

January 16, 2023

First Ward Development - Redevelopment Challenges

The following list are issues that make development and/or redevelopment in the first Ward in Columbia, MO:

- 1) New Standards vs. Old Developments
 - a. Different road ROW requirements
 - b. Dilapidated sanitary sewer infrastructure
 - c. Inadequate storm water infrastructure
 - d. Cumbersome "Variance" process

- 2) Title issues
 - a. Improperly transferred ownership
 - b. Tax liens

- 3) Federal tax law
 - a. Depreciation recapture
 - b. Stepped-up basis – Inheritance Tax

- 4) Appraisals
 - a. New construction vs. Older, often poorly maintained properties
 - b. Large capital requirements