so breaking more windows costs nothing.” (Wilson and Kelling 1982.)

Deteriorating improvements like broken windows and blank sign structures create the appearance that the structure is vacant, creating an opportunity for crime.

Broken sidewalks make the city less accessible, especially for the blind and those who use wheelchairs, canes, or walkers (Shoup, Donald 2010, Access vol. 36). As curb appeal diminishes, properties will be slower to sell and have decreased value (Elam and Stigarll 2012). Therefore, these maintenance issues on individual properties create an anchor, weighing down the values of all the properties in the area. As such they are a clear economic liability to the community.



Deterioration of site improvements like peeling paint, unused sign structures, and loose bricks are visible throughout the Redevelopment Area.



(3) The Redevelopment Area is characterized by the existence of conditions which endanger life or property by fire and other causes.



Thirty-four vacant properties have been identified within the Redevelopment Area. However, this reflects only those properties which have been identified as vacant to the City of Monett. It is likely that the number is higher.

Abandoned properties have been directly correlated with higher crime and social disruption (Cui and Walsh 2015). Studies have shown that abandoned properties are “magnets for vandalism, theft, fires, drug trafficking, and more serious crimes, all of which require more and better municipal services.” That same report points out that abandoned properties require more municipal services while at the same time paying lower municipal taxes. In this case, the property pays no property tax and generates no sales tax. Abandoned buildings and empty storefronts act as an economic drag on the area and increase crime.

Structures that are open to the elements create the opportunity for crime, including arson, which endangers life and property.

According to a report issued by H.U.D., “Vacant and abandoned properties have negative spillover effects that impact neighboring properties and, when concentrated, entire communities and even cities. Research links foreclosed, vacant, and abandoned properties with reduced property values, increased crime, increased risk to public health and welfare, and increased costs for municipal governments.” (HUD 2014)

In addition, it has been shown that the longer a property remains abandoned, the more significant the economic impact is on surrounding properties and the further away the negative impacts reach (Han 2014).



Structures with boarded up doors indicate that the structure is vacant, allowing the property to become an attractive area for illegal activities.

Vacant properties are also associated with an increased arson rate, both for them and for surrounding buildings (Schachterle 2012). Thus abandoned properties, by their very nature, encourage crimes and fires, both on the property and nearby.

The Blighting Factors of the Property Constitute an Economic or Social Liability or a Menace to the Public Health, Safety, or Welfare in Its Present Condition and Use.

As detailed above, the blighting conditions found on the property are directly linked to health, safety, and welfare concerns. Missouri courts have previously found that abandoned properties create a social liability by encouraging loitering, juvenile delinquents, and crime. (Land Clearance for Redevelopment Auth. v. Inserra, 284 S.W.3d 641, 647-48 (Mo. App. 2009).) The Han study cited above indicates that the longer a property remains abandoned the greater the impact on the surrounding community (Han 2014). The Land study indicates that abandoned properties disproportionately burden municipal services (Lind 2015).



The HUD study connects vacant properties directly with crime as does the Lind study (HUD 2014). The HUD study also directly links abandoned properties with decreased property values in the area. A more recent study shows that vacant and blighted properties decrease the value of surrounding properties by between 0.04% and 3.5% depending on the distance between them (Furio and Voith 2016).

Conclusion

This analysis demonstrates that the Redevelopment Area exhibits conditions that the meet statutory definition of blight. The Redevelopment Area is characterized by all three blighting factors listed in § 99.805(1), RSMo. (1) “insanitary or unsafe conditions” (2) “deterioration of site improvements” (3) “the existence of conditions which endanger life or property by fire and other causes” These factors can be directly linked to clear and proven social harm as well as an increased risk of physical harm by fire or crime. While not every property in the Redevelopment

Area would meet the definition of 'blight' there are enough properties that do meet the definition to so characterize the entire Area.

There is clear evidence supporting a determination by the City Council that the Redevelopment Area constitutes a "blighted area" so that the clearance, re-planning, reconstruction, or rehabilitation of the Redevelopment Area is necessary to effectuate the purposes of Chapter 353, RSMo., as amended. This analysis recommends that the City Council so find and determine.

EXHIBIT A to Blight Study Redevelopment Area



Sources

- Wilson, James Q, and George L Kelling. 1982. "Broken Windows - The Atlantic."
- Cui, Lin, and Randall Walsh. 2015. "Foreclosure, Vacancy and Crime." *Journal of Urban Economics* 87: 72–84.
- Elam, Emmett, and Andrea Stigarll. 2012. 30 *J. Environ. Hort Landscape and House Appearance Impacts on the Price of Single-Family Houses* 1. http://meridian.allenpress.com/jeh/article-pdf/30/4/182/1757649/0738-2898_30_4_182.pdf.
- Furio, Caitlin, and Richard Voith. 2016. *The Economic Case for Fixing Blight*. [https://econsultsolutions.com/economic-case-for-fixing-blight-baltimore-case-study\[4/14/2023](https://econsultsolutions.com/economic-case-for-fixing-blight-baltimore-case-study[4/14/2023).
- Han, Hye Sung. 2014. "The Impact of Abandoned Properties on Nearby Property Values." *Housing Policy Debate* 24(2): 311–34.
- HUD. 2014. "Vacant and Abandoned Properties: Turning Liabilities Into Assets." *Evidence Matters*: 1–8.
- Lind, Kermit J. 2015. "Perspectives on Abandoned Property in a Time of Dystopia." *Journal of Affordable Housing & Community Development Law* 24(1): 121–32.
- Schachterle, Stephen E. 2012. "Proximity to Vacant Buildings Is Associated with Increased Fire Risk in Baltimore, Maryland, Homes ." *Injury Prevention*.

EXHIBIT E

Notice to Taxing Jurisdictions (see attached)