



DOWNTOWN PARKVILLE REDEVELOPMENT CORPORATION (DPRC)

Regular Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Thursday, November 2, 2023 at 10:00 a.m.

Telephone & Videoconference Meeting

In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Downtown Parkville Redevelopment Corporation will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in or participate on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 813 6051 0466, Password: 292146 – rather than appear at City Hall.

In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the Community Development Director in advance by 9:00 a.m. on the day of the meeting and the testimony will be to be provided to the Downtown Parkville Redevelopment Corporation and presented at the meeting and made part of the official record.

1. CALL TO ORDER

2. ROLL CALL

3. GENERAL BUSINESS

- A. Approval of the DPRC November 2, 2023 Meeting Agenda
- B. Approval of the DPRC April 12, 2023 Regular Meeting Minutes
- C. Approval of the DPRC April 12, 2023 Annual Shareholders Meeting Minutes

4. NEW BUSINESS

- A. Application for Redevelopment Project at 8 East Street, Jim Ecton, Allora Holdings, LLC, Applicant

5. ADJOURN

Notice posted by: Stephen Lachky

Date: October 25, 2023

Time: 2:45 p.m.

**Minutes of the
Downtown Parkville Redevelopment Corporation
Annual Regular Meeting
City of Parkville, Missouri**

Wednesday, April 12, 2023 at 10:00 a.m.

Telephone & Videoconference Meeting

1. CALL TO ORDER

Theresa Bentley called the meeting to order at 10:09 a.m.

2. ROLL CALL

Theresa Bentley conducted a roll call.

Board Members Present:

Stephen Lachky

Mike Emmick

Philip Wassmer

Theresa Bentley

A quorum of the Downtown Parkville Redevelopment Corporation (DPRC) was present.

Other Members Present:

Alexa Barton

Anthony Hernandez

3. GENERAL BUSINESS

A. Approval of DPRC April 12, 2023 Meeting Agenda

Theresa Bentley covered information on the meeting agenda.

Philip Wassmer moved to approve the April 12, 2023 Meeting Agenda.

Mike Emmick seconded the motion. Motion passed: 4-0.

B. Approval of DPRC January 13, 2023 Meeting Minutes

Theresa Bentley presented minutes from the previous meeting.

Philip Wassmer moved to approve the January 13, 2023 Meeting Minutes.

Mike Emmick seconded the motion. Motion passed: 4-0.

4. NEW BUSINESS

A. Resolution No. 2023-01: Appointment of Officers

Theresa opened the floor for nominations for President, Vice-President, and Secretary/Treasurer for the next year; and that nominations may be made individually for each office or as a slate for all offices. Alexa Barton suggested if the Board was alright with the current roster, approving the same candidates (i.e., nominating Theresa Bentley to serve as President, Mike Emmick to serve as Vice President, and Philip Wassmer to serve as Secretary/Treasurer) by acclamation.

Mike Emmick moved to approve Resolution No. 2023-01 approving the appointment of directors to serve as officers of the Corporation, as proposed by acclamation. Philip Wassmer seconded the motion. Motion passed: 4-0.

5. ADJOURN

Stephen Lachky moved to adjourn the meeting, Mike Emmick seconded the motion. Motion passed: 4-0. Meeting adjourned at 10:13 a.m.

Submitted by:

Stephen Lachky, AICP, CPM, CFM
Community Development Director

04-12-23
Date

DRAFT

**Minutes of the
Downtown Parkville Redevelopment Corporation
Annual Shareholders Meeting
City of Parkville, Missouri**

Wednesday, April 12, 2023 at 10:15 a.m.

Telephone & Videoconference Meeting

1. CALL TO ORDER

Anthony Hernandez called the meeting to order at 10:15 a.m.

2. ROLL CALL

Anthony Hernandez conducted a roll call.

Board Members Present:

Stephen Lachky

Mike Emmick

Philip Wassmer

Theresa Bentley

A quorum of the Downtown Parkville Redevelopment Corporation (DPRC) was present.

Other Members Present:

Alexa Barton

Anthony Hernandez (Lauber Municipal Law, LLC)

The sole shareholder of the Corporation is the City of Parkville, Mo. As a result, Alexa Barton presented herself as the City Administrator and representative for the City of Parkville.

3. GENERAL BUSINESS

A. Designate Chairperson and Secretary of Meeting

Alexa Barton announced that she would serve as the Chairperson for the meeting, and that Stephen Lachky would serve as the Secretary of the meeting.

B. Consideration of Reports of the Affairs of the Corporation

Stephen Lachky provided a report of affairs of the corporation and explained that since the Corporation was formed and over the past three years, 8 projects in the redevelopment area have been approved by the Board of the Corporation and the City's Board of Aldermen. He explained how all of the information regarding these projects are included in and maintained in the records of the Corporation and has previously been presented publicly to and approved by the City and its Board of Aldermen.

C. Other Business

There was no other business to discuss

4. ADJOURN

Alexa Barton moved to adjourn the meeting, Stephen Lachky seconded the motion.

Motion passed: 4-0. Meeting adjourned at 10:18 a.m.

Submitted by:

Stephen Lachky, AICP, CPM, CFM
Community Development Director

04-12-23
Date

DRAFT



Application #: _____
Date Submitted: _____
Date Approved: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

DOWNTOWN PARKVILLE REDEVELOPMENT PLAN PROJECT APPLICATION

Project Name: 8 East St.

1. Applicant / Contact Information

Applicant(s) <u>(Jim Ecton)</u>	Owner(s), if different from applicant
Name: <u>Allora Holdings, LLC</u>	Name: _____
Address: <u>8 East</u>	Address: _____
City, State: <u>Parkville, MO</u>	City, State: _____
Phone: <u>816-215-5286</u> Cell: <u>same</u>	Phone: _____ Cell: _____
Email: <u>jimecton@gmail.com</u>	Email: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) _____ Date: _____
Owner's Signature (Required) _____ Date: _____

2. General Business Information

*Incentive level/amount requested: Level B

Does property have a current tax statement: Yes No _____

Does Applicant have a current Business license: Yes No _____

3. Project Information

Project Address: 8 East St

Proposed project start date: 8.1.23 Anticipated project completion date: 12.15.23

What is (are) the existing use(s) of the building? Mixed commercial + 3 apartments upstairs

Will this project proposal correspond with a change in the use of the building?

If so, explain: To some degree. Will convert the current apartments to commercial space. Current tenant (Level 1) Builders will expand into new space.

*See Section III of the Downtown Parkville Redevelopment Plan Policy

The project will involve the building's: Interior _____ Exterior _____ Both ✓

**Please explain: complete exterior + interior remodel. Updating all areas.
Modernizing dated Façade.

Please attach copies of a boundary map, legal description of property, building floor plan, and cost/benefit analysis showing real property tax revenue benefits to the taxing districts with and without the project.

Checklist of Required Submittals

- Completed application, including all required details and supporting documents.
- Application fee of \$250.00 (Level A) or \$750.00 (Levels "B" and "C") per Ordinance No. 3021 Downtown Parkville Redevelopment Plan. (Refundable if approval is not given for tax abatement for the project)
- Applicant's & Owner's signatures.
- Boundary Map.
- Property Legal Description.
- Building Floor Plan.
- Cost/Benefit Analysis.

**Provide cost breakdown by major categories such as signs, awnings, painting, repair, etc., as an attachment to this application. Attach one copy of the project design to the application.

Platte County, MO

Summary

Parcel ID 20-7.0-35-400-004-001.000
Property Address 8 EAST ST
Sec/Twp/Rng 35/51/34
Brief Tax Description PARKVILLE LOTS 3 AND 4 BLK 3
(Note: Not to be used on legal documents or any document to be recorded)
Gross Living Area N/A
Class Commercial
Lot Size
Route Number COM-PKV-OPV



Owner

Deed Holder
[107 Main LLC](#)
Contract Holder
DBA
 Tinsley Investments
Mailing Address

8 EAST ST

PARKVILLE, MO 64152-0000

Land

Lot Area 0.15 Acres

Commercial Buildings

Building 1: Store - Retail Small, (4 units), 1 Story, Built - 1980, 1824 SF, Bsmt - 0 SF,
 , Condition - Normal
Adjustments: Wood Deck, 600 SF
Addition 1: Apartment, , 1 Story, Built - 1980, 1920 SF, Bsmt - 0 SF
 HVAC - , Roof -

Yard Extras

Paving - Asphalt

Recorders

Book & Page 1383-608

Tax Collector Link

[Click here to view Tax Collector data.](#)

Valuation

[CLICK HERE to learn more about the Assessment Process \(Video\)](#)

The values displayed are CURRENT YEAR values.

	Improvements	Land	Total	Assessment
Agricultural Value	\$0.00	\$0.00	\$0.00	\$0.00
Commercial Value	\$78,723.00	\$48,025.00	\$126,748.00	\$40,559.00
Residential Value	\$78,723.00	\$0.00	\$78,723.00	\$14,957.00

#MISSING#

Photos



Map



No data available for the following modules: Residential Dwellings, Agricultural Buildings.

Platte County, the Platte County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. For assessment purposes only.

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Contact Us





PLATTE COUNTY TAX STATEMENT

2023 REAL ESTATE



107 MAIN LLC
8 EAST ST
PARKVILLE MO 64152-0000

Sheila L. Palmer, Collector

Online @ www.plattecountycollector.com
Live Chat M-F 8:30 a.m to 4:30 p.m.
Administrative Building
415 Third St. Room 212
Platte City, MO 64079
Phone: 816-858-3356

PARCEL ID#: 20-7.0-35-400-004-001.000
SEC, TWN, RNG: 35-51-34
ACRES: 0.15 DELINQ YEARS:
TAX DISTRICT#: 18
GROUP CD: 0 M-CODE: 0
PHYSICAL ADDRESS: 8 EAST ST
TOTAL APPRAISED: 205,471

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	16.65
County	0.0600	33.31
Health Department	0.0722	40.08
PC Board of Svcs for Dev Disabled	0.1174	65.18
Mental Health	0.0902	50.08
Mid-Continent Public Library	0.2911	161.61
Senior Citizen Levy	0.0452	25.09
Park Hill School	5.3955	2,995.37
Parkville Special Road	0.2316	128.58
South Platte Fire	0.8434	468.22
Southern Platte County Ambulance	0.1033	57.35
Parkville	0.5983	332.15
Metropolitan Community Colleges	0.1780	98.82
M&M Replacement Tax	0.3600	146.01
Total Due By: 12/31/2023		4,618.50



Date Printed: 10/24/2023

Property Description			
PARKVILLE LOTS 3 AND 4 BLK 3			
PARKVILLE			
	Assessed Land	Assessed Structure	SUBTOTALS
Residential	0	14,957	14,957
Agricultural	0	0	0
Commercial	15,368	25,191	40,559
SUBTOTALS	15,368	40,148	55,516
TOTAL ASSESSED VALUATION			55,516

Methods of Payment

- Online @ www.plattecountycollector.com
- By Mail (Must be USPS postmarked by December 31st to avoid penalty and interest.)
- 24 Hour Drop Box Located @ Entrance of Admin. Building
- In Person Monday-Friday 8 a.m. - 5 p.m.
- By Phone 1-800-652-0405 and follow prompts.
Use County Number 10 when prompted.
PIN for telephone payment: 22341294
- Non-clearance of check(s) voids receipt(s).

Failure to receive a tax statement does not exempt you from paying taxes when due.
To avoid additional penalties and interest, find and correct all errors and omissions before December 31st.

RETURN BOTTOM PORTION KEEP TOP PORTION PAID RECEIPT WILL BE RETURNED UPON PAYMENT

2023 PLATTE COUNTY REAL ESTATE STATEMENT



107 MAIN LLC
8 EAST ST
PARKVILLE MO 64152-0000

DELINQ YEARS:

After December 31st, Pay With
Penalty and Interest as Follows:

Pay this total prior to January 1, 2024 : 4,618.50

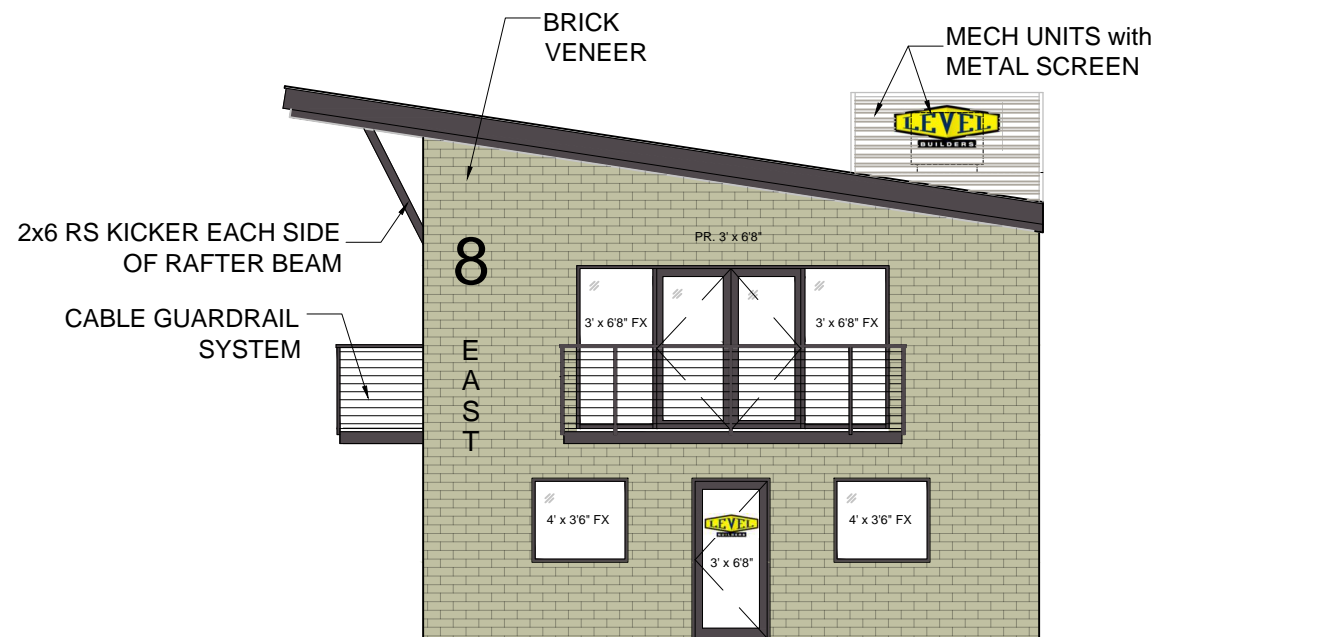
MAKE CHECKS PAYABLE TO
SHEILA L. PALMER, COLLECTOR

2023 TAX PAID IN 2024	
January	5,134.85
February	5,235.53
March	5,347.39
April	5,448.07
May	5,548.75
June	5,649.44
July	5,750.12
August	5,850.80
Sept-Dec	5,951.49



R202320-7.0-35-400-004-001-000

Date Printed: 10/24/2023



SOUTH FACADE- SW 7070 SITE WHITE
 BRICK- OVERSIZE 12" x 4" SUMMIT BRICK CO
 "PEBBLE GRAY SMOOTH"
 DOOR & WINDOWS- BLACK
 METAL RAILING- BLACK
 FACADE & MTL ROOF FLASHING- BLACK



OFFICE RENOVATION
LEVEL BUILDERS
 Number 8 East Street
 Parkville, MO 64152

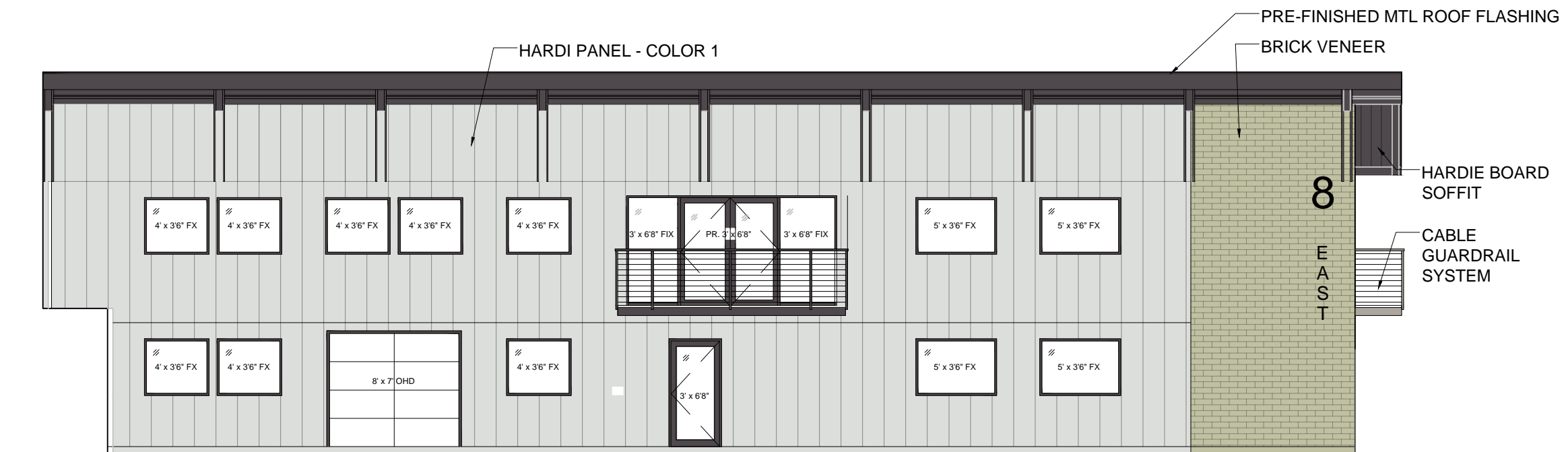


SH ASSOCIATES
 SHAW HOFSTRA + ASSOCIATES
 1800 CENTRAL STREET, SUITE 203
 KANSAS CITY, MISSOURI 64108
 P: 816.421.0505
 ARCHITECTURAL CORPORATION
 Certificate of Authority No. 00111130
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JOB NO.	
DRAWN BY:	
ISSUE	DATE

SHEET NUMBER
A1.2
COLOR BOARD
8/1/23

2 EAST ELEVATION- S EAST ST
 SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

**8 East Street Cost-Benefit Analysis
Summary of Tax Revenue Benefits to Taxing Districts (With and Without Project)**

	TOTAL TAXES WITH ABATMENT	TOTAL TAXES WITHOUT ABATEMENT	TOTAL TAXES NO PROJECT	BENEFIT OF 353 TO DEVELOPER	BENEFIT OF 353 TO TAXING DISTRICTS
REAL PROPERTY TAX REVENUE					
Total Taxes over 12 years					
STATE BLIND PENSION FUND	299	881	237	582	62
COUNTY	598	1,761	473	1,164	124
HEALTH DEPARTMENT	730	2,152	578	1,421	152
PC BOARD OF SVCS FOR DEV DISABLED	1,188	3,499	940	2,312	247
MENTAL HEALTH	913	2,689	723	1,776	190
MID-COUNTNENT PUBLIC LIBRARY	3,228	9,511	2,556	6,283	672
SENIOR CITIZEN LEVY	457	1,347	362	890	95
PARK HILL SCHOOL	53,754	158,384	42,571	104,629	11,183
PARKVILLE SPECIAL ROAD	2,373	6,992	1,879	4,619	494
SOUTH PLATTE FIRE	25,442	25,442	6,838	-	18,603
SOUTHERN PLATTE COUNTY AMBULANCE	3,132	3,132	842	-	2,290
PARKVILLE SPECIAL ROAD	6,074	17,898	4,811	11,823	1,264
METROPOLITAN COMMUNITY COLLEGES	2,020	5,953	1,600	3,933	420
M&M REPLACEMENT TAX	3,587	10,568	2,840	6,981	746

TOTAL REVENUE					
ALL TAXING DISTRICTS 15 YEARS	103,795	250,208	67,252	146,413	36,543

NOTES

1. BENEFITS SHOWN ABOVE ARE BASED UPON THE PROFORMA SCHEDULE OF CONSTRUCTION WHICH MAY BE DIFFERENT THAN THE REAL WORLD. TAXES SHOWN ABOVE INCLUDE ONLY THE REAL PROPERTY TAXES REMITTED TO THE TAXING DISTRICTS.
2. ABATEMENT SHOWN IS TIER B 90% ABATEMENT FOR 15 YEARS.
3. ABATEMENT ASSUMES PLATTE COUNTY FIRE AND AMBULANCE DISTRICTS WILL ELECT 100% OF TAXES DURING TERM

8 East Street 353
Cost-Benefit Analysis (Annual Benefits to Districts Without Project)

			REAL PROPERTY TAX REVENUE														TOTAL
353 YEAR	CALENDAR YEAR	REAL PROPERTY ASSESSED VALUE	STATE BLIND PENSION FUND 0.0300%	COUNTY 0.0600%	HEALTH DEPARTMENT 0.0733%	PC BOARD OF SVCS FOR DEV DISABLED 0.1192%	MENTAL HEALTH 0.0916%	MID-COUNTNENT PUBLIC LIBRARY 0.3240%	SENIOR CITIZEN LEVY 0.0459%	PARK HILL SCHOOL 5.3955%	PARKVILLE SPECIAL ROAD 0.2382%	SOUTH PLATTE FIRE 0.8867%	SOUTHERN PLATTE COUNTY AMBULANCE 0.1067%	PARKVILLE SPECIAL ROAD 0.6097%	METROPOLITAN COMMUNITY COLLEGES 0.2028%	M&M REPLACEMENT TAX 0.3600%	8.5236%
1	2023	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
2	2024	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
3	2025	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
4	2026	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
5	2027	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
6	2028	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
7	2029	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
8	2030	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
9	2031	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
10	2032	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
11	2033	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
12	2034	65,751	20	39	48	78	60	213	30	3,548	157	570	70	401	133	237	5,604
TOTAL (GROSS) 15 years			237	473	578	940	723	2,556	362	42,571	1,879	6,838	842	4,811	1,600	2,840	67,252
TOTAL (NPV) 15 years			165	331	404	657	505	1,786	253	29,742	1,313	4,778	588	3,361	1,118	1,984	46,986

NOTE: REPLACEMENT TAX COLLECTED ONLY ON COMMERCIAL PROPERTY.

8 East Street 353
Cost-Benefit Analysis (Annual Benefits to Districts With Project)

353 YEAR	CALENDAR YEAR	REAL PROPERTY TAXABLE ASSESSED VALUE	STATE BLIND PENSION FUND 0.0300%	COUNTY 0.0600%	HEALTH DEPARTMENT 0.0733%	PC BOARD OF SVCS FOR DEV DISABLED 0.1192%	MENTAL HEALTH 0.0916%	MID-COUNTNENT PUBLIC LIBRARY 0.3240%	SENIOR CITIZEN LEVY 0.0459%	PARK HILL SCHOOL 5.3955%	PARKVILLE SPECIAL ROAD 0.2382%	SOUTH PLATTE FIRE 0.8667%	SOUTHERN PLATTE COUNTY AMBULANCE 0.1067%	PARKVILLE SPECIAL ROAD 0.6097%	METROPOLITAN COMMUNITY COLLEGES 0.2028%	M&M REPLACEMENT TAX 0.3600%	8.5236%
1	2023	83,023	25	50	61	99	76	269	38	4,480	198	2,067	254	506	168	299	8,590
2	2024	83,023	25	50	61	99	76	269	38	4,480	198	2,077	256	506	168	299	8,601
3	2025	83,023	25	50	61	99	76	269	38	4,480	198	2,077	256	506	168	299	8,601
4	2026	83,023	25	50	61	99	76	269	38	4,480	198	2,098	258	506	168	299	8,625
5	2027	83,023	25	50	61	99	76	269	38	4,480	198	2,098	258	506	168	299	8,625
6	2028	83,023	25	50	61	99	76	269	38	4,480	198	2,119	261	506	168	299	8,648
7	2029	83,023	25	50	61	99	76	269	38	4,480	198	2,119	261	506	168	299	8,648
8	2030	83,023	25	50	61	99	76	269	38	4,480	198	2,140	263	506	168	299	8,672
9	2031	83,023	25	50	61	99	76	269	38	4,480	198	2,140	263	506	168	299	8,672
10	2032	83,023	25	50	61	99	76	269	38	4,480	198	2,162	266	506	168	299	8,696
11	2033	83,023	25	50	61	99	76	269	38	4,480	198	2,162	266	506	168	299	8,696
12	2034	83,023	25	50	61	99	76	269	38	4,480	198	2,183	269	506	168	299	8,720
TOTAL (GROSS) 12			299	598	730	1,188	913	3,228	457	53,754	2,373	25,442	3,132	6,074	2,020	3,587	103,795
TOTAL (NPV) years			209	418	510	830	638	2,255	319	37,556	1,658	17,715	2,181	4,244	1,412	2,506	72,450

1. TAXES ABOVE ARE BASED ON FROZEN INITIAL EQUALIZED ASSESSED VALUE OF REAL PROPERTY AND 10% PILOTS ON IMPROVED VALUE.
2. ASSUMES THE PLATTE FIRE AND AMBULANCE DISTRICTS WILL ELECT TO RECEIVE 100% OF THE REIMBURSEMENT.
3. REPLACEMENT TAX COLLECTED ONLY ON COMMERCIAL PROPERTY VALUE.

8 East Street 353
Cost-Benefit Analysis (Annual Benefits to Districts Without 353)

REAL PROPERTY TAX REVENUE															TOTAL		
CALENDAR YEAR	353 YEAR	REAL PROPERTY VALUE	STATE BLIND PENSION FUND 0.0300%	COUNTY 0.0600%	HEALTH DEPARTMENT 0.0733%	PC BOARD OF SVCS FOR DEV DISABLED 0.1192%	MENTAL HEALTH 0.0916%	MID-COUNTNENT PUBLIC LIBRARY 0.3240%	SENIOR CITIZEN LEVY 0.0459%	PARK HILL SCHOOL 5.3955%	PARKVILLE SPECIAL ROAD 0.2382%	SOUTH PLATTE FIRE 0.8667%	SOUTHERN PLATTE COUNTY AMBULANCE 0.1067%	PARKVILLE SPECIAL ROAD 0.6097%	METROPOLITAN COMMUNITY COLLEGES 0.2028%	M&M REPLACEMENT TAX 0.3600%	8.5236%
2023	1	238,477	72	143	175	284	218	773	109	12,867	568	2,067	254	1,454	484	859	20,327
2024	2	239,669	72	144	176	286	220	777	110	12,931	571	2,077	256	1,461	486	863	20,428
2025	3	239,669	72	144	176	286	220	777	110	12,931	571	2,077	256	1,461	486	863	20,428
2026	4	242,066	73	145	177	289	222	784	111	13,061	577	2,098	258	1,476	491	871	20,633
2027	5	242,066	73	145	177	289	222	784	111	13,061	577	2,098	258	1,476	491	871	20,633
2028	6	244,487	73	147	179	291	224	792	112	13,191	582	2,119	261	1,491	496	880	20,839
2029	7	244,487	73	147	179	291	224	792	112	13,191	582	2,119	261	1,491	496	880	20,839
2030	8	246,931	74	148	181	294	226	800	113	13,323	588	2,140	263	1,506	501	889	21,047
2031	9	246,931	74	148	181	294	226	800	113	13,323	588	2,140	263	1,506	501	889	21,047
2032	10	249,401	75	150	183	297	228	808	114	13,456	594	2,162	266	1,521	506	898	21,258
2033	11	249,401	75	150	183	297	228	808	114	13,456	594	2,162	266	1,521	506	898	21,258
2033	12	251,895	76	151	185	300	231	816	116	13,591	600	2,183	269	1,536	511	907	21,470
		TOTAL (GROSS)	881	1,761	2,152	3,499	2,689	9,511	1,347	158,384	6,992	25,442	3,132	17,898	5,953	10,568	250,208
		TOTAL (NPV) 12	613	1,226	1,498	2,436	1,872	6,623	938	110,284	4,869	17,715	2,181	12,462	4,145	7,358	174,223

NOTE: REPLACEMENT TAX COLLECTED ONLY ON COMMERCIAL PROPERTY VALUE.

8 East Street Chapter 353 Real Estate Assumptions

REAL PROPERTY LEVY RATES

BI-ANNUAL GROWTH RATE REAL PROPERTY VALUE	1%	LEVY	
COMMERCIAL ASSESSMENT RATE	32%	STATE BLIND PENSION FUND	0.0300%
RESIDENTIAL ASSESSMENT RATE	19%	COUNTY	0.0600%
DISCOUNT RATE	6%	HEALTH DEPARTMENT	0.0733%
BI-ANNUAL GROWTH RATE REAL PROPERTY VALUE (NO PROJECT)	0%	PC BOARD OF SVCS FOR DEV DISABLED	0.1192%
		MENTAL HEALTH	0.0916%
		MID-COUNTNENT PUBLIC LIBRARY	0.3240%
		SENIOR CITIZEN LEVY	0.0459%
		PARK HILL SCHOOL	5.3955%
		PARKVILLE SPECIAL ROAD	0.2382%
		SOUTH PLATTE FIRE	0.8667%
		SOUTHERN PLATTE COUNTY AMBULANCE	0.1067%
		PARKVILLE SPECIAL ROAD	0.6097%
		METROPOLITAN COMMUNITY COLLEGES	0.2028%
		M&M REPLACEMENT TAX	0.3600%
		TOTAL COMMERCIAL LEVY RATE	8.5236%

20-7.0-35-100-034-002.000			
Building 1 retail 1 story 1824 sf, Addition 1920 sf			
improv @ 70	78,723		
land	48,025		
av	40,559		

CALCULATION OF POST REDEVELOPMENT APPRAISED VALUES

PHASE 1

		APPRAISED VALUE	
INITIAL APPRAISED VALUE LAND & IMPROVEMENTS		\$205,471	
TOTAL		\$205,471	

PRE- AND POST-REDEVELOPMENT APPRAISED AND ASSESSED VALUES

PHASE 1

INITIAL APPRAISED VALUE LAND & IMPROVEMENTS	\$205,471	INITIAL ASSESSED VALUE	\$65,751
INITIAL APPRAISED VALUE IMPROVEMENTS	\$78,723	INITIAL ASSESSED VALUE IMPROVEMENTS	\$25,191
INITIAL APPRAISED VALUE LAND	\$48,025	INITIAL ASSESSED VALUE LAND	\$15,368
EQUALIZED APPRAISED VALUE - COMMERCIAL (100%)	\$745,240	EQUALIZED ASSESSED VALUE - COMMERCIAL	\$238,477
EQUALIZED APPRAISED VALUE IMPROVEMENTS	\$0	EQUALIZED ASSESSED VALUE IMPROVEMENTS	\$0.00
EQUALIZED APPRAISED VALUE - RESIDENTIAL (0%)	\$0	EQUALIZED ASSESSED VALUE - RESIDENTIAL	\$0
EQUALIZED APPRAISED VALUE - TOTAL	\$745,240	EQUALIZED ASSESSED VALUE - TOTAL	\$238,477

**8 East Street Chapter 353
Real Estate Assumptions**

PHASE 2

INITIAL APPRAISED VALUE LAND & IMPROVEMENTS	\$0	INITIAL ASSESSED VALUE LAND	\$0
EQUALIZED APPRAISED VALUE LAND	\$0	EQUALIZED ASSESSED VALUE LAND	\$0

PHASE 3

INITIAL APPRAISED VALUE LAND & IMPROVEMENTS	\$0	INITIAL ASSESSED VALUE LAND	\$0
EQUALIZED APPRAISED VALUE LAND	\$0	EQUALIZED ASSESSED VALUE LAND	\$0

PHASE 4

INITIAL APPRAISED VALUE LAND & IMPROVEMENTS	\$0	INITIAL ASSESSED VALUE LAND	\$0
EQUALIZED APPRAISED VALUE LAND	\$0	EQUALIZED ASSESSED VALUE LAND	\$0

NOTES

1. ALTHOUGH THERE WILL BE SOME INCREASE IN LAND VALUE POST-REDEVELOPMENT, FOR THESE DRAFT PROJECTIONS THE LAND INCREASE IS NOT ACCOUNTED FOR AS IT WILL BE RELATIVELY INSIGNIFICANT.

8 East Street

Projections

Year	Calendar Year	Projected Market Value	Base Appraised Value	Assessed Value w/o Abatement	Taxes without Abatement	Assessed Taxable Value w/ Abatement	Taxes w/ 90% Abatement
1	2022	\$745,240	\$205,471	\$238,477	\$20,327	\$83,023	\$7,077
2	2023	\$748,966	\$205,471	\$239,669	\$20,428	\$83,143	\$7,087
3	2024	\$748,966	\$205,471	\$239,669	\$20,428	\$83,143	\$7,087
4	2025	\$756,456	\$205,471	\$242,066	\$20,633	\$83,382	\$7,107
5	2026	\$756,456	\$205,471	\$242,066	\$20,633	\$83,382	\$7,107
6	2027	\$764,020	\$205,471	\$244,487	\$20,839	\$83,624	\$7,128
7	2028	\$764,020	\$205,471	\$244,487	\$20,839	\$83,624	\$7,128
8	2029	\$771,661	\$205,471	\$246,931	\$21,047	\$83,869	\$7,149
9	2030	\$771,661	\$205,471	\$246,931	\$21,047	\$83,869	\$7,149
10	2031	\$779,377	\$205,471	\$249,401	\$21,258	\$84,116	\$7,170
11	2032	\$779,377	\$205,471	\$249,401	\$21,258	\$84,116	\$7,170
12	2033	\$787,171	\$205,471	\$251,895	\$21,470	\$84,365	\$7,191
13	2034	\$787,171	\$205,471	\$251,895	\$21,470	\$84,365	\$7,191
14	2035	\$795,043	\$205,471	\$254,414	\$21,685	\$84,617	\$7,212
15	2036	\$795,043	\$205,471	\$254,414	\$21,685	\$84,617	\$7,212
16	2037	\$802,993	\$205,471	\$256,958	\$21,902	\$256,958	\$21,902
17	2038	\$802,993	\$205,471	\$256,958	\$21,902	\$256,958	\$21,902
18	2039	\$811,023	\$205,471	\$259,527	\$22,121	\$259,527	\$22,121
19	2040	\$811,023	\$205,471	\$259,527	\$22,121	\$259,527	\$22,121
20	2041	\$819,133	\$205,471	\$262,123	\$22,342	\$262,123	\$22,342
12 YEAR TOTAL (GROSS)					\$250,208		\$85,548

NOTES					
Estimated FMV - Commercial	\$	205,471	100.00%	Tax levy (Com)	0.0852360
Estimated FMV - Residential	\$	-	0.00%		
Estimated FMV - Total	\$	205,471			
Initial FMV	\$	205,471			
Bi-annual increase in value		1%			
Real property residential assessment rate		19%			
Real property commercial assessment rate		32%			
Percent Abated		90%			

*Owner is investing \$445,240 into this building including contingency and permits.