

BILL NO. 2016-87

SPONSORED BY COUNCILMAN Mihalevich

ORDINANCE NO. 15605

AN ORDINANCE APPROVING THE EAST CAPITOL AVENUE URBAN RENEWAL AREA URBAN RENEWAL PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JEFFERSON, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby makes the following findings:

- a. It is desirable and in the public interest that the Housing Authority of the City of Jefferson, State of Missouri (herein called the "Local Public Agency"), acting in its capacity as The Land Clearance for Redevelopment Authority of the City of Jefferson, undertake and carry out the urban renewal project (herein called the "Project") encompassing the area generally bounded as follows:

East State Street to the north, Adams Street to the west, East High Street on the south (including parcels on the south side of the 500 and 600 blocks of East High Street), and Lafayette Street on the east.

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, and is located in the City of Jefferson, State of Missouri (herein called the "City").

- b. The Local Public Agency and the City have made a detailed study of the location, physical condition of structures, land use, environmental influences and social, cultural and economic conditions of the Project area, and the Local Public Agency and the City have determined that the area is a blighted area and that it is detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and of the City at large, because of defective, inadequate street layout; insanitary or unsafe conditions; deterioration of site improvements; improper subdivision or obsolete platting; which together retard the provision of housing accommodation and constitute an economic and social liability or a menace to the public, health, safety and welfare in its present condition and use, and the members of the Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and

conditions.

- c. There has been prepared and referred to the City Council of the City (herein called the "Governing Body") for review and approval an urban renewal plan for the Project Area, dated November 23, 2016, consisting of twenty-three (23) pages and nine (9) exhibits, attached hereto as ATTACHMENT 1, supported by the written recommendations of the City Planning and Zoning Commission, indicating that the urban renewal plan does not conflict with the general plan for the development of the community as a whole.
- d. The Urban Renewal Plan has been approved by the governing body of the Local Public Agency, as evidenced by the copy of said body's duly certified resolution approving the Urban Renewal Plan, which is attached hereto as ATTACHMENT 2.
- e. A general plan has been prepared and is recognized and used as a guide for the general development of the City as a whole.
- f. The Planning and Zoning Commission, which is the duly designated and acting official planning body for the City, has submitted to the Governing Body its report and recommendations respecting the urban renewal plan for the Project Area and has certified that the urban renewal plan conforms to the general plan for the City, and the Governing body has duly considered the report, recommendations, and certification of the planning body.
- g. The urban renewal plan for the Project Area does not prescribe new or different land uses for the Project Area and will not require, among other things, changes in zoning, the vacating and removal of streets, alleys and other public ways, the establishment of new street patterns, the locations and relocation of sewer and water mains or other public facilities, or other public action.
- h. The Local Public Agency would follow legal requirements for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the urban renewal plan.
- i. It is necessary that the Governing Body take appropriate official action respecting the urban renewal plan for the Project, and in conformity with the laws of the State of Missouri and the City of Jefferson.
- j. The Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance, including those prohibiting discrimination because of race, color, creed, or national origin.
- k. The Project addresses a blighted, deteriorated and deteriorating area and qualifies as an eligible Urban Renewal Project under Section 99.320,

Revised Statutes of Missouri.

- l. The objectives of the urban renewal plan cannot be achieved through more extensive rehabilitation of the Project Area.
- m. The urban renewal plan for the Project Area is feasible and conforms to the general plan for the development of the community as a whole.
- n. In addition to the elimination of blight from the Urban Renewal Area, the undertaking of the Project in such area would promote the public welfare and the proper development of the community (a) by potentially making land in such area available for disposition, for uses in accordance with the urban renewal plan, for redevelopment in accordance with the use or uses specified in the Plan, and (b) by providing, through the redevelopment and rehabilitation of the urban renewal area in accordance with the plan, improved environments within the Project Area.
- o. The urban renewal plan for the urban renewal area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the urban renewal of the Area by private enterprise.
- p. The existing program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is and has been feasible and has been or can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of potentially displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of any displaced individuals and families in the Project Area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

SECTION 2. The urban renewal plan for the Project, attached hereto as ATTACHMENT 1, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy of the urban renewal plan with the minutes of this meeting.

SECTION 3. In order to implement and facilitate the effectuation of the urban renewal plan hereby approved, it is found and determined that certain official action may be necessary to be taken by this Body, this Body hereby (a) pledges its cooperation in helping to carry out the urban renewal plan; (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in

the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the urban renewal plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the urban renewal plan.

SECTION 4. This ordinance shall be in force and effect from and after its passage and approval.

Passed: 12-19-16

Approved: Dec. 19, 2016

Carrie Tergin
Presiding Officer

Carrie Tergin
Mayor Carrie Tergin

ATTEST:

APPROVED AS TO FORM:

Phyllis Powell
City Clerk

[Signature]
City Counselor

**NOTICE OF PUBLIC HEARING
APPROVAL OF THE
EAST CAPITOL AVENUE URBAN RENEWAL AREA URBAN RENEWAL PLAN**

The City Council of the City of Jefferson, Missouri, will hold a public hearing on the following matter on Monday, December 19, 2016 at 6:00 p.m. in the Council Chamber of the John G. Christy Municipal Building, 320 East McCarty Street, Jefferson City, Missouri.

Approval of the East Capitol Avenue Urban Renewal Area Urban Renewal Plan. The East Capitol Avenue Urban Renewal Area is located within Jefferson City, Cole County, Missouri, 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 the 500 and 600 blocks of East High Street), and Lafayette Street on the east. 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.

The East Capitol Avenue Urban Renewal Area Urban Renewal Plan sets forth the general plan of action and the program that the City of Jefferson and Land Clearance Authority (Authority) propose to undertake to address the problems documented in the Chapter 99 "Blight Study," undertaken by PGAV Planners including insanitary, blighted, deteriorated or deteriorating areas within the area for the establishment and preservation of well-planned neighborhoods of decent homes and businesses and suitable environment for both; for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted, deteriorated, or deteriorating areas; to encourage needed urban rehabilitation;; to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas; or to undertake other community activities as may be suitable to achieve the objectives of such a program.

All interested parties shall be afforded at the public hearing a reasonable opportunity to express their views respecting the proposed urban renewal plan.

The East Capitol Avenue Urban Renewal Area Urban Renewal Plan may be viewed in person at the office of the City Clerk or on the City of Jefferson, Missouri webpage at www.jeffersoncitymo.gov/government/planning_and_protective_services.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request. Please call (573) 634-6410 with questions regarding these matters.

Phyllis Powell, City Clerk, City of Jefferson, Missouri

P.T. - Friday, December 2, 2016
Friday, December 9, 2016

For contact information only.
Department of Planning and Protective Services/Planning Division
320 East McCarty Street, Room 120, Jefferson City, Missouri 65101
Contact: Anne Stratman or Janice McMillan
Phone (573) 634-6475 Fax (573) 634-6457

ATTACHMENT 1

URBAN RENEWAL PLAN

HOUSING AUTHORITY

of the City of Jefferson, Missouri

1040 Myrtle Ave • Post Office Box 1029
Fax 573-635-9680 • Zip Code 65102-1029
573-635-6163/Voice/TDD



Cynthia Quetsch
Executive Director

John S. Pletz
General Counsel

November 23, 2016

Council Member
City of Jefferson

Dear Members of the City Council:

Enclosed please find the proposed East Capitol Avenue Urban Renewal Plan.

Pursuant to Section 99.430(7), RSMo, please be advised of the following:

1. The Planning and Zoning Commission has approved the proposed plan and the Commission's documents on this are attached. Three of its four recommended changes have been included in the final version approved by the Jefferson City Housing Authority, acting in its capacity as the Land Clearance for Redevelopment Authority.

2. The proposed methods of acquisition would primarily include voluntary sale, purchase at tax sale or foreclosure, gift, devise, and condemnation. The costs of acquisition and preparation for redevelopment or urban renewal within the project area are unknown at this time because the specific acquisition decisions would be made at a later time.

3. Any acquisitions by the Housing Authority would be financed by the Housing Authority and the City. Proceeds from any dispositions made to redevelopers of acquired parcels are also unknown at this time, but they would primarily be used to offset acquisition costs and expenses.

4. Any families to be relocated if their properties are acquired by the Housing Authority would be relocated following federal and state guidelines on these matters. There should be little difficulty in accomplishing any such relocations, not only because they would probably be few in number but also because of the availability of alternative housing units in the City.

5. Since the plan has no distinct phases, no schedule indicating estimated length of time for completion of different phases can be provided. It is estimated that the plan would be completed by December 31, 2026.

COMMISSIONERS

Larry Vincent
Chairman

Penny Rector
Vice Chairman

Larry Kolb

Dennis Mueller

Donna White

Minnie Word



EQUAL
HOUSING
OPPORTUNITY

Please let us know if we can submit anything else that would be of benefit to the Council at this time for your consideration of the proposed plan.

Very truly yours,

A handwritten signature in black ink, appearing to read 'CQ' with a flourish extending to the right.

Cynthia Quetsch
Executive Director

cc: Mayor Carrie Tergin
Janice McMillian

Enclosures

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Passed: _____

Approved: _____

Presiding Officer

Mayor Carrie Tergin

ATTEST:

APPROVED AS TO FORM:

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City Counselor

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COMMISSIONERS

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Chairman

Penny Rector
Vice Chairman

Larry Kolb

Dennis Mueller

Donna White

Minnie Word



Please let us know if we can submit anything else that would be of benefit to the Council at this time for your consideration of the proposed plan.

Very truly yours,

A handwritten signature in black ink, appearing to read 'C. Quetsch', written in a cursive style.

Cynthia Quetsch
Executive Director

cc: Mayor Carrie Tergin
Janice McMillian

Enclosures

•
Housing Authority of the City of Jefferson, Missouri
1040 Myrtle Avenue
P.O. Box 243
Jefferson City, MO 65102

East Capitol Avenue Urban Renewal Area Urban Renewal Plan

_____, 2016

Housing Authority of the City of Jefferson, Missouri
East Capitol Avenue Urban Renewal Area
Urban Renewal Plan

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Exhibits

- Exhibit A - Boundary Map
- Exhibit B - Parcel Locator
- Exhibit C - Existing Land Use Map
- Exhibit D - Streets and Sidewalks
- Exhibit E - Existing Conditions Map
- Exhibit F - Reported Crimes Since 2008
- Exhibit G - Code Violation Citations
- Exhibit H - Parcels Exhibiting Blight Factors
- Exhibit I - Land Acquisition Map

SECTION 1

INTRODUCTION

A. Forward

The purposes of this plan are to present the findings and condition of blight in the area shown on **Exhibit A, Boundary Map**, and **Exhibit B, Parcel Locator**, for the East Capitol Avenue Urban Renewal Area in Jefferson City, Missouri, and to present the plan for the urban renewal project to mitigate or eliminate the conditions of blight in the area.

Section 99.320(3), Revised Statutes of Missouri, defines a “blighted area” as: “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.”

Based upon the findings and the analysis set out in Section 2, the East Capitol Avenue Urban Renewal Area (the “Area”) was found to exhibit the conditions that warrant a declaration that it is a blighted area under the Land Clearance for Redevelopment Law, Sections 99.300-99.660, Revised Statutes of Missouri (the “Law”).

B. Description and Background of Project Area

The East Capitol Avenue Urban Renewal Area is located within Jefferson City, and it 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. 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** numbers the parcels consecutively beginning at the northwest corner of Adams and State Streets.

Exhibit C, entitled **Existing Land Use**, shows the existing land uses with the Area. 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. Many of the single-family homes with the architectural characteristics noted have been converted to commercial or multi-family uses. In most instances, the outward appearance of the structures has not been significantly altered.

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 in some buildings. Some of these properties are occupied by individuals illegally.

SECTION 2

BLIGHTED AREA

A. Basis for Area Designation

A land clearance authority may prepare an urban renewal plan under the Law if the area in question meets the definition of a “Blighted Area.” Field investigations and analyses undertaken by PGAV Planners found the Area exhibited 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 Section 99.310, RSMo 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 development, 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 aids provided with the Law should be used when the menace of a “Bighted Area” cannot be dealt with by the regulatory process of the community and the ordinary operations of private enterprise. The following factors led PGAV 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 through 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 mainte-

nance 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. 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 was 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 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. 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 the LCRA 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. 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.”

B. 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 this size, 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:

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 represented defects. **Exhibit D – Streets and Sidewalks** 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 D**, 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 D**, 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.

- East Capitol Avenue between Lafayette to Adams and East State Street between Marshall and Jackson have deteriorated curbs and gutters.

C. Unsafe Conditions

Unsafe conditions are evidenced by a lack of proper public infrastructure that would be 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 Map** 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. PGAV 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 field visits, 34 buildings (nearly 28%) were vacant and many were boarded up. **Exhibit F** 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.

- Observation of the properties indicates clear evidence of code violations. 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** 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.

D. 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 maintenance. 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**. 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 tuck-pointing;
- Sidewalks, driveways, and other paved areas of the parcels that are cracking, spalling, heaving, or sinking; and
- Shrubbery that is overgrown, dead or dying.

Exhibit G depicting code violations is further evidence of the extent to which deterioration of site improvements exists within the Area.

E. 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 City's 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.

F. 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 which 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 was the experience of PGAV 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.

G. Summary Of Blighted Area

(1) 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 shows that all but 14 of the 116 properties in the area have either declined or have had no increase in value over the 7-year period from 2007 to 2015. 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 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. 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.

The City as a whole 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 was 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 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 that case related 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.

(2) 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. 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 the 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.

(3) Menace to the Public Health, Safety, Morals or Welfare

The Area, by reason of both a predominance 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 reinforce the conclusion that the Area is a menace to public health, safety, morals and welfare in its current condition and use.

(4) Conclusion

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 preponderance of the Area is therefore found to meet the statutory definition of "blight." (Exhibit H – Parcels Exhibiting Blight Factors)

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.

SECTION 3

EAST CAPITOL AVENUE URBAN RENEWAL AREA

REDEVELOPMENT PLAN

A. Introduction

This Redevelopment Plan (the "Plan") sets forth below the general description of the plan of action and the program that the Authority proposes to undertake to accomplish the objectives for the Area. Those objectives are to effectively deal with the problem of insanitary, blighted, deteriorated or deteriorating areas within the Area for the establishment and preservation of well-planned neighborhoods of decent homes and businesses and suitable environment for both, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted, deteriorated, or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, or to undertake such of the aforesaid activities or other feasible community activities as may be suitably employed to achieve the objectives of such a program.

B. Qualification of the Area

As is detailed in Section 2 of this document, the Area meets the requirement of the Law that the Area qualifies as a Blighted Area as defined in the Law.

C. Conformance with the General Plan, Proposed Land Use Plan, and Proposed Changes

This Redevelopment Plan encourages growth and the strengthening of the economic health and quality of life in the Area and in proximity to the Area. The Project described in this Plan is designed to assist the Authority through redevelopment to alleviate the blighted or insanitary conditions which currently exist in the Area. This Plan conforms to the general plan of the City of Jefferson approved by the City Council through its zoning ordinances and the Central Eastside Plan adopted on February 20, 2006 by Resolution RS2005-13. One specific objective of the Central Eastside Plan was the reestablishment and revitalization of residential areas, restoring and enhancing the neighborhood fabric where needed. The mission of the Central East Side Neighborhood Master Plan is to foster economic development, promote historic preservation, and enhance the quality of life

consistent with the comprehensive plan of the City of Jefferson through guidelines that will:

- Conserve the character and scale of the traditional neighborhood including its mixture of commercial, residential, and institutional properties
- Respect historically and architecturally significant resources
- Encourage revitalization
- Promote cultural diversity
- Support a safe, stable, and aesthetic environment.

During the proposed land clearance activities, the initial land use plan for the Area will remain as it is today as shown on **Exhibit C – Existing Land Use** unless otherwise permitted by zoning.

The goal of the Plan is to eliminate the conditions that qualify the Area as blighted under the Law and prepare the site for future development. First, the land clearance for redevelopment activities described below will be undertaken, and once a redeveloper or redevelopers are selected for all or a portion of the Area, additional redevelopment plans or proposals may be submitted by or to the Authority or others to supplement this Plan and to further the redevelopment of the Area. The land uses for the Area ultimately may consist of only one type of land use but will likely result in a combination of several uses or mixed uses, which uses may include residential, commercial, recreational or public use, or the Authority may retain such land for its own use, or any combination of the foregoing, consistent with the objectives of the Plan and the General Plan of the City of Jefferson.

Any use or development of any parcels in the Area that is inconsistent with current zoning will require the rezoning of all or a portion of the Area to the applicable zoning district classification for the City consistent with such use, including but not limited to a planned development district or mixed use district.

All proposed land uses and building requirements in the Area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the Area and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development. The Authority will consider, as applicable in connection with the Plan or additional redevelopment, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic

and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or insanitary areas, or conditions of blight or deterioration including the control or elimination of animals that threaten buildings or property, and the provision of adequate, safe and sanitary dwelling accommodations. The initial land clearance projects undertaken in accordance with this Plan will have the effect of eliminating the conditions that qualify the Area under the Law and will pave the way for the Area to be part of a coordinated, adjusted and harmonious development of the community.

D. Conservation and/or Rehabilitation of Existing Structures.

All structures which are in conformance with the land use provisions of this plan and which are economically feasible for rehabilitation should be conserved or rehabilitated. An owner of a property identified to be acquired may retain the ownership, occupancy and use of such property if it is not required for public use and if it is not required for the redevelopment of adjacent properties, provided that the owner enters into a written agreement with the Authority committing and obligating the owner to construct, restore, repair, rehabilitate, occupy and use such property in compliance with the Plan and with City building and occupancy standards and eliminating any and all conditions relative to that property which helped lead to the designation of the Area as blighted. In order to preserve such right, an owner would have to enter into a written contract with the Authority relating to the required rehabilitation, construction or reconstruction of the structure prior to the initiation of action by the Authority to acquire such property, and such rehabilitation, construction or reconstruction would have to be completed in a timely manner as set out in the terms of that agreement. If an owner provides notice of intent to enter into such an agreement but the parties are not able to reach mutually acceptable terms within thirty (30) days after the receipt by the Authority of written notice of the owner's interest in doing so, the Authority may initiate and proceed with any acquisition action with regard to that property.

E. Acquisition of Property and Preparation for Redevelopment.

Redevelopment of the Area which may include land clearance is at the core of the Plan. As necessary or incidental to the proper clearance, development or redevelopment of the blighted areas or to the prevention of the spread or recurrence of

substandard or insanitary conditions or conditions of blight, the Authority will attempt to acquire property within the Area as it becomes available from time to time due to tax sales and other opportunities for acquisition whether by purchase, lease, options, gift, grant, bequest, devise, or otherwise. Acquisition may also be undertaken through the exercise of the power of eminent domain to acquire any real property which the Authority may deem necessary for a land clearance project or for its purposes under the Law. The acquisitions may include some or all of the property in the Area and may include any real or personal property or any interest therein, including fee simple absolute title, together with any improvements thereon.

The Authority will consider the acquisition of any or all of the properties identified in **Exhibit I – Land Acquisition Map**.

The Authority may also acquire and clear any property that is dilapidated and deteriorated to such a point that it is not feasible to be conserved and rehabilitated by demolishing structures within the Area as necessary or remove existing buildings, structures, streets, utilities or other improvements within the Area essential to the preparation of Area for development consistent with this Plan. The clearance of the Area will be undertaken in accordance with the provisions of the Law. The Authority may also hold, improve, clear or otherwise prepare the acquired property for redevelopment or urban renewal. In addition, where necessary, the Authority will acquire property within the Area for the purposes of land consolidation and public improvements.

In addition, the Authority may also make or have made all surveys, studies and plans necessary to the carrying out of the Plan, and in connection therewith may enter into or upon any land, building, or improvement thereon for such purposes and to make soundings, test borings, surveys, appraisals and other preliminary studies and investigations necessary to carry out its powers. The Authority may contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of the surveys, appraisals, studies and plans.

F. Rehabilitation of the Area.

The Authority may, from time to time, rehabilitate or repair existing buildings, structures or other facilities in the Area or undertake any rehabilitation or conservation work to eliminate conditions that qualify the Area under the Law. The Authority may also, from time to time, reconstruct and construct new public improvements throughout the Area.

In connection with the undertaking of the land clearance projects set out herein, the Authority may arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with the land clearance projects, and may take any other actions as permitted under the Law as it deems necessary to fulfill the purposes of this Plan and Project.

G. Consolidation of Property and Disposal of Property.

As the Authority acquires property, the Authority will consider whether to sell, lease, transfer or otherwise make available to developers tracts of land for redevelopment. The Authority will facilitate the complete redevelopment of the Area to address the blighted or insanitary conditions currently existing. The Authority will work with the City and use the means at its disposal to consolidate property in order to provide a catalyst for complete redevelopment and urban renewal of the Area.

Upon property assembly, the Authority may, from time to time, advertise for additional redevelopment proposals for specific redevelopment sites with the Area. Disposition of the property by the Authority will be in accordance with the provisions of the Law.

H. Leveraging Additional Funding for Redevelopment

The Authority will consider using any funding sources in order to eliminate the conditions that qualify the Area under the Law. To initiate the complete redevelopment of the Area, the Authority will consider development within the Area using any funding sources available. The Authority will work with the City to utilize provisions under the Law or other development or incentive programs to leverage additional funding for the redevelopment of the Area. Such sources may be public or private and may include additional economic development mechanisms and tools as allowed under local, State and Federal laws.

As regards the method of financing, the Plan will be financed through a combination of public and private financing methods, to be determined in greater detail as it is implemented. The Authority may make such expenditures as may be necessary to carry out the purposes of this Plan and Project or otherwise carry out the purposes of the Law, including but not limited to loaning the proceeds of bonds or temporary notes that may be hereinafter authorized to provide for the pur-

chase, construction, extension and improvement of a project by a private or public developer pursuant to a development contract approved by the Authority.

I. Estimated Dates of Completion

The estimated time for completion of the foregoing Plan and Project is 10 years from the date of adoption of the Ordinance approving this Plan. Should the Authority determine that additional activities are required, this time frame may be extended.

J. Relocation Assistance

If any relocation is necessary due to the implementation of this Plan, relocation assistance will be provided per the Authority's relocation assistance plan as adopted by the Authority from time to time. A feasible method will be provided for those requiring relocation, in compliance with Sections 523.200 – 523.215, RSMo and any applicable State statute or City that may apply.

K. Amendment of Plan

All of the laws of the State of Missouri respecting changes, modifications, or amendments of the Plan shall be complied with. The City Council may amend the Plan upon the recommendation of the Agency. If major changes or modifications to the Plan are necessary, the Agency shall hold a public hearing on the proposed amendment. The Agency may not amend the Plan without approval of the City Council.

APPENDIX

- Exhibit A - Boundary Map
- Exhibit B - Parcel Locator
- Exhibit C - Existing Land Use Map
- Exhibit D - Streets and Sidewalks
- Exhibit E - Existing Conditions Map
- Exhibit F - Reported Crimes Since 2008
- Exhibit G - Code Violation Citations
- Exhibit H - Parcels Exhibiting Blight Factors
- Exhibit I - Land Acquisition Map

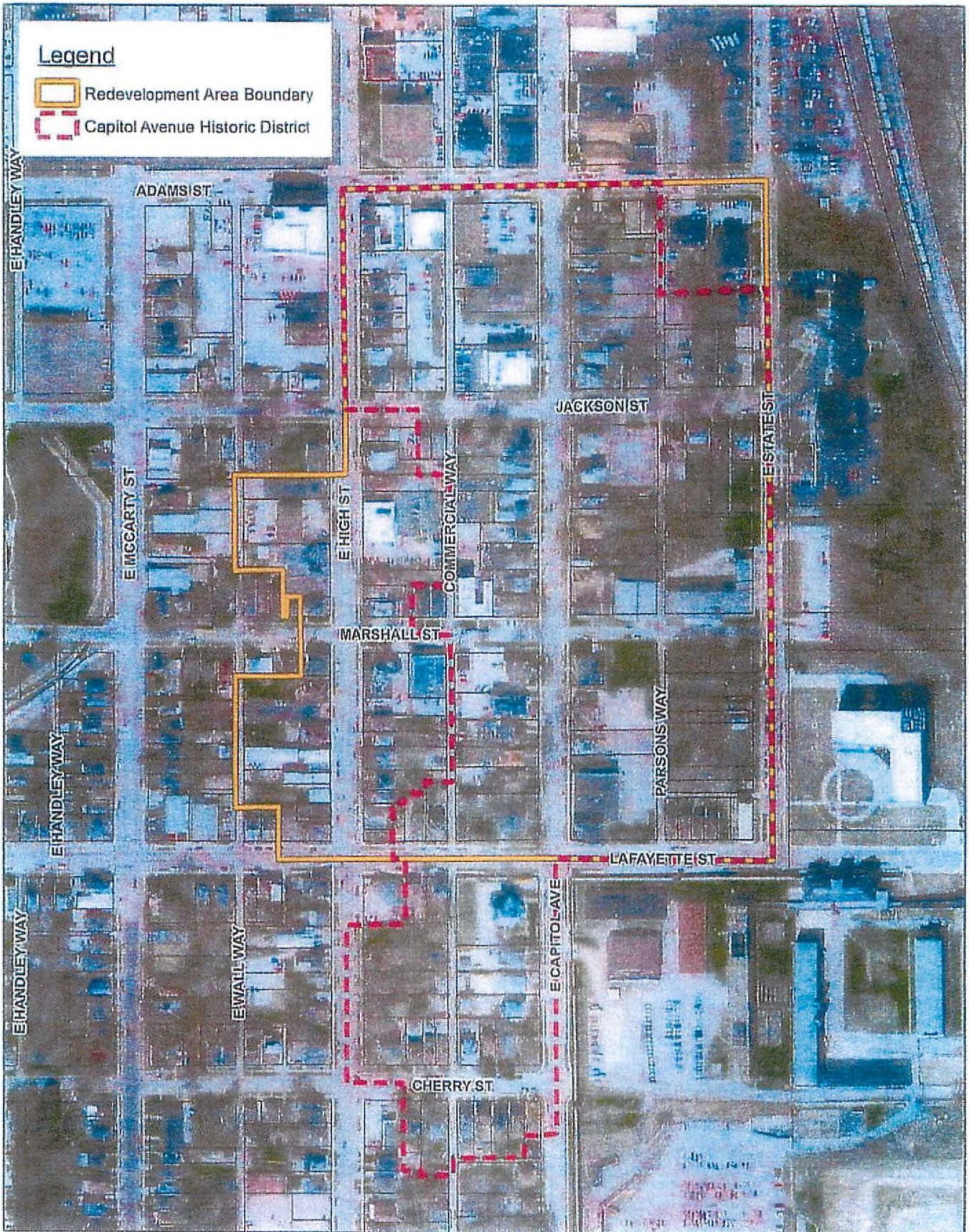


Exhibit A
Boundary Map
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri

June 2016



PCAV PLANNERS





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



PCAV PLANNERS



June 2016

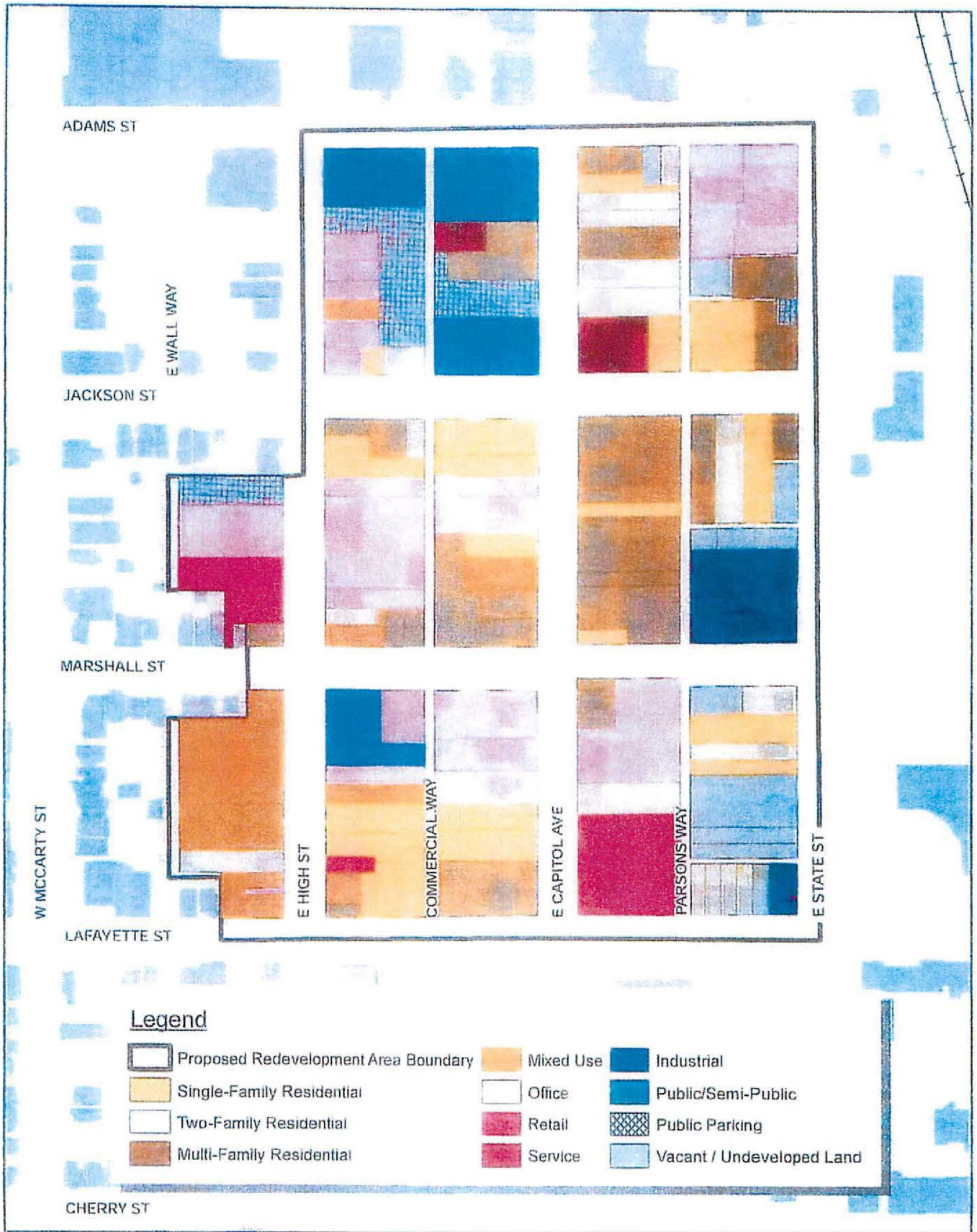


Exhibit C

Existing Land Use

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri



PCIV PLANNERS



June 2016



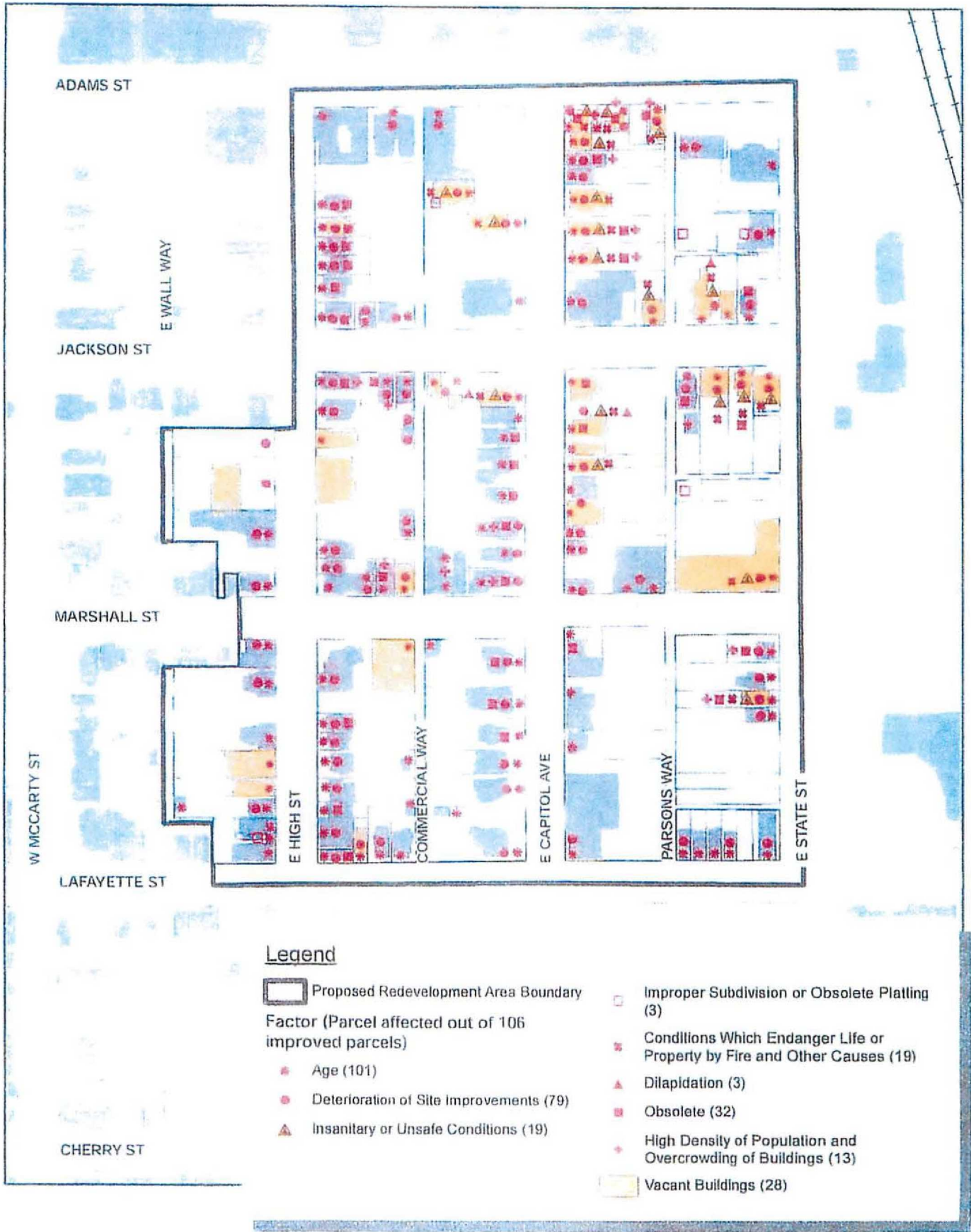
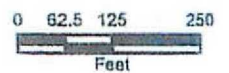


Exhibit E
Existing Conditions
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



June 2016



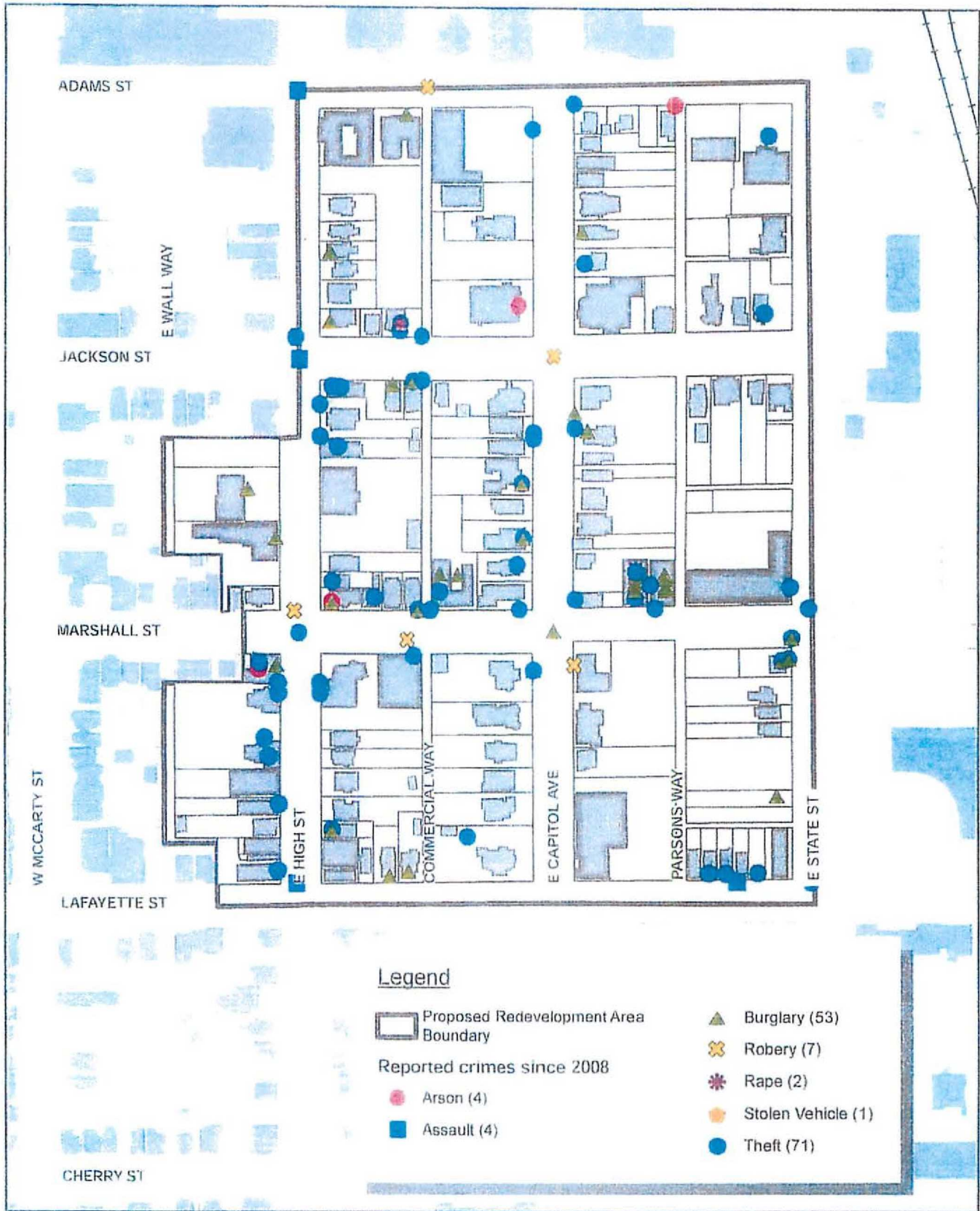


Exhibit F
Reported Crimes Since 2008
 East Capital Avenue Redevelopment Area
 Jefferson City, Missouri



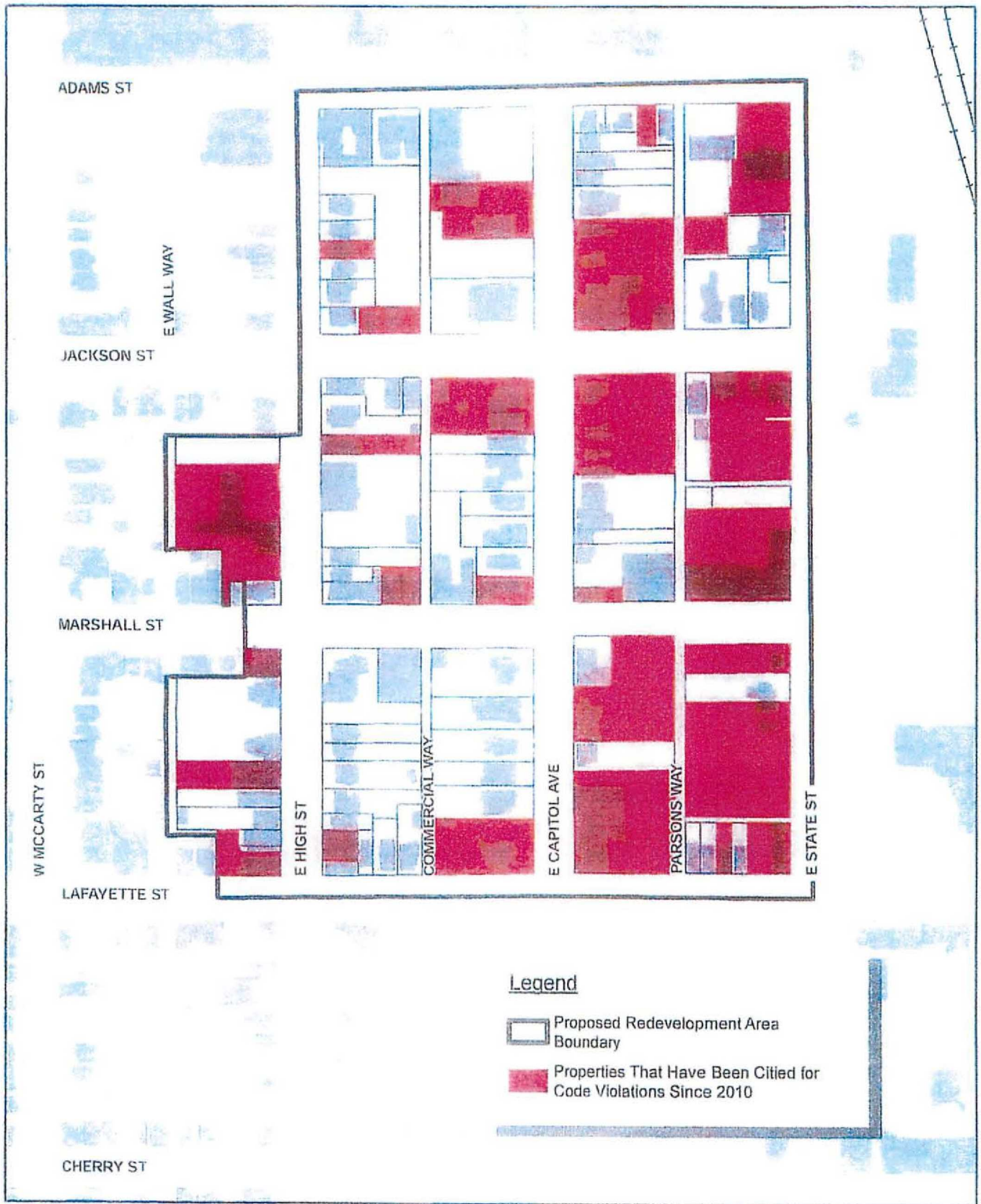


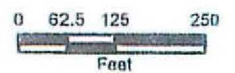
Exhibit G

Code Violation Citations

East Capitol Avenue Redevelopment Area
Jefferson City, Missouri



June 2016



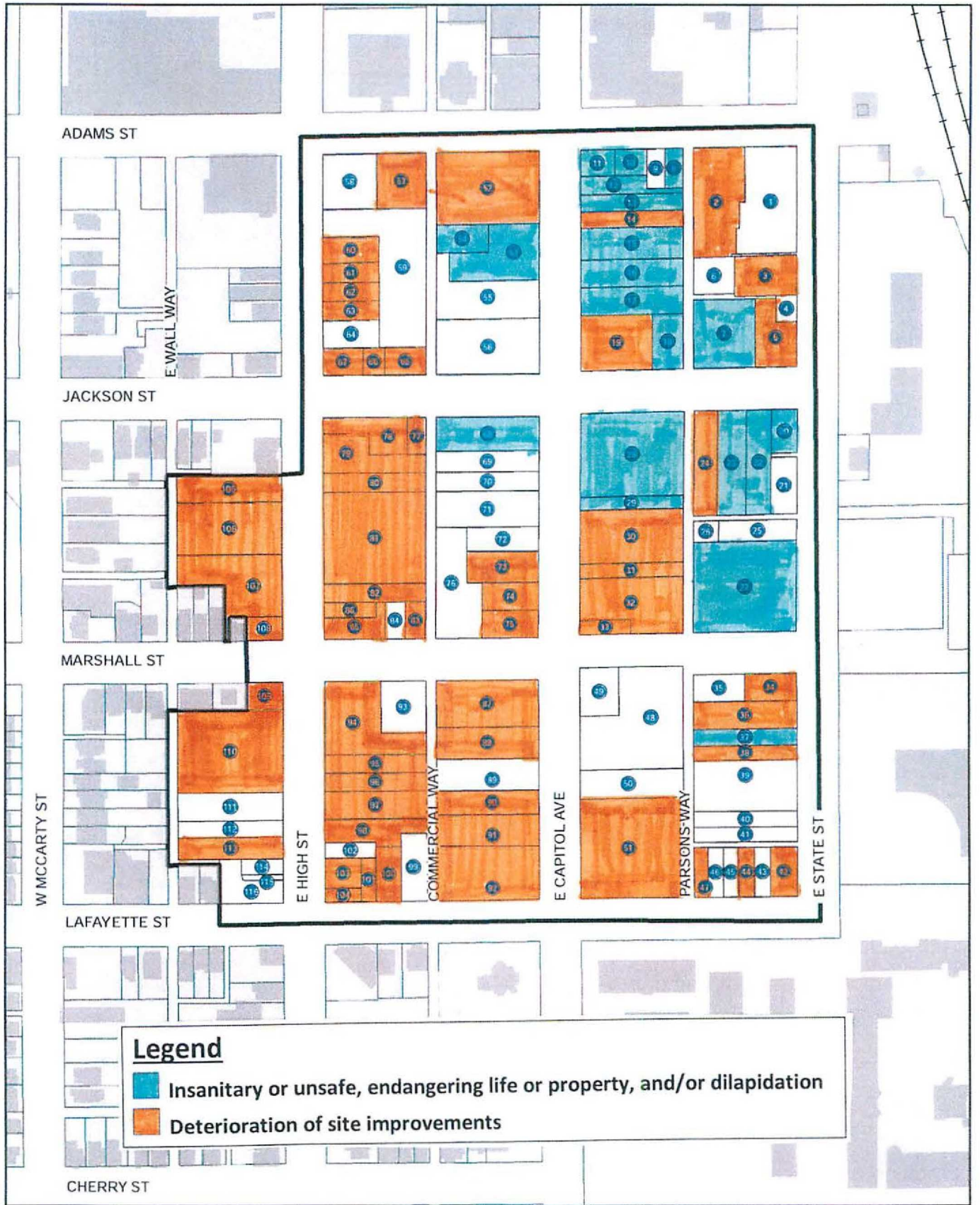


Exhibit H
Parcels Exhibiting Blight Factors
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri

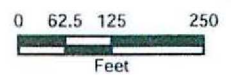
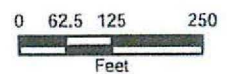




Exhibit I
Land Acquisition Map
 East Capitol Avenue Redevelopment Area
 Jefferson City, Missouri



City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

November 21, 2016

Cynthia Quetsch, Executive Director
Jefferson City Housing Authority
1040 Myrtle Avenue
Jefferson City, MO 65109

RE: Planning and Zoning Commission Case No. P16021
East Capitol Avenue Urban Renewal Plan

At its Special Meeting of Thursday, November 17, 2016 the Planning and Zoning Commission reviewed the East Capitol Avenue Urban Renewal Plan submitted by the Housing Authority on behalf of the Land Clearance for Redevelopment Authority. The case was presented to the Planning and Zoning Commission in a public hearing format. Comments were received from members of the public, verbally, and in writing at the meeting. Attached to this letter is the excerpt of the unapproved meeting minutes, along with copies of written comments received, and pertinent sections of plan documents.

The Planning and Zoning Commission found the Capitol Avenue Urban Renewal Plan conformed with the City of Jefferson general plans with the following recommended modifications:

1. That parcels 31 and 33 on Exhibit I, Land Acquisition Map, be included as properties that may be acquired.
2. That the mission statement of the Central Eastside Neighborhood Plan be included within the text of the Urban Renewal Plan. An excerpt of the Central Eastside Neighborhood Plan is attached, with the mission statement highlighted.
3. That a statement be inserted into the Urban Renewal Plan stating that new multifamily residential uses comply with the recommendations from the Central Eastside Neighborhood Plan (specifically, that new multi-family residential be compatible with the surrounding uses from a building size, mass, and scale perspective). Attached are excerpts of the Central Eastside Neighborhood Plan regarding specific recommendations for Capitol Avenue and East High Street areas as identified in that plan. Both area recommendations reference that new construction be compatible with the size and density of the surrounding area (shown highlighted on the attachments from the Central East Side Plan).
4. That language be inserted into the Urban Renewal Plan recognizing that stray animals (specifically feral cats) are a problem to be addressed.

My department looks forward to working with you and your organization as this plan progresses. If you have any questions or need any additional information please do not hesitate to contact me.

Sincerely,


Janice McMillan, AICP

Attachments: Unapproved meeting minutes, November 17, 2016 Planning and Zoning Commission
Excerpt of Central Eastside Neighborhood Plan
Correspondence from: Mayor Carrie Tergin, Cathy Bordner and Jane Beetem

- UNAPPROVED MINUTES -
SPECIAL MEETING OF THE
JEFFERSON CITY PLANNING AND ZONING COMMISSION
November 17, 2016
12:15 p.m.

COMMISSION MEMBERS PRESENT

Bunnie Trickey Cotten
Jack Deeken
Dean Dutoi
Bob George
Chris Jordan, Chairman
Michael Lester
David Nunn
Dale Vaughan
Chris Yarnell, Vice Chairman
Ron Fitzwater, Alternate
Matthew Hall, Alternate

ATTENDANCE RECORD

3 of 4
3 of 4
4 of 4
2 of 4
4 of 4
4 of 4
4 of 4
2 of 4
4 of 4
3 of 4
4 of 4

COMMISSION MEMBERS ABSENT

Blake Markus, Alternate

ATTENDANCE RECORD

2 of 4

COUNCIL LIAISON PRESENT

Ken Hussey (Alternate Council Liaison)

GUESTS

Cynthia Quetsch, Executive Director, Housing Authority of the City of Jefferson
Jack Pletz, General Counsel, Housing Authority of the City of Jefferson

STAFF PRESENT

Janice McMillan, Director, Department of Planning and Protective Services
Eric Barron, Senior Planner
Ryan Moehlman, City Counselor
Jayme Abbott, Neighborhood Services Coordinator
Diane Cary, Administrative Technician

1. Call to Order and Introduction of Members, Ex-officio Members and Staff

The Chairman and 8 regular members and two alternates were present. A quorum was present.

Designation of Voting

The Chairman announced that all regular members are eligible to vote.

2. Procedural Matters and Procedures Explained

Mr. Barron explained the procedures for the special meeting. The following documents were entered as exhibits. Mr. Barron advised that copies of the exhibits are available through the City Clerk or the Department of Planning and Protective Services:

The City Code of the City of Jefferson, as amended

Comprehensive Plan and Land Use Map

Copies of applications under consideration

Affidavit of publication of the public notice in the newspaper

Rules of Procedure, Planning & Zoning Commission

3. Adoption of Agenda

Mr. Yarnell moved and Ms. Cotten seconded to adopt the agenda as printed. The motion passed 8 – 0 with the following votes:

Aye: Cotten, Deeken, Dutoi, George, Lester, Nunn, Vaughan, Yarnell

4. Communications Received

Written comments on Case P16021 were received from Mayor Tergin.

5. New Business/Public Hearings

Case No. P16021 – East Capitol Avenue Urban Renewal Plan. Request filed by the Housing Authority of the City of Jefferson, Missouri, to review conformity of the proposed East Capitol Avenue Urban Renewal Plan with the City's general plan and provide recommendations to the Land Clearance Authority and City Council. The Land Clearance for Redevelopment Authority Board of Commissioners adopted the proposed East Capitol Avenue Urban Renewal Plan at their meeting on October 25, 2016 (Cynthia Quetsch, Executive Director; John S (Jack) Pletz, General Counsel).

Mr. Barron stated that the purpose of this meeting was two-fold: to review the conformity of the proposed East Capitol Avenue Urban Renewal Plan with the City's general plan and to provide recommendations on the plan to the Land Clearance for Redevelopment Authority (LCRA) and City Council.

Ms. McMillan explained that the East Capitol Avenue Urban Renewal Area is located within Jefferson City, and is generally bordered by East State Street to the north, Adams Street to the west, properties fronting on East High Street on the south, and Lafayette Street on the east. The Area is located along the eastern and southern portion of the City's Downtown area. The Area consists of 116 parcels.

Ms. McMillan explained that the Jefferson City Land Clearance Redevelopment Authority (LCRA) commissioned a blight study for the area, which found that many of the parcels within the area have one or more blighted qualifications which include defective street layout, unsafe conditions, deterioration of site improvements, improper subdivision platting, and the existence of conditions which endanger life or property by fire and other causes.

Ms. McMillan described the area as a mix of land uses that includes single and multi-family residential, public/semi-public, commercial, and even industrial land uses. Many of the original single-family homes within the area have been converted to commercial or multi-family uses. In most instances, the outward appearance of the structures have not been significantly altered, but for many properties the property conditions are rapidly deteriorating. Many buildings are vacant and a number of properties were deemed abandoned under City ordinance, forcing the City to board up those buildings.

Cynthia Quetsch, Executive Director of the Housing Authority spoke regarding the Blight Study that was conducted. The study located properties that had unsanitary problems and properties that had deterioration of site improvements. She stated that the map of parcels exhibiting blight factors were taken into consideration, as well as including parcels that were adjoining multiple dilapidated properties, when developing the map of parcels that may be acquired as part of the Urban Renewal Plan.

Several questions were asked by Planning and Zoning Commission members regarding the details of when a property might be acquired, how the boundaries of the area were developed, and what the goals of the plan are.

Jack Pletz stated that the program would first encourage rehabilitation of these homes by the current owners. They would enter into a contract with LCRA in bringing their property up to certain standards. If the Housing Authority came into ownership of such properties, they would be held to the same standards. He stated that the City Council and the LCRA would work together with this project.

Testimony was opened for anyone in favor of the request.
Mayor Tergin's written statement was read.

Testimony was opened for anyone in opposition.

Gary Buettner, 606 E. State Street, was concerned that this project might become a land grab project – where the owners might lose their homes because they may not be able to afford the changes that would be required.

Testimony was opened for anyone else who wished to speak.

Cathy Bordner, 718 E Capitol Avenue, expressed appreciation to the Mayor, City Council and Housing Authority for putting this plan together. First, she would like to see the Mission Statement of the Central Eastside Neighborhood Plan inserted into the body of the East Capitol Avenue Urban Renewal Plan. Second, because of the blight of this area, many of the buildings may be torn down and she wanted to

ensure that someone cannot come in and combine lots and then build a large multi-unit buildings that do not fit the area. New construction should conform to the Central Eastside Neighborhood Plan. Finally, she wanted to address the problem of feral cats in the area. Many cats are living in the vacant homes and could cause public health problems. Ms. Bordner also wanted to make sure that the public would be kept informed with the project.

Linda Buettner, 606 E State Street, testified about the number of feral cats in the area.

Jenny Smith, 1211 Elmerine, said she was happy that this is being worked on. Ms. Smith wanted to make sure the proposed overlay district would be in place before this project takes off, which would provide design guidelines for the homes that will be rehabbed. Second, she stated that she knew properties will be appraised at some point and she would like to see restrictions on demolition until all avenues of rehabilitation have been looked into. Many properties might have investors that would love to buy them and fix them up.

Jane Beetem, 1612 Payne Dr, wanted to make sure that the plan would meet the needs of the community. She stated that the plan should identify how success is reached and how would the community retain the old and match the new as close as possible. She would like to see more terms to tweak the document in that regard. She stated that she would submit her written comments electronically after the meeting.

With no other parties wishing to speak, public testimony was closed.

Ms. McMillan completed the staff report and recommendations. She stated that the City of Jefferson will undertake an infrastructure improvement project on Capitol Avenue in 2017, thus addressing many of the blighting influences due to condition of public infrastructure, such as sidewalks, curbs, gutters, and lack of street lighting. She stated that the East Capitol Avenue Urban Renewal Plan represents the most significant tool, to date, to promote and induce revitalization for the privately owned site and building conditions within the area. She state that the East Capitol Avenue Urban Renewal Plan does conform with the City's general plans. Planning Division staff suggested that Parcels #31 and #33 be added to Exhibit 1, Land Acquisition Map, so that the entirety of the block that those properties are contained in would be included.

Mr. Lester moved and Mr. Yarnell seconded that parcels #31 and #33 be added to Exhibit I, Land Acquisition Map, to promote revitalization of the entire block. The motion passed 8-0 with the following votes:

Aye: Cotten, Deeken, Dutoi, Fitzwater, George, Lester, Nunn, Vaughan

Mr. Lester moved and Ms. Cotten seconded that the East Capitol Avenue Urban Renewal Plan does conform with the City's general plans with the insertion of the Mission Statement from the Central Eastside Neighborhood Plan, insertion of language that new multi-family uses established as part of the Urban Renewal Plan would comply with recommendations from the Central Eastside Neighborhood Plan, and that the animal problem in the area would be addressed. The motion passed 8-0 with the following votes:

Aye: Cotton, Deeken, Dutoi, Fitzwater, George, Lester, Nunn, Vaughan

6. Other Business

There was none.

7. Adjourn

There being no further business, the meeting adjourned at 1:25 p.m.

Respectfully Submitted,

Eric Barron, Assistant Secretary

The Planning Process

The Planning Process for the Central East Side Neighborhood Plan consisted of:

Ad Hoc Committee

- Michael Berry
Councilman
- Ken Ferguson
Councilman
- Cathy Bordner
East Side Neighborhood
Development Association
- Juanita Donehue, Co-Chair
Citizen
- Charles Jackson
Citizen
- David Nunn
Planning & Zoning
- Toni Prawl, Co-Chair
Citizen
- Tom Rynard
Historic Preservation Commission
- Jim Jordan
Jefferson City Housing Authority
- Tammy Lootens
Capital Main Street
- Steve Salamone
Citizen
- Bob Dallmeyer, Jr.
Citizen
- Charlie Brzuchalski
MSP Redevelopment Commission

Janice McMillan, Deputy Director
Planning & Transportation
City Of Jefferson

Allen Pollock, Executive Director
Jefferson City Housing Authority

Consultant Selection – The City and Housing Authority selected Parsons as the lead planning consultant in association with George Butler Associates, Inc. providing traffic analysis and Development Strategies, Inc. providing economic development input to the plan.

Formulation of the AD HOC Committee – A committee of thirteen was appointed by Mayor Landwehr to assist the Planning Team in the development of the neighborhood plan. The Planning Team defined the purpose of the Ad Hoc Committee as:

... to offer the planning team direction and guidance throughout the development of the Master Plan. Through a consensus building process, the Ad Hoc Committee shall strive to develop a plan that will be presented to the public, approved by the Jefferson City Council and ultimately implemented, thus enriching the quality of life for the citizens of Jefferson City.

Mission Statement - The following Mission Statement was drafted by Juanita Donehue, Charles Jackson and Toni Prawl and approved by the Ad Hoc Committee March 3rd 2004.

The mission of the Central East Side Neighborhood Master Plan is to foster economic development, promote historic preservation, and enhance the quality of life consistent with the comprehensive plan of the City of Jefferson through guidelines that will:



- *Conserve the character and scale of the traditional neighborhood, including its mixture of commercial, residential, and institutional properties*
- *Respect historically and architecturally significant resources*
- *Encourage revitalization*
- *Promote cultural diversity*
- *Support a safe, stable, and aesthetic environment*

The Master Plan shall be responsive to appropriate change while maintaining its essential vitality and subject to continuous review.

Data Collection – Much of the data concerning the neighborhood areas was provided by the City of Jefferson Department of Planning in a GIS format and used by the Planning Team for analysis and plan formulation. Extensive field observations were conducted by the Project Team as well.

Data Analysis – Based on the information provided the following data maps were prepared and analyzed:

- Existing Land Use
- Existing Zoning
- Existing Topography & Flood Plain
- Existing Parking
- Existing Parks and Open Space
- Existing Vacant Lands properties
- Residential Density
- National Register Properties
- Honorary Local Landmarks
- Historic District Boundaries
- Rehabilitated/Renovated Properties
- Existing Conditions
- Key Planning Issues
- Land Use Zoning Issues
- Neighborhood Features
- Emerging Land Use Plans
- Transportation Issues

The Plan District Descriptions

Capitol Avenue District



- **District Character** As previously mentioned, the Capitol Avenue District contains a large number of architecturally significant residential buildings, many of which have been converted to offices. The Land Use Plan recommends reinforcing and expanding this character within the proposed district boundaries. Other items which contribute to or are applicable to supporting to this character include:
 1. Large homes or large residential buildings converted to offices.
 2. Large Homes converted to multi-family.
 3. Mix of open lawns and minimal side yards.
 4. Significant architectural character with variety.

- **Proposed Land Use** The existing land use within the proposed Capitol Avenue District is varied and often does not support the future vision of the District. In order to maintain the vibrant nature of the Central East Side Neighborhood, this plan suggests a mixing of uses within the Capitol Avenue District. Some uses may be mixed vertically. For example residential living units, in the future, may occur above office space. Additionally, in order to accommodate uses which are new to this district, the relaxation of some aspects of the current parking standards may be necessary. In summary, a mix of the following land uses are suggested:



1. Residential
2. Office and B&B Commercial only, no retail.
3. Residential/Office vertical mixed use.
4. Institutional
5. Relaxed Parking Standards
6. Garden Apartments



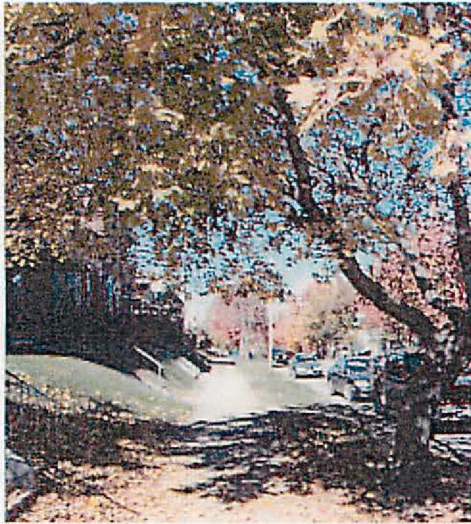
Preservation/Rehabilitation/Redevelopment

Building Patterns Critical to reinforcing the character of this district is the preservation and rehabilitation of existing historic structures. These preservation/ rehabilitation efforts should be sensitive to and respect the development patterns which currently exist within the district. New construction, when necessary, should also respect these patterns. Finally, a process for "Grandfathering in" existing elements within the neighborhood should be created. Additional Preservation, Rehabilitation, and Redevelopment Building Patterns for the Capitol Avenue District include:

1. Preserve historic buildings where possible. Infill when necessary.
2. No garage doors facing the street. Back yard or rear entry garage acceptable. Front porches where possible.
3. No enclosed front porches.
4. No parking on front yard.
5. New construction consistent with existing building set backs.
6. Parcel combination/infill (more at corners, less at mid-block).
7. New construction compatible with existing neighborhood size and density.
8. Process for "Grandfather in" of existing elements.

- **Circulation** The circulation system within the Capitol Avenue District should support the character and land use vision for the future. It should also accommodate vehicles in ways that improve the pedestrian oriented environment, and also maintain the Central East Side Neighborhood goals of supporting the MSP Redevelopment project. As a component part of the district, it should include the following factors:

Jefferson City, Missouri



1. Streets and sidewalks connected.
2. Alleys provide access to rear of property and provide service access.
3. Continuous sidewalks, both sides of streets, street trees & lighting.
4. Keep parallel parking along streets, where feasible.
5. Street Improvements should address ways to minimize impacts on adjacent properties.

• **Community Facilities** A key component of both the Central East Side Neighborhood and the Capitol Avenue District is the inclusion of Community Facilities. These facilities add both variety and vitality of the district. They may include:

1. Churches
2. Open space
3. Reinforced pedestrian linkages to MSP.
4. Preserve open areas surrounding existing buildings.

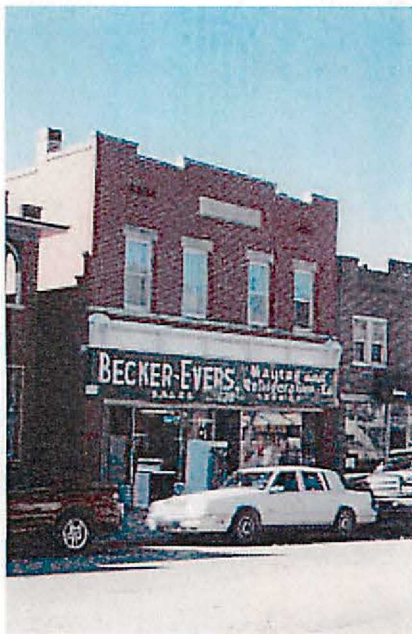


Capitol Avenue District Images

East High Street Business District



- **District Character** The character of the proposed East High Street Business District is envisioned to be a revitalized traditional storefront retail area interspersed with historic homes adapted to commercial or related uses. This business district will be the focal point of the Central East Side Neighborhood, bringing together the other districts and villages. In an effort to further create a pedestrian environment, on-street parking will be provided in addition to shared parking lots behind storefront buildings. The following are key components to establishing this character:
 1. Vibrant neighborhood “marketplace” where cars and people coexist. Preferential treatment to pedestrians.
 2. Buildings built to front property line to create a street “wall”. – Various areas along High Street contain buildings which were originally designed in the traditional commercial development pattern. This pattern is defined by building facades which are; lined up along the edge of the sidewalk, contain large shop windows, signs, awnings, and front a public streetscape. Specifically within this district, the following areas exhibit these characteristics: mostly the south side of the 800-1000 blocks of High Street, and the general area of the intersection of High and Lafayette Streets.
 3. Residential uses ranging from single family homes to multi family units occur between these commercial buildings.
 4. On street parking.
 5. Shared parking behind buildings.
 6. Encourage key commercial uses oriented to the needs of the neighborhood.
 7. Garden Apartments





- **Proposed Land Use** As the Central East Side neighborhood's primary commercial area, the principal land use will be commercial. The orientation of this commercial area will be primarily in support of those goods and services required by the surrounding neighborhood. To support this neighborhood the proposed land uses include:
 1. Commercial
 2. Residential/Commercial vertical mixed use with commercial on the ground floor and residential above.
 3. Limited single family (detached) residential. This plan recognizes that a portion of the existing uses within this district are single family residential. New, detached single family residential development should be discouraged, especially along High Street within this district. An emphasis should be placed on transitioning these uses to those which are more commercial in nature. The transition does not always necessitate the demolition of residential structures, but could include the adaptive reuse from residential to commercial while maintaining the architectural character of the building.
 4. Restaurants/Retail
 5. Theater/Arts/Entertainment/Boutique
 6. Limited "quick shop" and "fast food" establishments.
 7. No drive through service/retail.

- **Preservation/Rehabilitation/Redevelopment Building Patterns** The preservation of buildings which have in the past established the traditional storefront character along High Street, should be a high priority where possible. Redevelopment projects which include new buildings should be designed to replicate this storefront ambiance.

Additional preservation, rehabilitation, and redevelopment building patterns include:



“Storefront” additions to residential buildings should be avoided.



This



Not This

1. Preservation where possible. – Because of the significant number of individual properties with some historical integrity within this district, preservation should be a high priority. As the land uses in this area change to those recommended by this plan, the use of some of the residential homes may change as well. Modifications for these new uses should respect the integrity of the original structure. “Storefront” additions to residential buildings should be avoided. The plan supports the preservation and historic integrity of architecturally significant buildings even if they are used for purposes other than residences.
 2. Infill when necessary to create a commercial street front. – In areas where the predominate character represents the traditional commercial development pattern, infill should seek to maintain the commercial street front. In areas where the traditional commercial development pattern transitions to residential style buildings, infill development should strive to reinforce these transitions in a sensitive manner.
 3. New construction compatible with existing character of District. – Because the character along High Street varies considerably, new construction should be compatible with its immediate context. In some instances, new construction may be located in areas which serve as transitions between commercial and residential uses. Under these circumstances, new construction will need to be designed sensitively to adequately articulate these transitions.
 4. The height requirement for new construction within this district should not exceed three stories from the High Street elevation. The design of new construction should draw upon common characteristics of structures in the immediate vicinity to provide continuity and consistency.
 5. Live-work units.
- **Circulation** The circulation system within the East High Street Business District should support the character and land use vision proposed for the District. Specifically, it should focus on maintaining the traditional storefront aspect of this District while also supporting the MSP Redevelopment project and traffic and mass transit needs. As the integral part of the district, it should include the following factors:

Jefferson City, Missouri



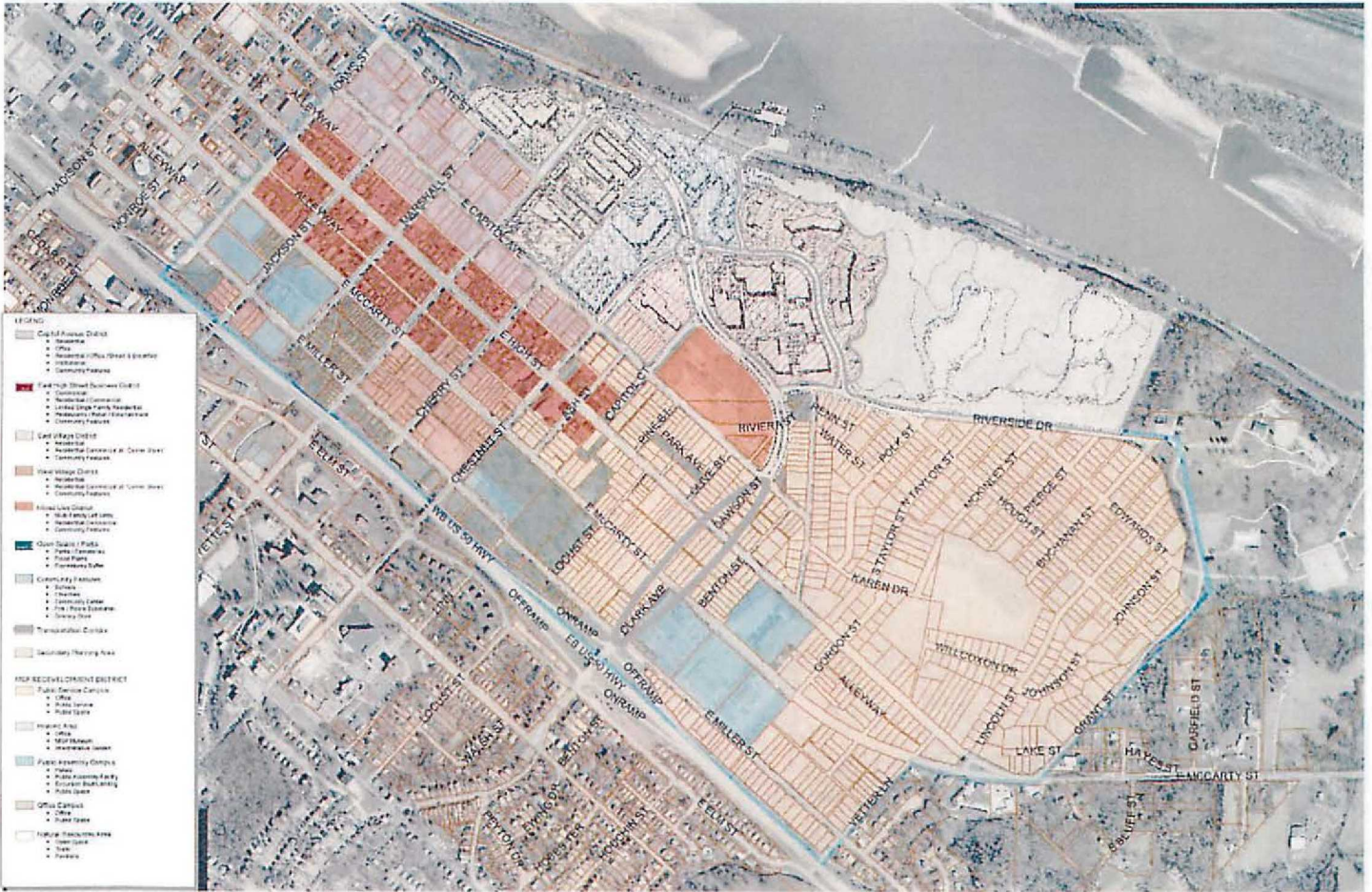
1. Accommodate levels of traffic appropriate with its designation as a "marketplace".
2. High Street and McCarty Street to support major bus routes and/or shuttle routes.
3. Retain/encourage parallel parking as a pedestrian buffer and for drive-up convenience.
4. Alleys provide access to rear of property and provide service access.



- **Community Facilities** The inclusion of Community Facilities should include the following factors:
 1. Public gathering space to anchor eastern edge of District.
 2. Incorporate civic uses such as police substation, or library.
 3. Neighborhood gateway at High Street and Adams.
 4. Open Space should be public gathering spaces.



East High Street Business District Images



Central East Side Neighborhood Plan

PARSONS in association with DSI and GBA

The City of Jefferson
and
The Jefferson City
Housing Authority



Land Use Concept Plan

McMillan, Janice

From: Tergin, Carrie
Sent: Thursday, November 17, 2016 9:50 AM
To: McMillan, Janice
Subject: Mayor's comments for P & Z
Attachments: Comments for P & Z about Capitol Avenue.docx

Members of the Planning and Zoning Commission,

Thank you for your consideration of the East Capitol Avenue Urban Renewal Plan. Although I am not able to attend today's meeting, I would like to show my support and appreciation for calling this special meeting. We are a proud Capital City, but unfortunately this area so close to the Capitol has become an eyesore and extremely blighted. As Mayor, I am committed to seeing this project through, with the goal of revitalizing the Capitol Avenue area, and knowing that time is a factor for these very fragile and quickly deteriorating homes in this historically significant area.

With my sincere thanks,

Mayor Carrie Tergin

Carrie Tergin, Mayor
573-230-7645
CTergin@jeffcitymo.org

Comments from Cathy Bordner, 11-17-16, Planning and Zoning Commission

We appreciate Mayor, City Council, city staff and the housing authority getting this project this far. This is the first opportunity we have had to give public input into this plan. The Planning and Zoning commission may not be the appropriate body to hear our comments, but we want to get the comments that we have on the record so that they can be considered at some point.

1. The plan states it conforms to the Central East Side Neighborhood Plan (CESNP). I would like to see the mission statement of the CESNP inserted into the East Capitol Avenue Urban Renewal Plan. I was on the committee that developed the CESNP and the mission statement accurately describes what we tried to accomplish in that plan. The people implementing this urban renewal plan may not read the CESNP. By inserting the mission statement into the body of the urban renewal plan you will increase the potential for the goals in the mission statement being pursued as the urban renewal plan is implemented.

The mission statement of the CESNP states:

The mission of the Central East Side Neighborhood Master Plan is to foster economic development, promote historic preservation, and enhance the quality of life consistent with the comprehensive plan of the City of Jefferson through guidelines that will:

- Conserve the character and scale of the traditional neighborhood, including its mixture of commercial, residential, and institutional properties
- Respect historically and architecturally significant resources
- Encourage revitalization
- Promote cultural diversity
- Support a safe, stable, and aesthetic environment

I suggest it be inserted in the urban renewal plan in section 3, Redevelopment Plan, C. Conformance with the General Plan, Proposed Land Use Plan, and Proposed "Changes.

2. Because of the incredible blight in this area, many of the buildings will be demolished and replaced with new construction. The urban renewal plan must conform to the CESNP, which states on page 2-2,

New construction will comply with the Central East Side Neighborhood Plan. When new multi-family residential is mixed into residential areas of differing densities, it should match the size, mass and scale of existing neighborhood structures.

The above issue should be inserted into the urban renewal plan. I recommend it be inserted into Section 3, Redevelopment Plan, E. Acquisition of Property and Preparation for Redevelopment,

between the third and fourth paragraphs of that section.

3. The blight study identified the issue of feral cats and other vermin. My husband and I live 3 blocks from Jackson St. We walk that area every day. We believe the feral cat problem is out of control. It is possible that over 30 cats are living in buildings just in the 100 block of Jackson St. If we do not address the cat problem, these buildings will not be salvageable. I suggest the following statement be inserted into the urban renewal plan:

The city will work with the HA to determine if the feral cats, other animals and pests have reached a level of public health risk that requires addressing and if so will take necessary steps to remove animals from the area and end the feeding of cats in the Area.

Perhaps another heading could be added to Section 3, the redevelopment plan, and titled Health and Safety Issues.

4. Transparency: Moving forward transparency is important. I believe that the community is passionate about Capitol Ave. We should seek assistance from the community to educate the public about this plan, and utilize the talents, experience and passion of members of our community to develop the processes, educate the public and implement the plan so that it will be successful.

Barron, Eric

From: McMillan, Janice
Sent: Friday, November 18, 2016 10:26 AM
To: Cary, Diane; Barron, Eric
Subject: Jane Beetem comments
Attachments: Urban Renewal Plan 10-2016 word doc 11-16-16.docx

For the case file.

Thanks.

From: Jon and Jane Beetem [<mailto:jbeetem@embarqmail.com>]
Sent: Thursday, November 17, 2016 3:15 PM
To: Barron, Eric
Cc: McMillan, Janice; Abbott, Jayme; caquetsch@embarqmail.com
Subject: Urban Renewal Plan comments

Here are the draft comments on the Urban Redevelopment Plan for the Capitol Avenue area that were mentioned today in the Planning & Zoning Commission meeting. I've added language in italics, for ease of reference. No language was deleted as part of these comments.

Thank you!

Jane Beetem

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substances and conditions which threaten the health and safety of the public. **Exhibit E - Existing Conditions Map** 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. PGAV 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 city will work with the Authority to*

determine if the feral cats, other animals and pests have reached a level of public health risk that requires addressing and if so will take necessary steps to remove animals from the area and end the feeding of cats 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 field visits, 34 buildings (nearly 28%) were vacant and many were boarded up. **Exhibit F** 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.

- Observation of the properties indicates clear evidence of code violations. 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** shows the properties which were cited. Various code violations observed

SECTION 3

EAST CAPITOL AVENUE URBAN RENEWAL AREA

REDEVELOPMENT PLAN

A. Introduction

This Redevelopment Plan (the "Plan") sets forth below the general description of the plan of action and the program that the Authority proposes to undertake to accomplish the objectives for the Area. Those objectives are to effectively deal with the problem of insanitary, blighted, deteriorated or deteriorating areas within the Area for the establishment and preservation of well-planned neighborhoods of decent homes and businesses and suitable environment for both, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted, deteriorated, or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, or to undertake such of the aforesaid activities or other feasible community activities as may be suitably employed to achieve the objectives of such a program.

B. Qualification of the Area

As is detailed in Section 2 of this document, the Area meets the requirement of the Law that the Area qualifies as a Blighted Area as defined in the Law.

C. Conformance with the General Plan, Proposed Land Use Plan, and Proposed Changes

This Redevelopment Plan encourages growth and the strengthening of the economic health and quality of life in the Area and in proximity to the Area. The Project described in this Plan is designed to assist the Authority through redevelopment to alleviate the blighted or insanitary conditions which currently exist in the Area. This Plan conforms to the general plan of the City of Jefferson approved by the City Council through its zoning ordinances and the Central Eastside Plan adopted on February 20, 2006 by Resolution RS2005-13. One specific objective of the Central Eastside Plan was the reestablishment and revitalization of residential areas, restoring and enhancing the neighborhood fabric where needed. *Implementation of the Urban Renewal Plan shall follow the mission of the Central East Side Neighborhood Master Plan, which is to foster economic development, promote historic preservation, and*

enhance the quality of life consistent with the comprehensive plan of the City of Jefferson through guidelines that will:

- Conserve the character and scale of the traditional neighborhood, including its mixture of commercial, residential, and institutional properties*
- Respect historically and architecturally significant resources*
- Encourage revitalization*
- Promote cultural diversity*
- Support a safe, stable, and aesthetic environment*

During the proposed land clearance activities, the initial land use plan for the Area will remain as it is today as shown on **Exhibit C - Existing Land Use** unless otherwise permitted by zoning.

The goal of the Plan is to eliminate the conditions that qualify the Area as blighted under the Law and prepare the site for future development. First, the land clearance for redevelopment activities described below will be undertaken, and once a redeveloper or redevelopers are selected for all or a portion of the Area, additional redevelopment plans or proposals may be submitted by or to the Authority or others to supplement this Plan and to further the redevelopment of the Area. *The term "redeveloper" does not limit the Authority to dealing with those employed in real estate development full time, but may also include individuals who agree to redevelop one or more properties according to milestones established by the Authority. The Authority shall consider the redeveloper's experience in rehabilitating historic structures for reuse when selecting one or more redevelopers.* The land uses for the Area ultimately may consist of only one type of land use but will likely result in a combination of several uses or mixed uses, which uses may include residential, commercial, recreational or public use, or the Authority may retain such land for its own use, or any combination of the foregoing, consistent with the objectives of the Plan and the General Plan of the City of Jefferson.

Any use or development of any parcels in the Area that is inconsistent with current zoning will require the rezoning of all or a portion of the Area to the applicable zoning district classification for the City consistent with such use, including but not limited to a planned development district or mixed use district.

All proposed land uses and building requirements in the Area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the Area and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development. The Authority will consider, as applicable in connection

with the Plan or additional redevelopment, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or insanitary areas, or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations. The initial land clearance projects undertaken in accordance with this Plan will have the effect of eliminating the conditions that qualify the Area under the Law and will pave the way for the Area to be part of a coordinated, adjusted and harmonious development of the community.

D. Conservation and/or Rehabilitation of Existing Structures.

All structures which are in conformance with the land use provisions of this plan and which are economically feasible for rehabilitation should be conserved or rehabilitated. *Economically feasible is a term that may have a different meaning to each potential redeveloper / buyer. A number of historic properties have been rehabilitated (or redeveloped) in our community where the amount of investment exceeds the current appraised value, as the redevelopers are interested in both community improvement and real estate investment. Therefore, all properties will be offered for sale for a period of time not less than six (6) months, regardless of their condition. This timeframe may be required to attract a buyer and to have multiple inspections conducted. Advertising of the properties for sale may be assisted by local non-profits interested in redevelopment of the blighted area.* An owner of a property identified to be acquired may retain the ownership, occupancy and use of such property if it is not required for public use and if it is not required for the redevelopment of adjacent properties, provided that the owner enters into a written agreement with the Authority committing and obligating the owner to construct, restore, repair, rehabilitate, occupy and use such property in compliance with the Plan and with City building and occupancy standards and eliminating any and all conditions relative to that property which helped lead to the designation of the Area as blighted. In order to preserve such right, an owner would have to enter into a written contract with the Authority relating to the required rehabilitation, construction or reconstruction of the structure prior to the initiation of action by the Authority to acquire such property, and such rehabilitation, construction or reconstruction would have to be completed in a timely manner as set out in the terms of that agreement. If an owner provides notice of intent to enter into such an agreement but the parties are not able to reach mutually acceptable terms within thirty (30) days after the receipt by the Authority of written notice of the owner's interest in doing so, the Authority may initiate and proceed with any acquisition action with regard to that property.

E. Acquisition of Property and Preparation for Redevelopment.

Redevelopment of the Area which may include land clearance is at the core of the Plan. As necessary or incidental to the proper clearance, development or redevelopment of the blighted areas or to the prevention of the spread or recurrence of substandard or insanitary conditions or conditions of blight, the Authority will attempt to acquire property within the Area as it becomes available from time to time due to tax sales and other opportunities for acquisition whether by purchase, lease, options, gift, grant, bequest, devise, or otherwise. Acquisition may also be undertaken through the exercise of the power of eminent domain to acquire any real property which the Authority may deem necessary for a land clearance project or for its purposes under the Law. The acquisitions may include some or all of the property in the Area and may include any real or personal property or any interest therein, including fee simple absolute title, together with any improvements thereon.

The Authority will consider the acquisition of any or all of the properties identified in **Exhibit I - Land Acquisition Map**.

The Authority may also acquire and clear any property that is dilapidated and deteriorated to such a point that it is not feasible to be conserved and rehabilitated by demolishing structures within the Area as necessary or remove existing buildings, structures, streets, utilities or other improvements within the Area essential to the preparation of Area for development consistent with this Plan. The clearance of the Area will be undertaken in accordance with the provisions of the Law. The Authority may also hold, improve, clear or otherwise prepare the acquired property for redevelopment or urban renewal. In addition, where necessary, the Authority will acquire property within the Area for the purposes of land consolidation and public improvements.

In addition, the Authority may also make or have made all surveys, studies and plans necessary to the carrying out of the Plan, and in connection therewith may enter into or upon any land, building, or improvement thereon for such purposes and to make soundings, test borings, surveys, appraisals and other preliminary studies and investigations necessary to carry out its powers. The Authority may contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of the surveys, appraisals, studies and plans.

F. Rehabilitation of the Area.

The Authority may, from time to time, rehabilitate or repair existing buildings, structures or other facilities in the Area or undertake any rehabilitation or conservation work to eliminate conditions that qualify the Area under the Law. *The Authority may accept funding assistance from other sources to facilitate repair or stabilization of qualifying buildings.* The Authority may also, from time to time, reconstruct and construct new public improvements throughout the Area.

In connection with the undertaking of the land clearance projects set out herein, the Authority may arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with the land clearance projects, and may take any other actions as permitted under the Law as it deems necessary to fulfill the purposes of this Plan and Project.

G. Consolidation of Property and Disposal of Property.

As the Authority acquires property, the Authority will consider whether to sell, lease, transfer or otherwise make available to developers tracts of land for redevelopment. *Economically feasible is a term that may have a different meaning to each potential redeveloper / buyer. A number of historic properties have been rehabilitated (or redeveloped) in our community where the amount of investment exceeds the current*

appraised value, as the redevelopers are interested in both community improvement and real estate investment. Therefore, all properties will be offered for sale for a period of time not less than six (6) months, regardless of their condition. This timeframe may be required to attract a buyer and to have multiple inspections conducted. Advertising of the properties for sale may be assisted by local non-profits interested in redevelopment of the blighted area. The written agreement between the Authority and the redeveloper shall specify which exterior elements are integral to maintenance of the property's historic character and that these elements shall be retained and repaired, if possible, or replaced according to the Secretary of the Interior's Guidelines for Rehabilitation. The agreement shall also specify an entity to review and approve or disapprove changes to the property in the future. New construction will comply with the Central East Side Neighborhood Plan. When new multi-family residential is mixed into residential areas of differing densities, it should match the size, mass and scale of existing neighborhood structures. The Authority will facilitate the complete redevelopment of the Area to address the blighted or insanitary conditions currently existing. The Authority

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will work with the City and use the means at its disposal to consolidate property in order to provide a catalyst for complete redevelopment and urban renewal of the Area, should sale of individual properties not occur within twelve (12) months of first advertisement for sale.

Upon property assembly, the Authority may, from time to time, advertise for additional redevelopment proposals for specific redevelopment sites with the Area. Disposition of the property by the Authority will be in accordance with the provisions of the Law.

H. Leveraging Additional Funding for Redevelopment

The Authority will consider using any funding sources in order to eliminate the conditions that qualify the Area under the Law. To initiate the complete redevelopment of the Area, the Authority will consider development within the Area using any funding sources available. The Authority will work with the City to utilize provisions under the Law or other development or incentive programs to leverage additional funding for the redevelopment of the Area. Such sources may be public or private and may include additional economic development mechanisms and tools as allowed under local, State and Federal laws.

As regards the method of financing, the Plan will be financed through a combination of public and private financing methods, to be determined in greater detail as it is implemented. The Authority may make such expenditures as may be necessary to

carry out the purposes of this Plan and Project or otherwise carry out the purposes of the Law, including but not limited to loaning the proceeds of bonds or temporary notes that may be hereinafter authorized to provide for the purchase, construction, extension and improvement of a project by a private or public developer pursuant to a development contract approved by the Authority.

I. Estimated Dates of Completion

The estimated time for completion of the foregoing Plan and Project is 10 years from the date of adoption of the Ordinance approving this Plan. Should the Authority determine that additional activities are required, this time frame may be extended.

J. Relocation Assistance

If any relocation is necessary due to the implementation of this Plan, relocation assistance will be provided per the Authority's relocation assistance plan as

adopted by the Authority from time to time. A feasible method will be provided for those requiring relocation, in compliance with Sections 523.200 - 523.215, RSMo and any applicable State statute or City that may apply.

K. Amendment of Plan

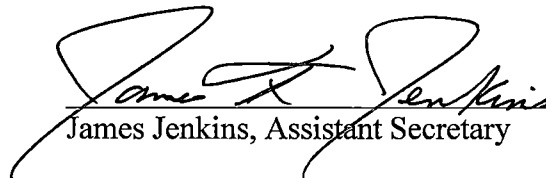
All of the laws of the State of Missouri respecting changes, modifications, or amendments of the Plan shall be complied with. The City Council may amend the Plan upon the recommendation of the Agency. If major changes or modifications to the Plan are necessary, the Agency shall hold a public hearing on the proposed amendment. The Agency may not amend the Plan without approval of the City Council.

ATTACHMENT 2
RESOLUTION OF LCRA

CERTIFICATE OF RECORDING OFFICER

I, James Jenkins, the duly appointed, qualified and acting Assistant Secretary of the Housing Authority of the City of Jefferson City, Missouri, in the absence of Cynthia Quetsch, the duly appointed, qualified and acting Secretary of the Housing Authority of the City of Jefferson City, Missouri, do hereby certify that the attached extract from the minutes of the Special Board Meeting of the Board of Commissions of the Housing Authority held on November 22, 2016 is a true and correct copy of the original minutes of such meeting on file and of record insofar as they relate to the matters set forth in the attached extract, and I do further certify that each Resolution appearing in such extract is a true and correct copy of a Resolution adopted at such meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Housing Authority of the City of Jefferson this 30 day of November, 2016.


James Jenkins, Assistant Secretary

RESOLUTION NO. 4569

RESOLUTION APPROVING URBAN RENEWAL PLAN FOR THE EAST CAPITOL AVENUE AREA

WHEREAS, The purpose of the plan is to present the findings and condition of blight, and the plan for the urban renewal project to mitigate or eliminate the conditions of blight in the East Capitol Avenue Urban Renewal Area in Jefferson City, Missouri; and

WHEREAS, Section 99.320(3) Revised Statutes of Missouri, defines a "blighted area" as: 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; and

WHEREAS, the City Council for Jefferson City Missouri on September 19, 2016 declared the East Capitol Avenue area blighted based upon a study conducted by Peckham Guyton Albers & Viets (PGAV) in 2016; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City of Jefferson, Missouri, acting in its capacity as the Land Clearance Authority, has considered the findings in the blight study and developed a plan intended to alleviate the blight; and

WHEREAS, the proposed modifications have been considered by the planning agency for the City of Jefferson and its Planning and Zoning Commission, which have found the proposed modified Plan to be in conformity with the City's general plan for development of the community as a whole, subject to several suggestions for changes, which changes have been incorporated into the modified Urban Renewal Plan now under consideration; and

WHEREAS, the Housing Authority has considered and determines that the proposed land uses and building requirements in the urban renewal plan for the project area are designed with the general purpose of accomplishing, in conformance with the general plan of the City of Jefferson, a coordinated, adjusted and harmonious development of the community and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of the population, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or insanitary areas, or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations; and

WHEREAS, the plan proposes conservation and rehabilitation of structures where economically feasible and identifies certain properties that may be acquired to facilitate the elimination of the blight; and

WHEREAS, the proposed plan is considered to be in the best interest of this Authority and the City of Jefferson.

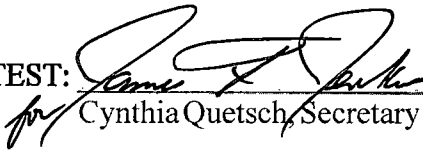
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Jefferson, Missouri, acting in its capacity as the Land Clearance Authority for the city, as follows:

1. That the proposed Urban Renewal Plan is hereby in all respects approved.
2. That the approval of the City Council of this Urban Renewal Plan will be sought.
3. That the officers of the Board and the staff are directed to take whatever steps may be necessary to facilitate the approval of this Plan according to law.
4. This Resolution shall take effect immediately.

ADOPTED this 22nd day of November 2016.

[SEAL]

ATTEST:


for Cynthia Quetsch, Secretary


Larry Vincent, Chairman