



AGENDA

Planning, Zoning, and Historic Preservation Commission

Thursday, July 3, 2025 5:30 pm

City Hall Chambers

326 Grant St. / Carthage MO 64836

Call to Order

Minutes of Previous Meeting Thursday, June 5, 2025

Public Participation

Each person who wishes to address the commission must put their name and address on the sign-up sheet and shall state their name prior to speaking. Each person is limited to two (2) minutes. The time may be extended by the chair if deemed necessary. Once a person has had their say on a particular issue they are not permitted to once again speak on the issue unless called to answer further questions by the commission or the chair.

Public Hearing

No items

Staff Report

New Business

1. Blight Declaration Request for property located at 136 E 4th.

Old Business

Next Meeting: Thursday, August 7, 2025

Adjourn

Commission Members

Voting Members:	Chairman	Jim Hunter	1514 S River	417-850-5355
	Vice Chairman	Jim Swatsenbarg	601 Howard	417-358-1690
	Secretary	Joshua Anderson	1205 S Main	417-793-2196
	Member	Philip Brown	2533 Theo	417-793-8065
	Member	Vacant	Vacant	Vacant
	Member	Vacant	Vacant	Vacant
	Member	Matt Smith	1022 E Chestnut	417-437-2281

Non-Voting Members:	Mayor	Bren Flanigan	City Hall	417-237-7003
	City Administrator	Traci Cox	City Hall	417-237-7003
	Asst. City Administrator		City Hall	417-237-7003
	Councilmember	Derek Peterson	1141 Sheila Ann Drive	417-674-0144

Staff:	Public Works Director (Interim)	Josiah Bayless	Public Works Department	417-237-7010
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Meeting Minutes

June 05, 2025/ 5:30 PM / City Hall Council Chambers

Members Present: Jim Hunter (Chairman), Jim Swatsenbarg, Philip Brown, Matt Smith & Josh Anderson

Staff & Council: Julie Tilley & Derek Peterson

Absent: Josiah Bayless

The meeting was called to order at 5:30 PM by Jim Hunter, Chairman

Approval of Previous Meeting Minutes

- Motion by Jim S. to approve the previous meeting minutes, seconded by Josh A.. - All present voted in favor, minutes were approved

Public Hearings

1. Request for a Special Use Permit to operate a one (1) licensed operator beauty shop at 2508 Stephen St.

- There was no opposition from the surrounding neighborhood
- No members had questions

Josh A. made a motion to approve the Special Use Permit, seconded by Philip B. - All present voted in favor, motion passed

2. Jeff Meredith, Carthage Economic Development Director, spoke about middle income housing and his recent meeting with realtors and contractors.

- There was general discussion between the commission members and Jeff regarding the needs, zoning requirements, etc.

Mr. Meredith also discussed the upcoming 353 Tax credit project in the works.

- There was general discussion about the tax credit requirements and the future project.

No action was required on either matter.

Staff Reports

- n/a

New Business

- *n/a*

Old Business:

1. Discuss Middle Income Housing

- Jim S. discussed that he is working on a draft ordinance and examples of other towns with similar ordinances regarding middle income housing.

No action was taken.

Matt S. moved to adjourn the meeting, seconded Jim S.. - All present voted in favor, the meeting was adjourned at 5:55 PM.

The next meeting is scheduled for Thursday, July 3, 2025 at 5:30pm in the City Council Chambers

City of Carthage
Blight Declaration Request

Project Name: Burlingame Chaffee Redevelopment

Common address of property: 136 East 4th Street, Carthage, MO 64836

Legal Description of Property: CAR ORIG LOT 8 & E 4' ALLEY BET LOTS 8 & 9

Current Property Owner: Alyssa Heisten dba Burlingame Chaffee

Current Property Usage: Vacant

Eligible Areas:

"Blighted areas" in Missouri. The term "blighted area" is defined as an area which, by reason of the predominance of unsanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

"Conservation area" is defined as any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning.

Reason why property is considered blighted/conservation: The property is considered blighted due to its age, obsolescence and outdated design that presents an economic liability. Over the years of disuse, the property has deteriorated and become unsafe in some areas presenting a general liability.

A more detailed blight document will be provided as a separate attachment.

<u>Same person</u>	<u>6/8/25</u>	<u>A. Heisten</u>	<u>6/8/25</u>
Applicant Signature	Date	Property Owner Signature	Date

For Internal Use Only

Date Received: _____ Date Reviewed: _____

Date Submitted to Planning, Zoning & Historical Preservation Committee: _____

Planning, Zoning & Historical Preservation Committee Meeting Date: _____

Historical District (Y/N): _____ Located in Flood Plain (Y/N): _____ Current Zoning: _____

Determination as result of hearing: Approved _____ Not Approved _____

City of Carthage**Blight / Conservation Declaration Request Application****Project Name:** Burlingame Chaffee Building**Common Address of Property:** 136 East 4th Street, Carthage, MO 64836**Legal Description of Property:** CAR ORIG LOT 8 & E 4' ALLEY BET LOTS 8 & 9**Current Property Owner:** Alyssa Heisten dba Burlingame Chaffee**Current Property Usage:** Vacant**Proposed Property Usage:** Mixed-use development including an event venue and retail space**Request:** ☒ Blighted Area☐ Conservation Area**Eligible Areas Defined:**

"Blighted area" is defined as an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

"Conservation area" is defined as any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning.

Reason or basis for request:The building has sat vacant for many years leading to general degradation of the building itself.The majority of building components have far exceeded their useful life, or are lacking compared to modern amenities expected in development projects. The building is in a state of blight due to age, obsolescence, outmoded design and physical deterioration.See attached for more information.See attached for signature.

Applicant Signature

Date

See attached for signature.

Property Owner Signature

Date

For Internal Use Only

Date Received: Historic District: (Y/N) Flood Plain: (Y/N) Current Zoning:

Date Submitted to Planning, Zoning & Historical Preservation Committee:

(If required)

PZ Meeting Date: Determination as a result of PZ Meeting: Approved (Y/N)

Section 1: Introduction

The purpose of this analysis is to investigate and determine whether blighting conditions exist at the subject property, located at 136 East 4th Street, Carthage, MO 64836.

Parcel ID 14200440053003000

Alternate ID 03-250019-0000

Definitions In determining whether the defined property is “blighted”, we first must define the term “blighted area”. For the purposes of this study, the definition found in Section 353.020 (2) of the Missouri Revised Statutes is utilized.

This section provides that “blighted area” shall mean: "Blighted area", that portion of the city within which legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.” Furthermore, R. S. Mo. Section 353.020 (1) defines “area” as “that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, re-planning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law.

Thus, the term “blighted area” for the purposes of this analysis requires a finding that the Redevelopment Area is occasioned firstly by any of the following factors:

1. Age
2. Obsolescence
3. Inadequate or Outmoded design
4. Physical deterioration

Secondly, one or more of the above four factors have caused the property to become economic and social liabilities.

And thirdly, one or more of such factors (1 through 4 above), are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

In determining whether the property is blighted pursuant to the statutory definition, we first reviewed the subject area as a whole, particularly reviewing trends in the area as they relate to an indication of whether this portion of the City is blighted. We then reviewed each region and subsector within the Redevelopment Area. These definitions are a general overview and pertain to all sites within the Redevelopment Area. According to Missouri State Law, it is unnecessary for every condition of blight to be present in order to be eligible as a Redevelopment Area (Mo. App E.D. 1979). Rather, an area can be qualified as blighted or insanitary when as few as one or more conditions are present within the entire area. The conditions need not be present on each tract. The "Summary of Blighting Factors" provides conclusions regarding the analysis and the presence of blight within the Redevelopment Area.

Effective Date of Report

The effective date of this blight study is June 5, 2025. Unless otherwise stated, all factors pertinent to a determination of blight were considered as of that date.

Methodology

We have analyzed the property to determine if it contains factors that support a finding that the Development Area is blighted under RSMo Section 353.020 (1). Field surveys were conducted to document the existing physical conditions.

Section II: Redevelopment Property Overview and Description Location & Access

As previously mentioned, the property is located in the historic downtown square of Carthage, MO. The City of Carthage is approximately twenty minutes northeast of Joplin and is considered part of the Joplin metro area. Regional access to the City of Carthage is via Missouri State Highways HH and 96/571, as well as Interstate 49.

Utilities

All utilities are available to the area surrounding the property including water, sewer, natural gas, fiber and electricity.

Electricity: Carthage Water & Electric Plant

Natural Gas: Spire. Gas service is downtown but are unsure if there is gas service to the building itself.

Domestic Water: Carthage Water & Electric Plant

Missouri Sewer: Carthage Water & Electric Plant

Missouri Solid Waste: Various options

Missouri Telephone: AT&T, Optimum

Cable/Internet: Carthage Water & Electric Plant, Optimum

It should be noted that while all utilities are to the site, it was recently discovered that the water feed for the fire department connection was found to be faulty during a sidewalk construction project. The sidewalks will need to be torn up to make the repairs to this water line and then rebuilt, which will add an additional cost to the redevelopment process.

Environmental

There are no known environmental analyses for the property. However, due to the date of construction, certain materials utilized in construction of structures could be environmentally hazardous to property and users. Special care should be maintained during redevelopment to be mindful of any materials, which may include lead-based paint and/or asbestos materials. Some asbestos materials have already been removed, but there are believed to be others present in the building.

April 1, 2024, wind damage occurred at the property causing extensive damage to both the roof and storefront of the structure. The damaged roof was replaced shortly thereafter this weather incident, helping protect the building from the elements.

Flood Zone

According to the Federal Emergency Management Agency (FEMA) no portion of the property is located within a flood zone.

City Area Plan Provisions

According to the current version of the City's Comprehensive Plan, the future land use for the Redevelopment Area is designated as General Business, there is also local business and similar commercial zoning nearby.

Age of Improvements

Carthage was founded in 1842, but most of the downtown area was burned during the Civil War in 1861-62. The building located at 136 East 4th Street was built prior to 1884, but after this historic burning. The property was originally used as an opera house on the second floor, with hardware and dry goods at the street level.

While there have been some improvements to this and other nearby buildings, they have not aged well over the years due to lack of attention and routine maintenance which has led to general deterioration and the potential for unsafe structures.

Section III Determination of Conditions

As previously presented, the analysis is a three-part test. For the first part of the test, this analysis requires a finding that the property is occasioned by any of the following factors:

Factor 1: Age

Factor 2: Obsolescence

Factor 3: Inadequate or Outmoded design

Factor 4: Physical Deterioration

Secondly, one or more of the above four factors have caused the building to become an economic and social liability.

Thirdly, one or more factor (1 through 4 above), are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes. Upon inspection and analysis of the proposed building, there are a number of existing conditions in the area that support the statutory definition of blight. These conditions meet all four factors, are shown to cause both economic and social liability and satisfy three of the four listed outcomes.

Factor 1: Age

The building is located in the historic Carthage Downtown. Many improvements in and around this location are historic in nature (i.e. over 50 years of age). The subject building was constructed prior to 1884 and has been poorly maintained over the past decades leading to deterioration.

Age and the historic nature lend themselves to the character of Downtown Carthage. However, as structures continue to age, various building systems are deteriorating without ongoing building maintenance and regular repair. Such deteriorating components potentially lead to functional and economic obsolescence of the structure and the building being vacant and disused.

This vacant building becomes an economic liability because:

- 1.) The property does not generate as much real estate taxes as a redeveloped and occupied property
- 2.) The property in its current state does not generate any additional taxes in the form of sales or business property
- 3.) The building is difficult to insure due to its state of vacancy and the inherent liability that comes from a vacant building
- 4.) The area requires the same level of public services, if not more, than an occupied property. Examples of this are fire and police services, as well as City building inspection services. As a vacant building it causes the area to become a social liability because less populated downtown areas often suffer from increases in property crimes such as vandalism, theft, and trespassing.
- 5.) Lack of proper maintenance increases the likelihood of injury to the public from crumbling structures and infrastructure, furthering the negative social impact of the area.

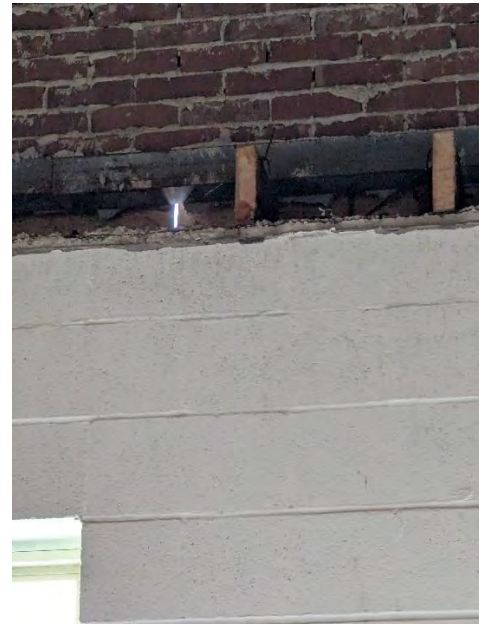
As structures continue to age, various building systems will gradually deteriorate, without an ongoing maintenance program and regular repair. This is especially typical in a structure which is vacant.

Finally, the age of the property can also lead to the inability to pay reasonable taxes. As properties decline in condition they also decline in value. This devaluation can spread from one property to another, as lack of repairs of a neighboring property can affect the value of an adjacent property.



The building has historic windows, which are aesthetically nice to look at, but don't meet modern expectations regarding insulation factors of modern development/redevelopment projects.

Construction materials have changed over the years for a variety of reasons. When redeveloping old buildings, many of these materials must be updated in the process.



The pictures above show gaps to the outside that are visible from inside the basement. After decades of routine maintenance being ignored, buildings will settle and mortar will crack leading to these infiltration opportunities for both environmental and insects to enter the property, helping expedite deterioration.



This picture is looking from the front towards the back of the structure on the top floor of the building.

It's believed that all this flooring will need to be removed after its original installation decades prior. Age has not been kind to its condition, and other materials used in construction and renovation.



This picture shows where flooring had to be repaired as a result of age-induced deterioration.

There are additional areas that needed to be fixed to make sure the building was safe to walk inside.

Factor 2: Obsolescence

Obsolescence is factor two and is a condition that can often be caused with the advanced age of a building. The majority of improvements have far outlived their useful life in both functionality and modern usage.

Obsolescence is also caused by the marketplace. Demand of residents, shoppers and retail tenants change including consumer purchasing habits. Simply, the way we live now has changed over the course of time. Typically, obsolescence involves the outmoded design and usage of improvements particular to a property or site.

Obsolescence can also be economic in nature. With limited resources, municipalities often must maximize all income streams available to them. When a particular property parcel is classified in a manner which minimizes its return to the municipality, an economic obsolescence has occurred.

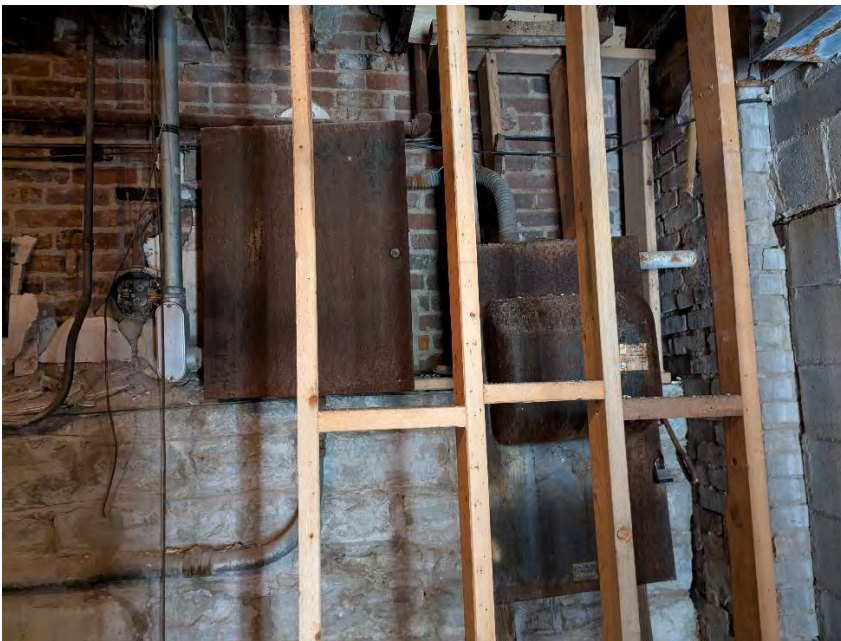
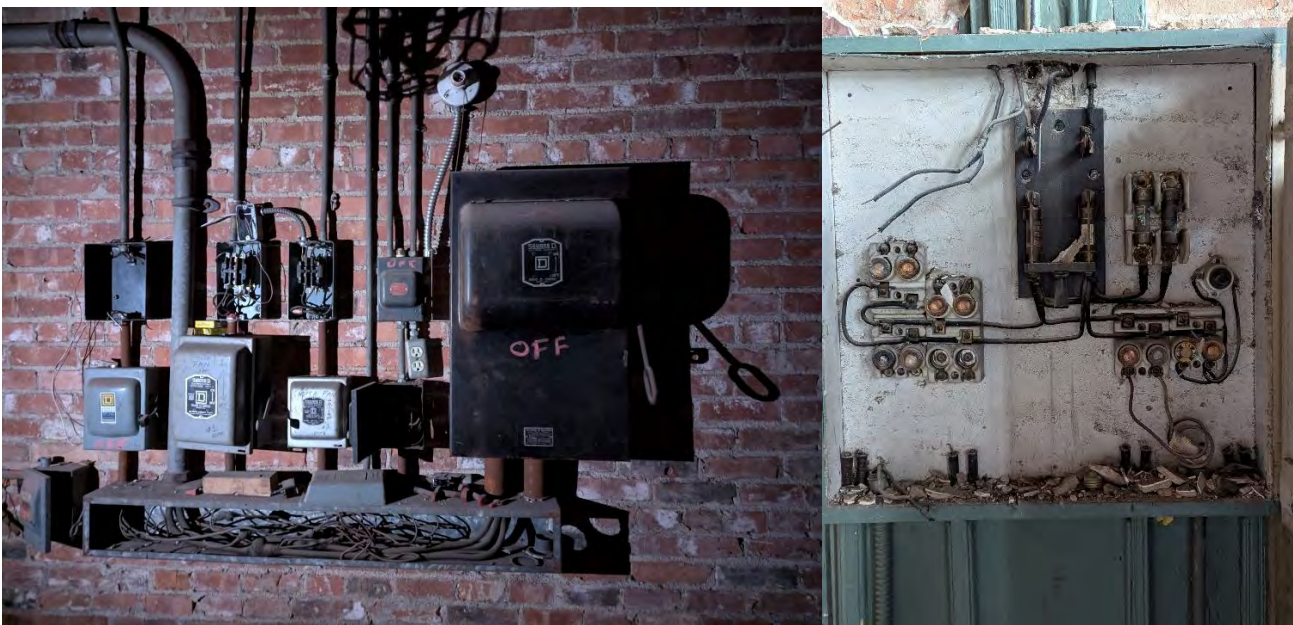
Obsolescence becomes an economic liability when an area is not producing the maximum economic benefit to the community, such as the ability to pay real, personal and sales taxes, while requiring greater public expenses, such as fire, police and nuisance code violation efforts. Vacancy as the result of obsolescence appears to be a factor and this combined with the lack of regular on-going maintenance contributes to functional deficiencies and obsolescence of structures. This shift has resulted in a diminishing return that has created obsolescence and had an impact of creating dilapidation and deterioration of the improvements throughout the Redevelopment Area and impacting surrounding neighborhoods.

As improvements within the Redevelopment Area continue to age, various components continue to deteriorate. Deteriorating building components have led to functional and economic obsolescence of the project building. These issues will continue to decrease the viability and attractiveness due to typical aging and facility deterioration. This issue is also covered in Factor 4 of this analysis under deterioration of site improvements.

The obsolescence of a property or area can be conducive to ill health, transmission or disease, crime or particularly the inability to pay reasonable taxes. Like aging infrastructure, obsolescence contributes to

the ability of an area to generate reasonable tax revenue compared to modern, maintained infrastructure. Increased vacancy of property resulting from obsolescence in the area combined with a lack of proper maintenance causes the area to become a social liability because, as previously mentioned, less populated areas often suffer from increases in property crimes such as vandalism, theft, and trespassing.

Lack of proper maintenance increases the likelihood of injury to the public from crumbling structures and infrastructures, furthering the negative social impact of the area. These conditions have contributed to functional obsolescence within the Redevelopment Area.



These three pictures show obsolete electrical panels.

These will be removed as part of the electrical upgrades required to make the building compatible with existing building codes and electrical demands.



These pictures show where there had formerly been a staircase between the floors.

It was determined that this staircase was not structurally sound due to its age and outdated design. The staircase was not connected to the building, but was effectively free standing in the space.

To ensure no one used this blighted stairwell, it was removed for the safety of workers, inspectors and anyone else who might enter the building until it is ready for occupancy.

To ensure compliance with Americans with Disabilities Act (ADA) standards and for overall customer experience, an elevator will be installed connecting the public access floors.

A new staircase will also be constructed.



Factor 3: Inadequate or Outmoded Design

Age and obsolescence of existing improvements can also lead to inadequate or outmoded design. The building has had some upgrades since being built in the late 1800s, but many of the existing improvements were designed in an era which doesn't accommodate current building and design standards and codes. These conditions include general layout of tenant spaces, common area improvements and accessibility issues.

Many of the existing improvements don't conform to modern uses and make rehabilitation difficult. An example of which is updating basic building components such as electrical, plumbing, and heating, ventilation/air-conditioning (HVAC) components. These improvements are often difficult to complete, costly and burdensome to the property owner.

There had been a boiler system in use for heating purposes during previous usage of the building but never had any cooling system installed. To make the building appropriate for current uses, it will require substantial improvements to accommodate these modern creature comforts that are expected in every modern and redeveloped building.

Furthermore, inadequate and outmoded designs make it difficult to develop and market new modern residential and commercial projects. The cost of demolition or major site improvements due to inadequate or outmoded design contributes to an economic liability of an area in that it does not generate as much tax revenue as an occupied property and thusly becoming a social and economic liability. Focusing on a large building can help spur additional development to nearby properties and the downtown area overall.

Americans with Disabilities Act (ADA)

One of the most critical deficiencies in the inadequacy of a structure's design is accessibility. Significant modifications would be required to make the building accessible for individuals who are physically disabled. The building suffers from this outmoded design and falls short of current Americans with Disabilities Act (ADA) standards.

These necessary improvements might include, but are not limited to, a lack of ADA compliant ingress/egress to all levels of the building, and adequate ADA accessible restrooms. The cost of making ADA compliant improvements are often cost prohibitive. Based on the building observations, it is our opinion that the building exhibits conditions which can reasonably conclude that "Inadequate Design" is a condition of and supportive of a blight finding.

Factor 4: Physical Deterioration

Due to lack of routine maintenance and upgrades to the building property, it has continued to deteriorate as shown in the previous three factors demonstrated. Deterioration can come through obsolescence, inadequate design or simply because of the building's age when proper attention is not given to the building.

The gaps in the walls and holes in floor are demonstrative of this deterioration. While it's not visible, the damaged fire department connection in the sidewalk was also deteriorated away where the waterline had to be cutoff to simplify its replacement in the future.

When working with an old building, there will be physical deterioration that is not seen until the building is worked on and those deficiencies are found. Frequently, these items are discovered and require costly fixes that are not budgeted for as part of the development process.

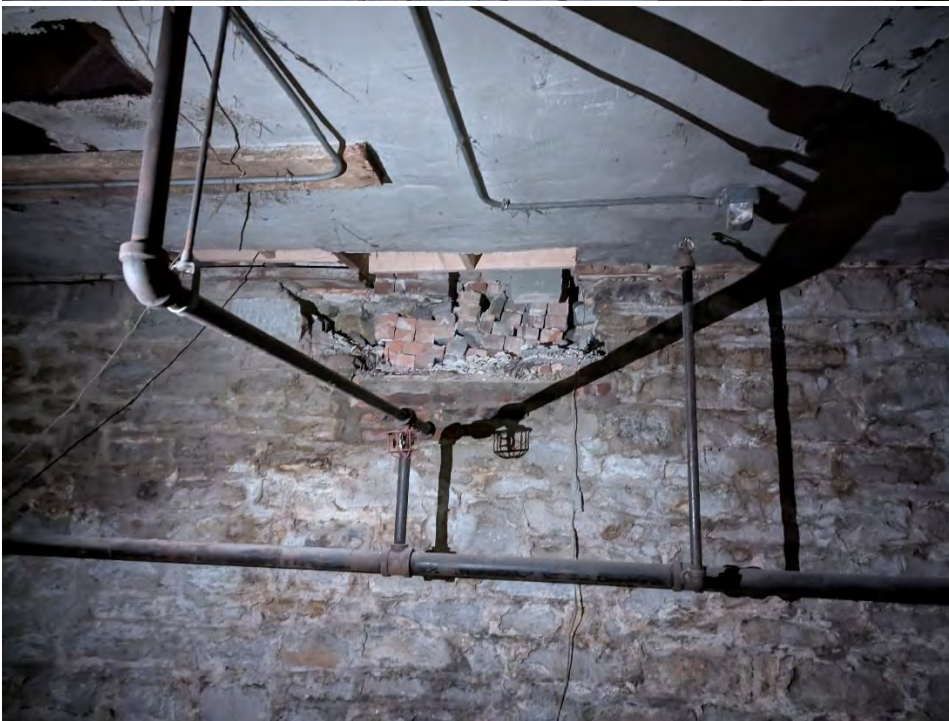


Pictured here are two walls that will need masonry repair as part of the redevelopment process. The white room is an interior wall with several holes in both the wall and ceiling.

The unpainted brick wall shows an area where the bricks have fallen out of their original homes as wall and are simply placed in the remaining hole.

It's possible there are additional needed repairs that will be found when these holes are investigated.

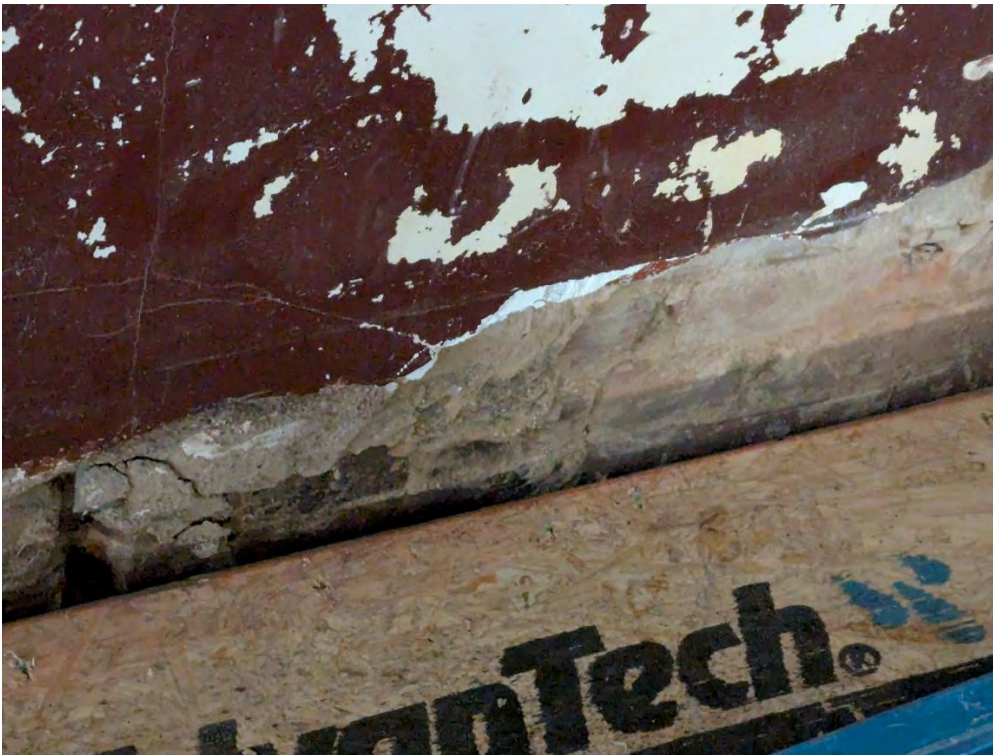
Physical deterioration will continue to be unmonitored until the building is completed and in a state of reuse





Additional areas showing deterioration are shown on this page.

These areas include a hole in the floor, deteriorated floor, which will lead to additional holes and gaps in the concrete wall that will need replaced.



New flooring has been laid upstairs, but a gap between the floor support and the exterior wall remains.

It's presumed that these gaps will be covered up with the materials used to finish the floors, whether they be hardwood, tile, carpet or something else.



Summary of the study

Test number two - The predominance of these four factors has contributed to the subject property becoming an Economic and Social Liability for the City.

Physical deterioration becomes an economic liability when a property is not producing the maximum economic benefit to the community, such as the ability to pay real, personal and sales taxes, but requires greater public expenses, such as fire, police and nuisance code violation efforts. Physical deterioration becomes a social liability when a property's lack of maintenance presents health, safety or concern for welfare of the public.

This analysis illustrates that the preceding four factors have led to economic liability within the Redevelopment Area. The statute also requires that the preceding four factors have led to social liability. Although the term "social liability" is not specifically defined by statute, the historical context suggests the definition of "social liability" focuses upon the health, safety, and welfare of the public. Generally, the term "social liability" is not defined by Missouri Statute.

An area, or a property can become an economic liability when a property is not producing the maximum economic benefit to the community, such as the ability to pay real, personal and sales taxes, but requires greater public expenses, such as fire, police and nuisance code violation efforts. Supporting this opinion is the trend of a decline in property values also indicates this economic liability is present within the Redevelopment Area. The factors shown within this report combine to create economic underutilization, which is an inability to generate comparable value or growth in property value.

Obsolescence

Furthermore, as we discussed in the section outlying Factor 2, obsolescence is a primary blighting factor and substantiates the fact that the deterioration of this facility has caused an economic and social liability to the immediate neighborhood.

Test number three- The predominance of these four factors has contributed to the building to be conducive to ill health, transmission of disease, crime and the inability to pay reasonable taxes. The four factors (age, obsolescence, inadequate or outmoded design, and physical deterioration) can also be conducive to ill health.

Redevelopment of the building will eliminate the obsolescence contained within, as well as reducing any factors that could lead to reduced health with its disuse.

Environmental Assessment

As previously mentioned, no environmental assessments were provided for the property. However, due to the age of the structure it is reasonable to expect that there would be some presence of asbestos, lead (paint), and mold.

And as a result: Transmission of Disease.

Two factors (inadequate or outmoded design and physical deterioration) can also be conducive to transmission of disease. Within the Redevelopment Area there are conditions that could result in the

transmission of disease. These conditions make it possible there is a presence of environmentally hazardous materials which pose a negative impact to the property or users of the property.

The building itself does not have refuse or other insanitary conditions directly surrounding it. However, with other blighted properties in the area, there is generally some crossover of these materials. With the building vacant and in a state of dis-use, there are no individuals focused on the exterior of the building to help keep clean and maintain the area.

Should the property be developed, it will lead to individuals spending more time in the area, which will, in turn, lead to a more cleaned up environment for this and adjacent properties.

And as a result: Inability to Pay Reasonable Taxes.

Finally, the four factors (age, obsolescence, inadequate or outmoded design, and physical deterioration) can also effect the ability to pay reasonable taxes. When a property exhibits one of the four factors or a combination of those factors, often the property values decline, income potential decline (potential rents or value of property), leading to a reduction in the value of surrounding properties. This blighting influence can hinder reinvestment in an area and reduce activities which would generate new real, personal property investment or the potential for employment, and sales and utility taxes.

Blight Conclusions

Presently, the building indicates more evidence of the need for redevelopment. The subject property suffers from numerous unfavorable blighting factors, as previously described.

If any Redevelopment Project is completed with this building, then such redevelopment should maximize the economic potential and generate added tax revenue and economic development. The preceding analysis indicates that the Redevelopment Area suffers from numerous unfavorable blighting factors, as delineated in the statutes and as previously described. The building contains numerous outdated improvements which, in our opinion, do not permit the area to be utilized to its full potential.

Without continued maintenance and added investment, it is expected that the building will continue to face a loss of assessed value and decrease in viability to attract residents, tenants and commercial users. Given the location and visibility of the project within the Downtown Carthage area, we anticipate that if substantially improved, there should be an increase in tax revenue and economic activity.

Assuming the redevelopment process is completed on this structure, it should act as a catalyst to spur future development, which will in turn multiply the growth of taxes in the area, and further help eliminate any blight conditions on the square.