



Community Development
201 East Broadway
Excelsior Springs, MO 64024
Phone: (816) 630-0756

June 6, 2022

To: Mayor and Members of City Council

Re: Staff Report for 410 Concourse Ave. – An application by Max D. and Nancy M Loflin for Chapter 353 Tax Abatement.

Historic District: Hall of Waters

Background: The applicant is requesting 353 Tax Abatement for improvements made to the property at 410 Concourse Ave. The building is an American four-square house built in 1910.

Improvements: Exterior improvements include repair of siding and new paint and storm windows. Interior improvements include carpet, refinishing wood floors, and replacing floor tile upstairs.

This project was approved by the Excelsior Springs Historic Preservation Commission on April 13, 2022, and was approved by the Excelsior Springs Redevelopment Corporation on May 12, 2022.

Staff Review: Per the Residential Guidelines for 353 Projects, these improvements are eligible for tax abatement. Estimates total \$14,215.00 for exterior work and \$6,596.15 for interior work, for a total investment of \$20,811.15. The guidelines state that at least 50% of expenditures must be on the exterior of the property, and that requirement is met. Proposed improvements would remove blight at the property.

Respectfully Submitted,

Laura Mize
City of Excelsior Springs
Neighborhood Specialist