

Draft

**A Report of the Impact of Growth and
Development in Columbia and Boone County,
Missouri over the Past Ten Years, 1995-2004**

May 15, 2005

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EXECUTIVE SUMMARY

This report presents the results a study of the impact of growth and development in Columbia and Boone County, Missouri over the past ten years, 1995-2004. The study was conducted by Impact DataSource, an Austin, Texas economic consulting, research and analysis firm for the Central Missouri Development Council.

While this study largely documents the extent of residential, retail, commercial and other development and construction in Columbia and Boone County over the past ten years, report answers some questions on growth and its effects.

Development and Construction Large Economic Engine

Development and construction had a strong positive economic impact on Columbia and Boone County over the past ten years. There was steady growth in the city and county and development and construction was a major reason for this growth. Some indicators of this growth during 1995-2004 are the following:

- \$5.8 billion total impact of development and construction on the economy of Columbia and Boone County,
- 4,924 development and construction jobs supported and \$1.5 billion in related salaries paid,
- 28,923 building permits for \$2.3 billion in residential and commercial construction projects, and
- \$750 million in projects at the University of Missouri – Columbia.

The total impact of development and construction over the past ten years is shown in the table below.

Table 1

Economic Impact of Development and Construction in Columbia and Boone County, 1995-2004			
	Direct	Indirect	Total
Economic output	\$3,607,442,621	\$2,256,094,615	\$5,863,537,236
Average number of jobs supported each year	2,708	2,216	4,924
Salaries	\$951,889,908	\$592,456,279	\$1,544,346,187

Over the past ten years, the community also saw the following:

- Increases in assessed value of property on tax rolls in the county by \$633.3 million or by 95%,
- A 19.43% increase in Columbia's population to 90,066,

- An 82% increase in the city's annual revenues to \$229 million,
- A 17% increase in the available labor force in the city to 88,800, and
- A 16.7% increase in the number of businesses operating in the city to 4,521.

Building Permits and Housing Starts

Over the past ten years, the City of Columbia and Boone County issued 28,923 building permits for new residential and commercial construction and for additions and alterations. This included permits for 13,943 new housing starts. The estimated valuation of these private development and construction projects totaled \$2.3 billion over the past ten years.

Construction at the University of Missouri – Columbia

Construction projects at the University of Missouri – Columbia were a large driver of the area's economy. Over the past ten years, projects at the University totaled \$750 million. In addition, a proposed \$175 million Health Sciences Research Center on campus will expand the University's healthcare system and strengthen the community's status as a leading healthcare center.

State Highway Construction

Over the past ten years, the Missouri Department of Transportation spent \$84 million to build and maintain roads and highways in the County.

Work on the I-70/US 63 interchange, illustrating these expenditures, will bring a new I-70 overpass, widen some entrance and exit ramps on US 63, add southbound and northbound lanes on US 63 and move a traffic signal to allow for more space between entrances and exit ramps.

Spending by Boone County, Cities, Schools, Libraries, Fire and Utility Districts

Public spending to (1) expand, repair or build new schools, libraries and police and fire stations, (2) expand, repair or build new parks and recreation facilities; and (3) public spending for infrastructure, including streets, sewer, water, storm water and electric, totaled at \$421 million over the past ten years.

Voters' Approval of Taxes and Funding Initiatives

Over the past ten years, voters in Boone County approved local tax increases and funding initiatives 59 times. Of these, sixteen times voters approved new sales taxes or sales tax extensions and ten times they approved new property tax levies.

Further, 33 times voters approved borrowing by local taxing districts or bond issues totaling \$298,036,000.

Increases in the Assessed Value of Property in the County

The past ten years has seen a significant increase in the value of property on tax rolls in Boone County.

The assessed valuation of residential property in Boone County increased by \$499.8 million or 116% over the past ten years, while the valuation of commercial property increased by \$133.5 million or by 56%. Overall, the assessed valuation of residential and commercial property in the county increased by 95% over the past ten years or by \$633.3 million.

Infrastructure Contributed by Developers and Builders

Over the past ten years, developers and builders contributed an estimated \$264 million for streets, sewer, water, and storm water infrastructure to the county, Columbia and other cities, and public utility districts in Boone County.

Is Growth Good?

Growth in Columbia has been described by some as a blessing and a challenge.

According to the Columbia City Manager in his 2004 State of the City report, a moderate level of growth is necessary to sustain the quality of life in the city.¹

Growth increased Columbia's taxable property and revenues and revenues of other governments in the county and their ability to provide and expand public services and to maintain and build new public facilities and infrastructure – all of which are necessary to maintain and improve the livability of a community.

For example, assessed values of property in the city of Columbia increased by 83% -- from \$510 million to \$934 million over the past ten years, 1995-2004, according to figures from the Boone County Clerk. This provided additional property taxes to fund infrastructure. Further, assessed values increased at a faster rate, even after adjustments for inflation, than increases in the city's population. The city's population increased 19.43% -- from 75,415 to an estimated 90,066 in 2004.

Growth in retail sales generated more revenues for the city to provide or expand municipal services. For example, the City's total revenues increased by 82% -- from \$126 million to \$229 million -- over the past ten years, 1995-2004. This was similarly at a faster rate, even after adjustments for inflation, than the increase in the city's population.

Meeting the Challenge of Growth

While growth in Columbia and Boone County has required additional expenditures for services, as well as for new schools, libraries, roads and streets, parks, sewer, water and electric utilities, such expenditures are normal for growing communities throughout the nation.

The City of Columbia appears to be doing a good job of meeting community needs and looking into the future to address infrastructure needs and demands. Recent bond issued have been passed for expansions of the city's sewer, water and electric systems to meet future needs. In addition, a City commissioned study to reach a consensus to

¹ "State of the City", Columbia, Missouri, Annual Programs & Priorities, May 19, 2004.

guide the city's efforts to meet existing and future transportation needs over the next 25 to 30 years.

In addition, over the past ten years Columbia Public Schools has added five elementary and middle schools and doubled the capacity of Rock Bridge High School between 1998 and 2000.

Fifty-nine times over the past ten years, voters in Boone County approved these and other funding initiatives throughout the county, along with local tax increases.

How Are Capital Improvements Funded?

The City of Columbia uses a mix of fees, taxes and bond issues to fund capital improvements, such as public facilities and infrastructure. The school system and most other local governments, such as the Daniel Boone Regional Library and sewer, fire and water districts in the county largely borrow money by issuing bonds to fund their capital improvements.

These bonds are repaid over 20 to 30 year periods and generally with property taxes collected for debt service or in the case of utility improvements a portion of everyone's utility bills pays off these bonds.

Few cities or other local governments have the cash on hand and upfront to pay for such capital improvements without borrowing. Most local governments in the nation pay for public improvements this way.

Plus, this is the way that it has always been. Property and other taxes and utilities paid by each generation pay back money borrowed for the new infrastructure needed for them. However, each new generation also repays money borrowed by previous generations.

Who Should Pay for Growth?

As has been debated in Columbia, who should pay for new roads and water and sewer lines? Should developers, shoppers, commuters, or property owners pay?

Most public capital improvements are paid with borrowed funds through bond issues and repaid by all property owners, utility users and shoppers in the community because they are ultimately the beneficiaries of any public infrastructure.

Developers already make considerable payments to the City to build. In addition to the development charges for streets, builders must pay water and storm water connection and building and development fees. In total, over the past ten years developers and builders paid \$19.4 million to the City for such fees and permits.

Further, developers may be asked for pay for specific off-site traffic improvements, as well as set aside land for parks and other public improvements.

In addition to paying directly or indirectly for offsite infrastructure improvements, developers and builders pay for all streets, water, sewer, storm water and other improvements within residential and commercial developments. Over the past ten

years, local developers and builders funded an estimated \$201.5 million in such onsite infrastructure improvements.

On what to develop and build, developers respond to the demand of businesses and residents for new retail, commercial and residential property. They must also compete with other developers and other communities and their costs are limited by market demands and maximum market prices. In addition, the market place dictates possible costs, including public infrastructure costs that a developer can incur to make a new project feasible or for which financing may be obtained.

Can the City Adequately Pay for Municipal Services to New Residents?

According to the City of Columbia, revenues per capita in 2004 for the City's general fund were \$113.70 in constant dollars. Corresponding expenditures per capita in 2004 were \$103.29.² Revenues per capita exceed expenditures per capita. Therefore, revenues for the general fund were sufficient for the city to provide municipal services, such as police and fire protection, to existing as well as new residents and have been sufficient for the past ten years.

How Much Public Infrastructure is Needed for a New Residence in Columbia?

The city expended an estimated \$7,799 for capital projects for new residential units constructed during 1995-2004. This included expenditures for public facilities and streets, sewers, water and electricity infrastructure.

Capital improvements for utilities were paid for mostly with revenues bonds that will be repaid over 20-25 years. Residents of the new residential units and other city utility customers will repay this debt as part of their utility bills.

Other City capital projects were paid for with fees paid by developers; city transportation, capital improvements and storm water and parks sales taxes; and from other City revenues. City budgets and expenditure report indicated that revenues were sufficient to cover the costs of these other city capital improvement projects.

In addition, five transportation development districts have been formed as a way to charge special sales taxes in stores within their development and to use the proceeds to pay for road projects at the developments. Two of the districts are along Stadium Boulevard, one along Lake of the Woods Road, another at the Bass Pro Shop development and at the Wal-Mart store planned for Grindstone Parkway. Others are planned or in progress. This is a way for shoppers who use the roads at these developments to pay for their costs.

In addition, Columbia Public Schools expended an estimated \$5,722 to provide additional facilities for each new household in the district during 1995-2004.

These Columbia Public School's capital expenditures were funded with bonds that will be repaid over the next 20-25 years with property taxes collected from the new and existing households and commercial and other property owners.

² City of Columbia Ten Year Revenue, Expenditure and Financial Trend Manual FY 1995-FY2004

Impact of Growth and Development in Columbia and Boone County, Missouri

Each new residential household, alone, increased the school district's bonding capacity by \$6,089 -- more than enough to fund estimated capital improvement costs of \$5,722 for each new household.

In total, during 1995-2004 the city and school district expended an estimated \$13,521 on capital projects to accommodate new residential units and new households in the city and school district.

Details of the results of Impact DataSource's study begin on the next page with an introduction to this report.

INTRODUCTION

This report presents the results a study of the impact of growth and development in Columbia and Boone County, Missouri over the past ten years, 1995-2004. The study was conducted by Impact DataSource, an Austin, Texas economic consulting, research and analysis firm for the Central Missouri Development Council during the months of November, 2004 through May, 2005.

The report presents the following information:

- Summary and conclusions of the study along with answers to some questions on growth,
- A discussion of the history of development in Boone County,
- A listing of voter approved increases in taxes and funding initiatives,
- Details of fees associated with growth and development,
- Listings of assessed valuations of residential and commercial property in Columbia and Boone County,
- A discussion of the history of assessed valuation contrasted to historical demographic and economic growth rates,
- Details on building permits issued over the past ten years,
- A discussion of the University of Missouri – Columbia construction projects over the past ten years,
- A discussion of public expenditures to fund public facilities including police and fire stations, libraries and schools,
- A discussion of public expenditures to fund and operate parks and recreational facilities and programs,
- Some details on public expenditures to fund and operate infrastructure including streets, water, sewer, storm water and electric,
- A discussion of the cost of maintaining new public infrastructure versus old infrastructure,
- A discussion of public infrastructure contributed by builders and developers,
- Calculations of the economic impact of residential, commercial and other development and construction,
- A discussion of some of the methods and available alternatives to fund public infrastructure,
- Some details on how this study was conducted, and
- Some information on Impact DataSource, the firm that conducted this study.

Appendices that show some details used in this study are attached.

A summary and some conclusions of the study are presented next.

SUMMARY AND CONCLUSIONS OF THE STUDY

While this study mostly documents the extent of residential, retail, commercial and other development and construction in Columbia and Boone County over the past ten years, this section of the report makes some conclusions and answers some questions on growth and its effects.

What Growth Has Meant to Columbia and Boone County

What has growth, specifically residential, retail, commercial and other development and construction, meant to Columbia and Boone County over the past ten years?

Development and construction had a strong positive economic impact on Columbia and Boone County over the past ten years. There was steady growth in the city and county and development and construction was a major driver of this growth. Some indicators of this growth during 1995-2004 are the following:

- \$5.8 billion impact of development and construction on the economy of Columbia and Boone County,
- 4,924 development and construction jobs supported and \$1.5 billion in related salaries paid,
- 28,923 building permits for \$2.3 billion in residential and commercial construction projects, and
- \$750 million in projects at the University of Missouri – Columbia.

During this period, the community also saw the following:

- Increases in assessed value of property on tax rolls in the county by \$633.3 million or by 95%,
- A 19.43% increase in Columbia's population to 90,066,
- An 82% increase in the city's annual revenues to \$229 million,
- A 17% increase in the available labor force in the city to 88,800, and
- A 16.7% increase in the number of businesses operating in the city to 4,521.

Is Growth Good?

According to the Columbia City Manager in his 2004 State of the City report, a moderate level of growth is necessary to sustain the quality of life in the city.³

Growth increases a community's ability to provide and expand public services and to maintain and build new public facilities and infrastructure – all of which are necessary to maintain and improve the livability of a community.

Growth in the community's property tax base, for example, increases the city's bonding capacity. This allows the city, school district, library districts, and fire districts to borrow money, if needed, to fund infrastructure improvements and to build new schools, libraries

³ "State of the City", Columbia, Missouri, Annual Programs & Priorities, May 19, 2004.

and fire stations in many cases without increasing tax rates. Communities that do not grow their tax bases or revenues may limit their ability to fund such improvements.

For example, assessed values of property in the city of Columbia increased by 83% -- from \$510 million to \$934 million over the past ten years, 1995-2004, according to figures from the Boone County Clerk. This provided additional property taxes to fund infrastructure. Further, assessed values increased at a faster rate, even after adjustments for inflation, than increases in the city's population. The city's population increased 19.43% -- from 75,415 to an estimated 90,066 in 2004.

Growth in retail sales generated more revenues for the city to provide or expand municipal services. For example, the City's total revenues increased by 82% -- from \$126 million to \$229 million -- over the past ten years, 1995-2004. This was similarly at a faster rate, even after adjustments for inflation, than the increase in the city's population.

However, growth in Columbia has been described by some as a blessing and a challenge.

Meeting the Challenge of Growth

While growth in Columbia and Boone County has required additional expenditures for services, as well as for new schools, libraries, roads and streets, parks, sewer, water and electric utilities, such expenditures are normal for growing communities throughout the nation.

The City of Columbia appears to be doing a good job of meeting community needs and looking into the future to address infrastructure needs and demands.

To illustrate the positive planning for city infrastructure needs, city voters in November 2003 approved issuing \$18.5 million in bonds to fund for improvements and expansion of the city's sewer system.⁴

In addition, in November 2003 city voters approved issuing \$28.3 million in water and electric system revenue bonds for improvements and expansion of the city-owned waterworks and electric systems.⁵ These improvements and other alternatives being studied are to meet the city's needs through 2020.

To address the city's existing and future transportation needs, Kansas City consultants hired by the City developed costs for a City appointed Transportation Finance Advisory Committee. The consultants identified costs of \$428 million for new and improved streets and roads for the city over the next 25 to 30 years.⁶

⁴ Boone County Clerk

⁵ Ibid

⁶ City of Columbia, Missouri Transportation Finance Project, The Development of a Comprehensive Strategy, Options Report, presented to the Transportation Finance Advisory Committee October 28, 2004 by Stinson Morrison Hecker in association with TransSystems Corporation and Development Strategies

Similarly, in 2002 to expand the Columbia Public Library, \$21,968,001 in general obligation bonds were issued by the library.⁷

In addition, over the past ten years Columbia Public Schools has added five elementary and middle schools and doubled the capacity of Rock Bridge High School between 1998 and 2000.

Fifty-nine times over the past ten years, voters in Boone County approved these and other funding initiatives and local tax increases.

Overall, public expenditures for facilities and infrastructure were made throughout the county.

During this study, Impact DataSource identified public spending of \$421 million by Boone County and cities, schools, libraries, fire and utility districts in the county to (1) expand, repair or build new schools, libraries and police and fire stations, (2) expand, repair or build new parks and recreation facilities; and (3) public capital spending for infrastructure, including streets, sewer, water, storm water and electric systems.

How are Capital Improvements Funded?

The City of Columbia uses a mix of fees, taxes and bond issues to fund capital improvements, such as public facilities and infrastructure. The school system and most other local governments, such as the Daniel Boone Regional Library and sewer, fire and water districts in the county largely borrow money by issuing bonds to fund their capital improvements.

These bonds are repaid over 20 to 30 year periods and generally with property taxes collected for debt service.

The City of Columbia similarly spreads its utility capital costs over 20 -25 years using bonds. A portion of everyone's utility bills pays off these bonds.

The city is authorized to issue three types of bonds: general obligations bonds, revenue bonds and special obligation bonds. General obligation bonds payable from ad valorem taxes to finance capital improvements are supported by a pledge of the City's full faith and credit.

Revenue bonds are used to finance capital improvements to City utility operations such as its electric, water and sewer systems and parking and airport facilities. All revenue bonds are paid out of revenues derived from operations of the facility or system that is financed by the bonds.

The City is also authorized to issue special obligation bonds. The principal and interest on these bonds are made with City appropriations.

The school system, similarly, finances school buildings over 30 years and a portion of school property tax pays off these bonds.

⁷ Daniel Boone Regional Library

Why Funds are Borrowed for Most Capital Improvements and Repaid by All in the Community?

As stated earlier, most public capital improvements costs are paid for over 20 to 30 years. Cities and other local governments borrow money using bonds and repay this debt over 20 to 30 years mostly through property tax collections from property owners or utility payments by residents, businesses and other institutions.

Similarly, most homebuyers borrow money to buy their homes over thirty years and repay these loans monthly. Almost all businesses do the same thing. They borrow money to build their new store or factory and repay this money over several years.

Few cities or other local governments have the cash on hand and upfront to pay for such capital improvements without borrowing. Most local governments in the nation pay for public improvements this way.

Plus, this is the way that it has always been. Property and other taxes and utilities paid by each generation pay back money borrowed for the new infrastructure needed for them. However, each new generation also repays money borrowed by previous generations.

Under this system, money is borrowed to fund public projects of all generations.

No single generation, is asked to pay for all of their public capital improvements and not pay the costs of capital improvements for previous or future generations. Capital improvement costs, unless the rules are changed, are not isolated and funded in this way.

Who Should Pay for Growth?

As has been debated in Columbia, who should pay for new roads and water and sewer lines? Should developers, shoppers, commuters, or property owners pay?

As discussed above, the City of Columbia uses a mix of fees, taxes and bond issues to fund capital improvements, such as public facilities and infrastructure. In addition, most capital improvements are paid with borrowed funds through bond issues and repaid by all property owners and shoppers in the community.

Should developers pay for all public capital improvements up front? Should offsite improvements needed for roads or water and sewer for a specific development be paid for by each developer.

Developers already make considerable payments to the City to build. In addition to the development charges for streets, builders must pay water and storm water connection and building and development fees. In total, over the past ten years developers and builders paid \$19.4 million to the City for such fees and permits.

Further, developers may be asked for pay for specific off-site traffic improvements, as well as set aside land for parks and other public improvements.

In addition to paying directly or indirectly for offsite infrastructure improvements, developers and builders pay for all streets, water, sewer, storm water and other improvements within residential and commercial developments. Over the past ten years, developers and builders funded an estimated \$201.5 million in onsite infrastructure improvements in Columbia.

Developers also respond to the demand of businesses and residents for new retail, commercial and residential property. They must also compete with other developers and other communities and their costs are limited by market demands and maximum market prices. In addition, the market place dictates possible financing available to developers for a project and costs that a developer can incur to make a new project feasible.

This maximum market cost has to consider public charges for offsite infrastructure that can be passed along to new home buyers and new business owners or tenants.

Excessive costs and unreasonable public controls in this marketplace may limit the number of developers, builders, projects and the risk that the private sector is willing to take and ultimately growth that is needed for a sustained quality of life in a community.

Infrastructure costs in most communities have, as discussed before, been paid for with borrowed public funds and repaid through utility and tax payments by all residents and businesses in the community who use that infrastructure. Further, this infrastructure is paid for by all current generations for past, current and future projects.

Can the City Adequately Pay for Municipal Services to New Residents?

According to the City of Columbia, revenues per capita in 2004 for the City's general fund were \$113.70 in constant dollars. Corresponding expenditures per capita in 2004 were \$103.29.⁸ Revenues per capita exceed expenditures per capita. Therefore, revenues for the general fund were sufficient for the city to provide municipal services, such as police and fire protection, to existing as well as new residents and have been sufficient for the past ten years.

These general fund revenues determine the capacity of the city to provide services. These revenues have expanded in relation to inflation and increased expenditure pressures.⁹ In addition, while the population of the city has increased and the number of households has grown, city services, revenues and expenditure have grown at a similar pace. Part of the growth in revenues is due to increases in elastic revenues, such as sales taxes, which increased from growth in the community.

Elastic revenues respond to changes in the economic base and inflation.¹⁰ As growth occurs, elastic revenues have increased in the same proportion. Columbia has a blend of elastic and inelastic revenues which allows it to more readily fund additional municipal services required by growth.

⁸ City of Columbia Ten Year Revenue, Expenditure and Financial Trend Manual FY 1995-FY2004

⁹ Ibid

¹⁰ Ibid

Over the past ten years, the City has seen an overall increase in elastic revenues as a percent of operating revenues. In addition, in fiscal year 2001 the percent of allocation of sales taxes collected by the City going to the general fund increased from 91.8% to 95.9%.¹¹

What Are the Costs of Public Infrastructure for a New Home?

Do new homes pay their own way? Do they require more public infrastructure than developers fund or that the homeowners fund with their taxes and other payments through the years after they move in?

City of Columbia

The city expended an estimated \$7,799 for capital projects for new residential units constructed during 1995-2004. This included expenditures for public facilities and streets, sewers, water and electricity infrastructure as shown on the next page.

¹¹ Ibid

Table 2

Estimated Capital Expenditures by the City of Columbia in 1995-2004 for Each New Residential Household	
Police and fire	\$21,920,536
Parks and recreation	\$29,328,079
Electric and water utilities	\$99,738,469
Streets and sidewalks	\$44,978,028
Sanitary sewer	\$19,916,546
Solid waste	\$8,868,138
Storm water	\$6,323,089
Total capital projects expenditures	\$231,072,885
Estimated percent of expenditures for upgrades or new facilities to accommodate growth	70%
Estimated total capital expenditures for new growth	\$161,751,020
Estimated percent of these expenditures required for new residential units during 1995-2004	50%
Total expenditures for new residential units	\$80,875,510
Number of new residential units for which new residential permits were issued	10,370
Estimated city infrastructure costs for each new residential unit during 1995-2004	\$7,799

Source: City of Columbia as shown on tables later in this report and Impact DataSource estimates

Capital improvements for utilities were paid for mostly with revenues bonds that will be repaid over 20-25 years. Residents of the new residential units and other city utility customers will repay this debt as part of their utility bills.

Other City capital projects were paid for with fees paid by developers; city transportation, capital improvements and storm water and parks sales taxes; and from other City revenues. City budgets and expenditure report indicated that revenues were sufficient to cover the costs of these other city capital improvement projects.

In addition, five transportation development districts have been formed as a way to charge special sales taxes in stores within their development and to use the proceeds to pay for road projects at the developments. Two of the districts are along Stadium Boulevard, one along Lake of the Woods Road, another at the Bass Pro Shop development and at the Wal-Mart store planned for Grindstone Parkway. Others are

planned or in progress. This is a way for shoppers who use the roads at these developments to pay for their costs.

Columbia Public Schools

As shown below, Columbia Public Schools expended an estimated \$5,722 to provide additional facilities for each new household in the district during 1995-2004.

Table 3

Estimated Capital Projects Expenditures by Columbia Public Schools for Each New Household 1995-2004	
Expenditures for facilities	\$87,649,699
Estimated percent for expansions or new facilities to accommodate new students during 1995-2004	65%
Estimated capital expenditures to accommodate new students in the district during 1995-2004	\$56,972,304
Estimated number of new households in the district (estimated 28,461 households in 1995 and an estimated 38,417 in 2004)	9,956
Estimated cost of capital expenditures required for each new residential household in the district during 1995-2004	\$5,722

Source: Columbia Public Schools as shown on tables later in this report, the City's household estimates and Impact DataSource percentage estimate

These Columbia Public School's capital expenditures were funded with bonds that will be repaid over the next 20-25 years with property taxes collected from the new and existing households and commercial and other property owners.

However, each new residential household, alone, will increase the school district's bonding capacity by \$6,089 -- more than enough to fund estimated capital improvement costs of \$5,722 for each new household. This assumes that each new residence has market value of \$150,000 with annual increases in taxable value of 3.5%; the school district's debt service levy is \$.8019; and the school district issues general obligation bonds with 25-year terms and an interest rate of six percent.

Total City and School District Capital Project Cost

Therefore, during 1995-2004 the city and school district expended an estimated \$13,521 on capital projects to accommodate new residential units and new households in the city and school district.

A discussion of the history of development in Boone County is next.

HISTORY OF DEVELOPMENT IN BOONE COUNTY

Boone County, particularly the city of Columbia, saw steady development and economic growth over the past ten years. This growth is evident in several projects, activities, and facilities around Columbia.

Work to date and continuing work on the I-70/US 63 interchange will see a new I-70 overpass, widen some entrance and exit ramps on US 63, add southbound and northbound lanes on US 63 and move a traffic signal to allow for more space between entrances and exit ramps.

Stadium Boulevard has seen growth in retail facilities, with such stores such as Famous Barr, Wal-Mart, Circuit City, Toys'R'Us, Best Buy, Hobby Lobby and Petco locating there. In addition, the Centerstate Crossing development at US Highway 63 and Vandiver Road will be anchored by Bass Pro Shops and include Lone Star Steakhouse.

Further, Broadway Market Place on US Highway 63 opened recently with new stores including:

- Lowe's Home Improvement Center,
- Sam's Wholesale Club,
- Wal-Mart SuperCenter, Chili's,
- International House of Pancakes,
- Longhorn Steakhouse and
- Other stores.

In addition, the Broadway Shops opened in fall 2004 with several stores, including Hollywood Video, Applebee's, Quizno's, and others.

Several other new and existing retail center dot Columbia's landscape.

Growth in the community has also been strengthened by healthcare and the three universities in Columbia – Columbia College, Stephen College and the University of Missouri.

Two Columbia hospitals, Columbia Regional Hospital and Boone Hospital Center were named in among the nation's top 100 orthopedic hospitals and among the top-tier in other categories.¹²

The Harry S. Truman VA Hospital employs 859 workers.

The University of Missouri Healthcare System is among the top 50 cancer treatment center in the country.¹³ Today the University's hospitals and clinics employ 5,501 people.¹⁴

¹² Regional Economic Development, Inc.

¹³ Ibid

¹⁴ Ibid

In addition, a proposed \$175 million Health Sciences Research Center will position the University to complete the last step in the development of Ellis Fischel Cancer Center as a National Cancer Institute-designated Comprehensive Cancer Center. To be located east of University Hospital, the new research facility will increase the university's research-hub profile and create far-reaching opportunities for commercialization of intellectual property.¹⁵

Over the past 10 years, in addition to its healthcare facilities, the University of Missouri has seen considerable growth in new facilities.

In addition to retail, healthcare and growth at the University of Missouri, commercial and industrial businesses in the community have seen significant growth. Some of this growth is illustrated by the following businesses:

- Quaker Oats invested \$20 million in a facility that today employs 180,
- Miller's Professional Imaging's \$10 million investment in its Columbia facility now employs 120 workers,
- Gates Rubber Company invested \$15 million in a facility that employs over 100 people,
- Hubble Power Systems employs 859 workers at a facility that manufactures electric utility equipment,
- 3M expanded with a \$40 million investment in 1996 and employees 700 people, and
- Columbia Foods employs 640 workers.

While examples discussed above illustrate Columbia's growth, some numbers quantify that growth, including:

- Increases in assessed valuation of property in the county,
- Building permits issued, and
- Total private and public development and construction in the community.

Each of these is discussed below.

Assessed Valuation of Property

Assessed valuation of property in the county, including the City of Columbia, increased by \$786 million dollars, from \$888 million in 1995 to \$1.7 billion in 2004. This was an 88.5% growth over ten years or an average annual growth of 8.8%.

Building Permits Issued

As shown on the following page, over the past ten years, the City of Columbia and Boone County issued 28,923 permits.

¹⁵ University of Missouri, <http://www.cf.missouri.edu/masterplan/prjcthome/planned/hsrc/hsrc.html>

Table 4

Number of Building Permits Issued by the City of Columbia and Boone County over the Past Ten Years, 1995-2004			
	City of Columbia	Boone County	Total
New residential construction: (Housing starts)			
Building permits	7,638	3,573	11,211
Number of units	10,370		10,370
Mobile, modular and double-wide homes		1,150	1,150
Commercial construction including motels	670	1,948	2,618
Additions and alterations	7,674	2,632	10,306
Demolitions	362		362
Miscellaneous		3,276	3,276
Total permits	16,344	12,579	28,923
Total new housing units/housing starts	10,370	3,573	13,943

Source: City of Columbia and Boone County

Building permits issued by the City of Columbia and Boone County had an estimated valuation of \$2.9 billion, as shown on the next page.

Table 5

Estimated Valuation of Building Permits Issued by the City of Columbia and Boone County over the Past Ten Years, 1995-2004			
	City of Columbia	Boone County	Total
New residential construction (Housing starts)	\$1,049,938,689	\$437,718,578	\$1,487,657,267
Mobile, modular and double-wide homes		\$39,798,048	\$39,798,048
Commercial construction, including motels	\$398,736,132	\$105,200,808	\$503,936,940
Additions and alterations	\$289,660,138	\$68,007,327	\$357,667,465
Demolitions	\$50,900		\$50,900
Miscellaneous		\$2,000,319	\$2,000,319
Total	\$1,738,385,859	\$652,725,080	\$2,391,110,939

Source: City of Columbia and Boone County

Total Private and Public Development and Construction

Over the past ten years, 1995-2004, the value of private and public development and construction in Boone County totaled \$4.1 billion, as shown on the next page.

Table 6

Value of Private and Public Development and Construction Projects in Boone County, 1995-2004	
Private residential and commercial development	\$2,351,261,991
University of Missouri - Columbia construction projects	\$750,118,227
Missouri Department of Transportation projects	\$84,623,434
Capital improvement projects by Boone County, the City of Columbia and other cities	\$781,249,928
Capital projects at schools, fire and utility districts	\$145,806,701
Total	\$4,113,060,282

Source: Compiled by Impact DataSource from data shown in tables shown later in this report

A discussion of voter approved increases in taxes and funding initiatives is next.

HISTORY OF VOTER APPROVED INCREASES IN TAXES AND FUNDING INITIATIVES

This report section presents the history of voter approved increases in taxes and funding initiatives for governmental units in Boone County.

Over the past ten years, 1995-2004, voters in Boone County approved local tax increases and funding initiatives 59 times. Of these, sixteen times voters approved new sales taxes or sales tax extensions and ten times they approved new property tax levies.

Further, 33 times voters approved borrowing by local taxing districts or bond issues totaling \$298,036,000. These increases are shown in the table below.

Voters approved funding initiatives for Boone County, the City of Columbia, other cities in the county, school districts, water supply districts, fire districts, and the county sewer district. The funding initiatives generally authorized construction of new schools, new fire stations, new libraries, other public facilities and new water, sewer, storm water, electric, and other infrastructure. In addition, the funding initiatives provided monies for repairs, expansion, maintenance, renovations and extensions of public facilities and infrastructure.

Table 7

Taxes and Funding Initiatives Approved by Voters in Boone County 1995-2004	
Total propositions that voters approved taxes and funding initiatives	59
New sales taxes or sales tax extensions approved	16
New property tax levies or property levy extensions approved	10
Borrowing or bond issues approved	33
Amount of borrowing or bond issues approved	\$298,036,000

Source: Boone County Clerk

Details of voter approved taxes and funding initiatives are shown on Appendix A.

In addition, a schedule of current sales tax rates for all taxing districts in Boone County, following taxes approved over the past ten years, are shown on Appendix B. Similarly, current property tax rates are shown on Appendix C.

The history of fee increases associated with growth and development is discussed next.

HISTORY OF FEE INCREASES ASSOCIATED WITH GROWTH AND DEVELOPMENT

The fees paid by developers and builders to City of Columbia and Boone County are presented in this section, along with their history of increases.

The City of Columbia's Department of Public Works issues building and development permits and collects fees for new construction and development in Columbia. Similarly, the Boone County's Planning and Building Inspection Department issues building permits and collects fees for new construction and development in other areas of the county.

City of Columbia's Building and Development Fees

The City of Columbia collects building permits for construction and development fees.

Building Permits

All multi-family (more than two dwelling units) and commercial building projects go through the City of Columbia's formal plan review, permitting and inspection process.

The collects building permit fees and issues the following types of building permits:

- Building permit, commercial,
- Building permit, new 1-2 family residential, and
- Building permit, owner occupied.

The fees for new construction of new one- and two-family residences and for other buildings are shown on the next page.

Table 8

Building Permit Fee Schedule City of Columbia	
New construction, one- and two-family:	
0 to 3,000 square feet	\$0.0513 per square foot with minimum \$21.60
3,000 to 10,000 square feet	\$153.90 plus \$0.0432 per square foot for area over 3,000 square feet
Over 10,000 square feet	\$456.30 plus \$0.0351 per square foot for area over 10,000 square feet
For unfinished basements	\$0.027 per square foot
New construction, except one- and two-family and all remodeling, alterations and repairs	
\$0.00 to \$50,000.00	\$3.78 per thousand (minimum fee \$21.60)
\$50,000.01 to \$100,000.00	\$189.00 plus \$2.16 per thousand over \$50,000.00
\$100,000.01 to \$150,000.00	\$297.00 plus \$1.62 per thousand over \$100,000.00
Over \$150,000.00	\$378.00 plus \$1.08 per thousand over \$150,000.00

In addition, other building permit fees are required for all construction, as shown on the next page.

Table 9

Building Permit Fee Schedule for All Construction City of Columbia	
Footing and foundation only	The permit fee to do only footing and foundation for a building or structure shall be fifty-four dollars (\$54.00). This fee is in addition to the normal building permit fee and is not refundable or credited to the normal building
Plan Review Fee	Fifty (50) per cent of building permit fee. This fee is imposed whenever plans are required.
Elevator Inspection Fee	Fifty dollars (50.00)
Reinspection	Fifteen dollars (\$15.00)

Source: City of Columbia, Code of Ordinances, Enacted
December 20, 2004, Chapter 6, Buildings and Building Regulations

The above fees have been in effect for about three or four years.

In addition to building permits, additional permits are required and fees are paid by developers and builders for the following:

- Plumbing permits,
- Electrical permits,
- Excavations permits,
- Mechanical permits,
- Demolition fees, and
- Land disturbance permit.

City received estimated revenues from building permits and related fees of \$2.4 million for a recent five year period, as shown on the next page.

Table 10

Revenues from Construction Inspections						
City of Columbia						
Fiscal Years 2000-02, 2004 and Estimated for 2005						
Type of Permit	Estimated FY 2005	Estimated FY 2004	Estimated FY 2002	Estimated FY 2001	Estimated FY 2000	Total
Building permits	\$275,000	\$220,000	\$210,377	\$204,250	\$215,000	\$1,124,627
Building reinspection	\$20,000	\$20,000	\$12,000	\$11,875	\$12,500	\$76,375
Plumbing permits	\$85,000	\$85,000	\$82,400	\$80,000	\$80,000	\$412,400
Electrical permits	\$60,000	\$60,000	\$56,430	\$52,250	\$55,000	\$283,680
Excavation permits	\$10,000	\$7,500	\$7,000	\$7,125	\$7,500	\$39,125
Mechanical permits	\$30,000	\$27,000	\$25,650	\$23,750	\$25,000	\$131,400
Elevator inspection	\$0	\$0	\$0	\$9,000	\$9,000	\$18,000
Demolition fees	\$24,000	\$24,000	\$24,000	\$24,000	\$5,000	\$101,000
Code books	\$5,000	\$5,000	\$5,000	\$7,000	\$7,000	\$29,000
Miscellaneous	\$620	\$620	\$600	\$400	\$300	\$2,540
Plan review fees	\$60,000	\$60,000	\$45,000	\$33,250	\$35,000	\$233,250
Total	\$569,620	\$509,120	\$468,457	\$452,900	\$451,300	\$2,451,397

Source: City of Columbia, Department of Public Works

In addition to building permits and fees, developers and builders pay development and related fees.

Development and Related Fees

For new construction, the City of Columbia charges fees for the following:

- Development charges for streets,
- Sewer connection fees, and
- Stormwater development and utility charges.

Each of these charges and fees, along with the revenues that they produce for the City, is discussed below.

Development Charges for Streets

The current development charge for streets is \$.10 per square foot of total floor area of new construction. These charges increased to their current level in 2003.

These charges produced revenues for the city over the past ten years, as shown on the following page:

Table 11

City of Columbia's Revenues from Development Charges for Streets	
Fiscal Year	Revenues
2004	\$527,044
2003	\$477,355
2002	\$197,783
2001	\$194,040
2000	\$190,707
1999	\$172,909
1998	\$159,437
1997	\$195,699
1996	\$219,469
1995	\$198,684
Total	\$2,533,127

Source: City of Columbia, Public Works Department

Sewer Connection Fees

Sewer connection fees are collected by the City based on the size of the water meter. Sewer connection fees started in September, 1997 and were increased to current rates on October 1, 2003. Previous and current fees are shown below.

Table 12

Sewer Connection Fees		
Size of Water Meter (In Inches)	Current Rates (Revised 10-1-03)	Previous Rates
3/4	\$400	\$300
1	\$666.50	\$500
1 1/2	\$1,333	\$1,000
2	\$2,132.80	\$1,600
2 3/4	\$3,999	\$3,000
4	\$6,665	\$5,000
6	\$1,330	\$1,000
8	\$21,328	\$16,000
10	\$31,992	\$24,000
12	\$41,323	\$31,000

Source: City of Columbia, Public Works Department

These fees produced the following revenues for the City over the past seven years:

Table 13

City of Columbia's Revenues from Sewer Connection Fees	
Fiscal Year	Revenues
2004	\$775,657
2003	\$573,600
2002	\$302,050
2001	\$271,350
2000	\$286,550
1999	\$295,340
1998	\$239,290
Total	\$2,743,837

Source: City of Columbia, Public Works Department

Stormwater Development and Utility Charges

The following stormwater development and utility rates are charged by the City for new construction:

Table 14

Stormwater Development and Utility Rates	
Category	Rate Per Square Foot of Total Floor Area of New Construction
Single-family residences and duplexes	\$0.09
Multi-family buildings, offices, schools, and churches	\$0.16
Commercial, industrial, and use categories not listed above	\$0.20

Source: City of Columbia, Public Works Department

These fees produced the following revenues for the City over the past ten years:

Table 15

City of Columbia's Revenues from Stormwater Development and Utility Charges		
Fiscal Year	Development Charges	Utility Charges
2004	\$539,175	\$850,507
2003	\$598,830	\$798,680
2002	\$324,261	\$776,600
2001	\$381,743	\$766,857
2000	\$389,525	\$751,945
1999	\$45,007	\$1,009,051
1998	\$0	\$1,031,427
1997	\$0	\$999,744
1996	\$381,939	\$729,429
1995	\$353,537	\$707,549
Total	\$3,014,017	\$8,421,789

Source: City of Columbia, Public Works Department

Utility charges shown above for 1997 and 1998 include development charges.

City Revenues from Fees and Charges from Developers and Builders

In addition to fees from building permits, the City received revenues over the past ten years from development and construction fees, as shown on the following page.

Table 16

Total City of Columbia's Revenues From Development and Construction Fees and Charges	
Fiscal Year	Revenues
2004	\$2,692,383
2003	\$2,448,465
2002	\$1,600,694
2001	\$1,613,990
2000	\$1,618,727
1999	\$1,522,307
1998	\$1,430,154
1997	\$1,195,443
1996	\$4,074,674
1995	\$1,259,770
Total	\$19,456,607

Source: Calculated by Impact DataSource from data provided by the City of Columbia, Public Works Department

Boone County’s Building and Development Fees

Boone County’s Planning and Building Inspection Department issues building permits for new construction in the county -- outside the city of Columbia -- and collects fees for those permits.

Building Permit Fees

Fee schedules adopted in 1991 were increased in 2002. The County’s building permit fee schedule is shown on the following page.

Table 17

Boone County's Building Permit Fee Schedule		
Description	Fees Adopted in 1991	Current Fees Adopted in 2002
Building permit	\$.05/sf of floor space	Type of construction method
Basement	\$.05/sf floor space	Type of construction method
Remodel	\$10 for 1st \$5000 construction, \$2/\$1000 after that	\$20 for 1st \$5000 construction, \$5/\$1000 after that
Large open structure (pole barn)	\$.05/sf of floor space	\$.02/sf of floor space
Elec/HVAC/Gas (change or upgrade)	\$10	\$20
Modular home on foundation	\$.05/sf of floor space	\$.05/sf of floor space
Modular home on basement	\$.05/sf of floor space	\$.05/sf of floor space, Type of construction method for basement
Mobile home	\$.05/sf of floor space	\$.05/sf of floor space,
MH/Park/electric permit	\$5	\$20
MH/Park/electric permit	\$5	\$20
Minimum permit	\$0	\$20
Re-inspection	\$0	\$10
Building plan review	\$0	\$100
Construction without permit	\$.05/sf of floor space	double fee

Source: Boone County Planning and Building Inspection Department

The type of construction method uses the gross area of a structure, the gross area modifier, the type of construction and a permit fee modified to determine the permit fee for a building.

To illustrate, the previous building permit fees a 1,405 square foot residence, with a 1,560 basement and a 624 square foot garage would be \$179.45, as shown on the following page.

Table 18

Building Permit Fees Using Previous Fee Schedule			
	Square Feet	Fee per Square Foot	Fees
Residence	1405	\$0.05	\$70.25
Basement	1560	\$0.05	\$78.00
Garage	624	\$0.05	\$31.20
Total fees			\$179.45

Source: Boone County Planning and Building Inspection Department

Fees for the same residence using the Department’s type of construction method increase to \$270.64, as shown below.

Table 19

Building Permit Fees Using Current Fee Schedule					
	Square Feet	Gross Area Multiplier (Cost Per Square)	Type of Construction Factor	Permit Fee Multiplier	Fees
Residence	1405	\$72	0.68	0.0027	\$185.73
Basement	1560	\$72	0.2	0.0027	\$60.65
Garage	624	\$72	0.2	0.0027	\$24.26
Total fees					\$270.64

Source: Boone County Planning and Building Inspection Department

The type of construction factor is based on the use group of the structure, such as a one- and two-family residence, and the construction material used in the structure, such as brick or wood. The permit fee multiplier is 75% of the Planning and Building Inspection Department’s annual budget divided by the total annual construction value in the county.

Therefore, building permit fees adopted by the County had the effect of increasing fees paid by builders of a 1,405 single family residence with a basement and garage by about \$91.19 or a 50% percent increase.

County Revenues from Building Permits

Boone County received the following revenues from building permits over the past ten years.

Table 20

Boone County Revenues From Building Permits	
Fiscal Year	Revenues
2003	\$100,376
2002	\$103,133
2001	\$99,108
2000	\$111,272
1999	\$110,195
1998	\$92,983
1997	\$103,997
1996	\$151,655
1995	\$189,267
1994	\$194,452
Total	\$1,256,439

Source: Boone County Planning and Building
Inspection Department

The assessed value of residential and commercial development in Boone County is discussed next.

ASSESSED VALUATION OF PROPERTY IN COLUMBIA AND BOONE COUNTY

The assessed valuation of residential, agricultural and commercial real estate, personal property, and state assessed property in the City of Columbia and outside Columbia in Boone County are presented in this section beginning with assessed property in the city of Columbia.

City of Columbia

Assessed Valuation of All Property

The assessed valuation for property located in the city of Columbia is shown below.

Table 21

Assessed Valuations In the City of Columbia						
Year	Real Estate			Personal Property	State Assessed	Total
	Residential	Agricultural	Commercial			
2004	\$609,729,928	\$4,948,299	\$324,552,296	\$212,783,204	\$6,625,558	\$1,158,639,285
2003	\$575,501,127	\$5,276,496	\$310,254,857	\$217,649,475	\$6,967,420	\$1,115,649,375
2002	\$551,166,996	\$5,121,533	\$298,495,733	\$206,788,704	\$6,486,398	\$1,068,059,364
2001	\$528,526,031	\$5,428,871	\$268,575,897	\$211,324,296	\$6,486,794	\$1,020,341,889
2000	\$474,324,365	\$5,501,967	\$259,518,847	\$204,214,788	\$5,072,034	\$948,632,001
1999	\$452,628,876	\$5,213,609	\$256,999,621	\$190,394,191	\$5,518,830	\$910,755,127
1998	\$435,453,868	\$5,338,778	\$248,131,325	\$176,474,738	\$4,755,062	\$870,153,771
1997	\$415,268,544	\$5,158,289	\$237,190,732	\$164,951,921	\$5,101,533	\$827,671,019
1996	\$324,748,326	\$952,997	\$213,099,472	\$153,771,094	\$4,519,144	\$697,091,033
1995	\$308,544,805	\$755,916	\$202,319,415	\$128,312,503	\$3,282,682	\$643,215,321

Source: Boone County Clerk

As shown above, the valuation of property in the city of Columbia increased by \$515.4 million or 80% over the past ten years.

Assessed Valuation of Residential and Commercial Property

The total assessed valuation of the residential and commercial property portion of property is shown on the following page.

Table 22

Assessed Valuations of Residential and Commercial Property In the City of Columbia			
Year	Residential	Commercial	Total
2004	\$609,729,928	\$324,552,296	\$934,282,224
2003	\$575,501,127	\$310,254,857	\$885,755,984
2002	\$551,166,996	\$298,495,733	\$849,662,729
2001	\$528,526,031	\$268,575,897	\$797,101,928
2000	\$474,324,365	\$259,518,847	\$733,843,212
1999	\$452,628,876	\$256,999,621	\$709,628,497
1998	\$435,453,868	\$248,131,325	\$683,585,193
1997	\$415,268,544	\$237,190,732	\$652,459,276
1996	\$324,748,326	\$213,099,472	\$537,847,798
1995	\$308,544,805	\$202,319,415	\$510,864,220

Source: Boone County Clerk

As shown above, the valuation of residential property in the city of Columbia increased by \$301.1 million or 98% over the past ten years, while the valuation of commercial property increased by \$122.2 million or by 60%. Overall, the assessed valuation of residential and commercial property in the city increased by 60% over the past ten years or by \$423.4 million.

Assessed Valuation of New Residential and Commercial Construction Added to Tax Rolls

The assessed valuation of new residential and commercial construction added to City of Columbia tax rolls each year over the ten year period 1994 through 2003 is shown on the following page.

Table 23

Assessed Valuation of New Residential and Commercial Construction Added to City of Columbia Tax Rolls Each Year, 1994-2003			
Year	Residential	Commercial	Total
2003	\$21,507,747	\$8,157,055	\$29,664,802
2002	\$21,220,695	\$27,845,914	\$49,066,609
2001	\$19,038,682	\$8,715,600	\$27,754,282
2000	\$18,267,827	\$8,862,972	\$27,130,799
1999	\$15,900,536	\$10,433,942	\$26,334,478
1998	\$18,551,714	\$12,557,098	\$31,108,812
1997	\$13,375,418	\$12,794,412	\$26,169,830
1996	\$13,375,418	\$12,794,412	\$26,169,830
1995	\$17,157,516	\$6,482,685	\$23,640,201
1994	\$12,297,224	\$4,933,603	\$17,230,827
Total	\$170,692,777	\$113,577,693	\$284,270,470

Source: Boone County Assessor for years 1998-2003 and 1994-1996
 Impact DataSource estimated new construction for
 1997 to be about the same as construction for 1996.

Boone County

Assessed Valuation of All Property

The assessed valuation for property located in Boone County, including property in Columbia, is shown on the following page.

Table 24

Assessed Valuation of Property In the Boone County						
Year	Real Estate			Personal Property	State Assessed	Total
	Residential	Agricultural	Commercial			
2004	\$930,604,044	\$21,511,860	\$372,213,857	\$316,264,354	\$33,848,198	\$1,674,442,313
2003	\$885,006,221	\$21,565,311	\$355,194,583	\$331,539,757	\$33,157,009	\$1,626,462,881
2002	\$849,143,942	\$21,240,335	\$341,147,386	\$318,306,177	\$31,877,923	\$1,561,715,763
2001	\$816,991,467	\$21,409,039	\$309,215,890	\$324,415,743	\$35,426,571	\$1,507,458,710
2000	\$732,963,700	\$21,367,966	\$298,173,619	\$315,782,804	\$31,701,039	\$1,399,989,128
1999	\$700,879,803	\$20,823,407	\$292,868,995	\$288,330,611	\$31,134,255	\$1,334,037,071
1998	\$673,868,851	\$20,891,367	\$281,238,513	\$266,739,646	\$28,055,971	\$1,270,794,348
1997	\$644,756,366	\$20,774,069	\$269,212,600	\$253,530,761	\$28,516,469	\$1,216,790,265
1996	\$494,892,904	\$16,242,525	\$242,054,588	\$238,792,606	\$27,894,061	\$1,019,876,684
1995	\$430,789,642	\$15,391,908	\$238,655,613	\$180,349,991	\$23,039,434	\$888,226,588

Source: Boone County Clerk and Boone County Assessor

As shown above, the valuation of property in Boone County increased by \$786.2 million or 88.9% over the past ten years.

Assessed Valuation of Residential and Commercial Property

The total assessed valuation of the residential and commercial property portion of property in Boone County is shown below.

Table 25

Assessed Valuation of Residential and Commercial Property in Boone County			
Year	Residential	Commercial	Total
2004	\$930,604,044	\$372,213,857	\$1,302,817,901
2003	\$885,006,221	\$355,194,583	\$1,240,200,804
2002	\$849,143,942	\$341,147,386	\$1,190,291,328
2001	\$816,991,467	\$309,215,890	\$1,126,207,357
2000	\$732,963,700	\$298,173,619	\$1,031,137,319
1999	\$700,879,803	\$292,868,995	\$993,748,798
1998	\$673,868,851	\$281,238,513	\$955,107,364
1997	\$644,756,366	\$269,212,600	\$913,968,966
1996	\$494,892,904	\$242,054,588	\$736,947,492
1995	\$430,789,642	\$238,655,613	\$669,445,255

Source: Boone County Clerk

As shown on the previous page, the valuation of residential property in Boone County increased by \$499.8 million or 116% over the past ten years, while the valuation of commercial property increased by \$133.5 million or by 56%. Overall, the assessed valuation of residential and commercial property in the county increased by 95% over the past ten years or by \$633.3 million.

Assessed Valuation of New Residential and Commercial Construction Added to Tax Rolls

The assessed valuation of new residential and commercial construction added to Boone County tax rolls each year over the ten year period 1994 through 2003 is shown below.

Table 26

Assessed Valuation of New Residential and Commercial Construction Added to Boone County Tax Rolls Each Year, 1994-2003			
Fiscal Year	Residential	Commercial	Total
2003	\$32,847,364	\$9,548,149	\$42,395,513
2002	\$30,964,703	\$28,948,259	\$59,912,962
2001	\$29,119,524	\$10,073,866	\$39,193,390
2000	\$28,349,849	\$11,286,192	\$39,636,041
1999	\$25,186,765	\$13,005,670	\$38,192,435
1998	\$27,088,887	\$13,399,418	\$40,488,305
1997	\$20,486,769	\$13,958,816	\$34,445,585
1996	\$20,486,769	\$13,958,816	\$34,445,585
1995	\$24,650,775	\$8,061,376	\$32,712,151
1994	\$19,018,615	\$5,424,202	\$24,442,817
Total	\$258,200,020	\$127,664,764	\$385,864,784

Source: Boone County Assessor for years 1998-2003 and 1994-1996
Impact DataSource estimated new construction for
1997 to be about the same as construction for 1996.

A discussion of the history of assessed valuation contrasted to historical demographic and economic growth rates in the area is next.

HISTORY OF ASSESSED VALUATION CONTRASTED TO HISTORICAL GROWTH RATES AND OTHER COMPARISONS OF GROWTH RATES

This report section presents the assessed valuation of property on tax rolls compared to historical demographic and economic growth rates and other comparisons of growth rates. First are some comparisons of growth rates for the City of Columbia followed by some comparisons for Boone County.

Columbia

Some Columbia demographic and City financial data for 1995 and 2004 are shown on the following page.

Table 27

Some Columbia Demographic and Financial Data				
1995 and 2004				
	<u>Year</u>		Percent of Total Growth 1995 to 2004	Average Annual Growth
	1995	2004		
Population (1)	75,415	90,066	19.43%	1.9%
City revenues:				
General Fund	\$34,060,178			
City General	\$4,886,469			
Enterprise Funds	\$81,054,641			
Internal Service Fund	\$6,658,764			
Total revenues (2)	\$126,660,052	\$229,975,609	82%	8.2%
City revenues per person (3)	\$1,680	\$2,553	52%	5.2%
Household income (1) (4)	\$29,645	\$30,778	4%	0.4%
Jobs in the community (1) (5)	75,684	88,800	17%	1.7%
Assessed valuation of property in the city (6)	\$510,864,220	\$934,282,224	83%	8.3%
Business licenses (1) (7)	3,873	4,521	16.7%	1.7%

Source: (1) City of Columbia Ten Year Revenue, Expenditure and Financial Trend Manual FY 1995-FY2004

(2) Total appropriated revenues and expenditures for 1995 are from Annual Budgets, City of Columbia, Columbia, Missouri dated October 1, 1995 and October 1, 2004. Total appropriated revenues and expenditures shown for 2004 are estimated All Funds Revenue and Overall Budget Summary expenditures shown in the City's 2005 annual budget.

(3) City revenues divided by population

(4) Median Household Effective Buying Income

(5) These jobs in the community or the civilian labor force includes the number of workers that are unemployed and workers in jobs. Together this is considered the City's employment base.

(6) Assessed valuation obtained from the Boone County Clerk.

(7) The number of business license accounts on file with the City of Columbia.

Growth in City Revenues Compared to Population Growth

As shown above, City of Columbia revenues increased by 82% -- from \$126 million to \$229 million -- over the past ten years, 1995-2004, or by about 8.2% a year, while population in the city increased by 19.43% -- from 75,415 to an estimated 90,066 or about 1.9% a year.

Growth in Assessed Valuation Compared to Population Growth

As shown on the previous page, assessed valuation of property in the City increased by 83% -- from \$510 million to \$934 million according to the Boone County Clerk -- over the past ten years, 1995-2004, or by about 8.3% a year, while population in the city increased by 19.43% -- from 75,415 to an estimated 90,066 or about 1.9% a year.

City Revenues per Person in 1995 Compared to 2005

As shown on the previous page, City revenues per person in 1995 were \$1,680 compared to \$2,553 in 2004. This represents a 52% increase or an average annual increase of 5.2%.

Growth in Household Effective Buying Income Compared to Growth in Population

As shown on the previous page, average household income in the City increased by 14% -- from \$29,645 to \$30,778 -- over the past ten years, 1995-2004, or by about .4% a year, while population in the city increased by 19.43% -- from 75,415 to an estimated 90,066 or about 1.9% a year.

Growth in Business Licenses 1995 Compared to 2005

As shown on the previous page, there were 4,521 business licenses accounts in the City in 2004 compared to 3,873 in 1995. This represents a 16.7% increase or an average annual increase of 1.7%.

Boone County

Assessed Valuations

The assessed valuation of property on tax rolls in Boone County increased from \$888.2 million in 1995 to \$1.6 billion in 2004, as shown on the following page. This represents a \$786.2 million or 88.5% increase over the past ten years or an average annual increase of 8.9%.

Table 28

Assessed Valuation of Property In the Boone County						
Year	Real Estate			Personal Property	State Assessed	Total
	Residential	Agricultural	Commercial			
2004	\$930,604,044	\$21,511,860	\$372,213,857	\$316,264,354	\$33,848,198	\$1,674,442,313
2003	\$885,006,221	\$21,565,311	\$355,194,583	\$331,539,757	\$33,157,009	\$1,626,462,881
2002	\$849,143,942	\$21,240,335	\$341,147,386	\$318,306,177	\$31,877,923	\$1,561,715,763
2001	\$816,991,467	\$21,409,039	\$309,215,890	\$324,415,743	\$35,426,571	\$1,507,458,710
2000	\$732,963,700	\$21,367,966	\$298,173,619	\$315,782,804	\$31,701,039	\$1,399,989,128
1999	\$700,879,803	\$20,823,407	\$292,868,995	\$288,330,611	\$31,134,255	\$1,334,037,071
1998	\$673,868,851	\$20,891,367	\$281,238,513	\$266,739,646	\$28,055,971	\$1,270,794,348
1997	\$644,756,366	\$20,774,069	\$269,212,600	\$253,530,761	\$28,516,469	\$1,216,790,265
1996	\$494,892,904	\$16,242,525	\$242,054,588	\$238,792,606	\$27,894,061	\$1,019,876,684
1995	\$430,789,642	\$15,391,908	\$238,655,613	\$180,349,991	\$23,039,434	\$888,226,588

Source: Boone County Clerk and Boone County Assessor

Other measures of growth in the County are presented next.

Demographic, Economic and Other Measures of Growth in the Boone County

In addition to growth in the assessed valuation of property in the county, other measures of growth in the county include of the following:

- Population,
- Employment,
- Total wages,
- Personal disposable income,
- Retail sales, and
- Bank deposits.

Each of these is discussed below.

Population

The population of Boone County increased from 125,520 in 1995 to an estimated 143,225 in 2004 – an increase of 14.1% or an average annual increase of 1.4%, as shown on the following page.

Table 29

Population Boone County 1995-2004	
Year	Population
Estimated 2004	143,225
2003	141,122
2002	139,336
2001	137,377
2000	135,825
1999	134,081
1998	132,601
1997	130,981
1996	128,366
1995	125,520
Average annual increase from 1995-2004	1.4%

Source: Boone County Comprehensive Annual Financial Report, December 31, 2003/US Census Bureau; Missouri Office of Administration, Division of Budget & Planning, State Demographer and Impact DataSource estimates for 2004

Employment

The average employment in Boone County increased from about 67,288 in 1995 to an estimated 74,500 in 2004 – an 11% increase or an average annual increase of 1.1%, as shown on the following page.

Table 30

Number of Workers Boone County 1995-2004	
Year	Average Employment
2003	75,048
2002	75,845
2001	75,754
2000	75,752
1990	57,533
Estimated 1995	67,288
Estimated 2004	74,500
Average annual increase from 1995-2004	1.1%

Source: Missouri Economic Research and Information Center, Missouri Department of Economic Development for 1990 and 2000-2003. Impact DataSource estimates for 1995 and 2004

Total Wages

Total annual wages paid to workers in Boone County increased from an estimated \$1.6 billion in 1995 to \$2.3 billion in 2004 – an increase \$731 million or 45% for an average annual increase of 4.5%, as shown on the following page.

Table 31

Total Wages Paid in Boone County 1995-2004	
Year	Total Wages
2000	\$2,072,842,190
1990	\$1,113,606,792
Estimated 1995	\$1,623,469,049
Estimated 2004	\$2,354,982,213
Average annual increase from 1995-2004	4.5%

Source: Missouri Economic Research and Information Center, Missouri Department of Economic Development for 1990 and 2000. Impact DataSource estimates for 1995 and 2004.

Personal Disposable Income

Personal disposable income of households in Boone County rose by an average annual rate of 1.8% from 1995-2004 or from an estimated \$2.1 million in 1995 to \$2.5 million in 2004, as shown on the following page.

Table 32

Personal Disposal Income	
1995-2004	
<i>(Shown in Thousands of Dollars)</i>	
Year	In Boone County
2002	\$2,452,045
2001	\$2,526,758
2000	\$2,414,503
1999	\$2,249,213
Estimated 1995	\$2,124,660
Estimated 2004	\$2,507,893
Average annual increase from 1995-2004	1.8%

Source: Regional Economic Development Inc.
 Impact DataSource estimates for other years
 based on percent of increases in 1999-2002

Personal disposable income, also referred to as effective buying income or after-tax income, is personal income less personal tax and non-tax payments and represents money available to a family to spend in the county.

Retail Sales

Retail sales in Boone County have increased by about 1.19% a year – from an estimated \$1.9 billion in 1995 to an estimated \$2.1 billion in 2004 -- as shown on the following page.

Table 33

Retail Sales	
1995-2004	
<i>(Shown in Thousands of Dollars)</i>	
Year	In Boone County
2002	\$2,101,753
2001	\$2,016,926
2000	\$2,104,565
1999	\$2,010,678
Estimated 1995	\$1,921,138
Estimated 2004	\$2,149,623
Average annual increase from 1995 to 2004	1.19%

Source: Regional Economic Development Inc. for 1999-2002 and Impact DataSource estimates for other years based on percent of increases in 1999-2002.

Bank Deposits

Bank deposits in Boone County increased from \$1.4 billion in 1995 to an estimated \$2.0 billion in 2004 – an increase \$590 million or 40% increase for an average annual increase of 4%, as shown on the following page.

Table 34

Bank Deposits in Boone County 1996-2003	
Year	Amount of Deposits
2003	\$2,008,654,391
2002	\$1,900,929,716
2001	\$1,823,428,313
2000	\$1,685,533,892
1999	\$1,605,550,387
1998	\$1,591,437,746
1997	\$1,569,273,980
1996	\$1,467,822,225
1995	\$1,462,308,283
1994	\$1,648,884,094
1995	\$1,462,308,283
Estimated 2004	\$2,052,481,255
Average annual increase from 1995-2004	4%

Source: Boone County Comprehensive Annual Financial Report, for the year ending December 31, 2003 and Impact DataSource estimate for 2004 based on annual increases in previous years

Assessed Valuation Compared to Historical Growth in Boone County

As discussed before, the assessed valuation of property on tax rolls in Boone County increased from \$888.2 million in 1995 to \$1.6 billion in 2004, as shown below. This represents a \$786.2 million or 88.5% increase over the past ten years or an average annual increase of 8.9%.

A comparison of the historical growth in assessed valuation to growth rates demographic and other economic conditions is shown on the next page.

Table 35

Rates of Growth of Assessed Valuation Compared to Growth in Demographic and Other Economic Conditions in Boone County During 1995-2004	
	Rate of Annual Growth
Assessed valuation	8.85%
Total wages	4.51%
Bank deposits	4.04%
Personal disposable income	1.80%
Population	1.41%
Retail sales	1.19%
Employment	1.07%

Source: Table prepared using information shown on previous pages

As shown above, the average annual growth in assessed valuation of 8.9% over the past ten years exceed the rates of growth in demographic and other economic conditions in Boone County over the past several years.

Some details on building permits issued by the City of Columbia and Boone County over the past ten years are presented next.

BUILDING PERMITS ISSUED

This report section presents the number and valuation of building permits issued by the City of Columbia and by Boone County over the past ten years.

The City of Columbia Department of Public Works issues building permits for construction projects within the city. The Boone County Planning and Building Inspection Department issues building permits for all other areas of the county. Neither the City nor the County, however, issues permits construction projects on the University of Missouri campus or for state highway projects.

City of Columbia Building Permits

The city issues building permits for new residential construction for the following categories of permits:

- Single-family,
- Two-family,
- Three or four-family, and
- Five or more family.

In addition, permits are issued for non-residential or commercial construction including the following types of structures:

- Hotels and motels,
- Non-housekeeping shelter,
- Amusement and recreational facilities,
- Churches and religious buildings,
- Industrial facilities,
- Parking garages (public),
- Service stations,
- Hospitals and institutional facilities,
- Office, banks, and professional buildings,
- Public works and utilities,
- Schools and educational buildings
- Stores and customer services buildings,
- Other non-residential buildings, and
- Structures other than buildings.

In addition, the City issues building permits for construction additions and alterations in the following categories:

- Residential,
- Non-residential, and
- Garages.

Further, permits are issued for demolitions.

Residential Building Permits

Over the past ten years the City of Columbia issued the following building permits for new single and multi-family construction or housing starts:

Table 36

Single and Multi-Family Residential Building Permits Issued by the City of Columbia Over the Past Ten Years 1995-2004						
Year	Single Family			Multi-Family		
	Number of Permits	Number of Units	Estimated Valuation	Number of Permits	Number of Units	Estimated Valuation
2004	1126	1126	\$157,124,951	207	959	\$60,188,560
2003	919	919	\$128,066,667	173	763	\$45,441,755
2002	743	743	\$103,119,361	101	641	\$35,728,692
2001	635	635	\$87,092,682	29	112	\$6,040,500
2000	530	530	\$58,772,270	54	350	\$15,371,783
1999	593	593	\$64,425,806	58	179	\$8,821,522
1998	550	550	\$52,435,758	97	183	\$9,769,008
1997	432		\$52,606,872			
1996	516	516	\$62,908,777	246	671	\$29,215,011
1995	481	481	\$55,401,332	148	419	\$17,407,382
Total	6,525	6,093	\$821,954,476	1,113	4,277	\$227,984,213

Source: Table prepared using information obtained from the City of Columbia Department of Public Works. Information on multi-family housing permits not available for 1997

In total, during the past ten years, the City issued 7,638 building permits for 10,370 new residential units or housing starts with a total estimated value of \$1.0 billion as shown on the following page.

Table 37

Summary of Residential Building Permits Issued by the City of Columbia 1995-2004			
Year	Number of Permits	Number of Units	Estimated Valuation
2004	1333	2085	\$217,313,511
2003	1092	1682	\$173,508,422
2002	844	1384	\$138,848,053
2001	664	747	\$93,133,182
2000	584	880	\$74,144,053
1999	651	772	\$73,247,328
1998	647	733	\$62,204,766
1997	432	0	\$52,606,872
1996	762	1187	\$92,123,788
1995	629	900	\$72,808,714
Total	7,638	10,370	\$1,049,938,689

Source: Table prepared using information obtained from the City of Columbia Department of Public Works

Non-residential Building Permits and Permits for Additions and Alterations

During the past ten years, the City issued 670 building permits for new non-residential or commercial construction with a value of \$398.7 million, 7,674 permits with a value of \$289 million for additions and alterations to residential, non-residential and garages and 362 demolition permits with a value of \$50,900. These permits are detailed below.

Table 38

Non-Residential and Additions and Alterations Building Permits Issued by the City of Columbia Over the Past Ten Years 1995-2004						
Year	Non-Residential		Additions and Alterations		Demolition	
	Number of Permits	Estimated Valuation	Number of Permits	Estimated Valuation	Number of Permits	Estimated Valuation
2004	92	\$61,129,147	886	\$37,324,863	38	
2003	65	\$54,380,874	741	\$53,253,816	26	
2002	63	\$42,726,134	880	\$30,579,910	41	
2001	59	\$39,623,158	814	\$27,551,883	44	
2000	72	\$38,191,709	778	\$37,365,972	27	
1999	88	\$30,041,938	873	\$29,892,787	73	\$32,400
1998	106	\$51,385,845	802	\$17,620,710	50	\$18,500
1997						
1996	55	\$32,534,506	956	\$22,408,297	29	
1995	70	\$48,722,821	944	\$33,661,900	34	
Total	670	\$398,736,132	7,674	\$289,660,138	362	\$50,900

Source: Table prepared using information obtained from the City of Columbia Department of Public Works. Information on non-residential, additions and alterations not available for 1997.

Total Number of Building Permits Issued

As shown on the following page, the City issued 16,344 building permits over the past ten years.

Table 39

Summary of the Number of Building Permits Issued by the City of Columbia 1995-2004					
Year	Residential	Non-Residential	Additions/ Alterations	Demolitions	Total
2004	1,333	92	886	38	2,349
2003	1,092	65	741	26	1,924
2002	844	63	880	41	1,828
2001	664	59	814	44	1,581
2000	584	72	778	27	1,461
1999	651	88	873	73	1,685
1998	647	106	802	50	1,605
1997	432				1,773
1996	762	55	956	29	1,802
1995	629	70	944	34	1,677
Total	7,638	670	7,674	362	16,344

Source: Table prepared using information obtained from the City of Columbia Department of Public Works. Data for non-residential, additions and renovations, and demolitions not available for 1997.

Estimated Valuation of Building Permits Issued

As shown on the following page, the City of Columbia issued building permits to projects have an estimated valuation of \$1.7 billion over the past ten years.

Table 40

Summary of the Estimated Valuation of Projects for Building Permits Issued by the City of Columbia 1995-2004					
Year	New Residential	New Non-Residential	Additions/Alterations	Demolitions	Total
2004	\$217,313,511	\$61,129,147	\$37,324,863	\$0	\$315,767,521
2003	\$173,508,422	\$54,380,874	\$53,253,816	\$0	\$281,143,112
2002	\$138,848,053	\$42,726,134	\$30,579,910	\$0	\$212,154,097
2001	\$93,133,182	\$39,623,158	\$27,551,883	\$0	\$160,308,223
2000	\$74,144,053	\$38,191,709	\$37,365,972	\$0	\$149,701,734
1999	\$73,247,328	\$30,041,938	\$29,892,787	\$32,400	\$133,214,453
1998	\$62,204,766	\$51,385,845	\$17,620,710	\$18,500	\$131,229,821
1997	\$52,606,872				\$189,740,986
1996	\$92,123,788	\$32,534,506	\$22,408,297	\$0	\$147,066,591
1995	\$72,808,714	\$48,722,821	\$33,661,900	\$0	\$155,193,435
Total	\$1,049,938,689	\$398,736,132	\$289,660,138	\$50,900	\$1,875,519,973

Source: Table prepared using information obtained from the City of Columbia Department of Public Works. Data for non-residential, additions and renovations, and demolitions not available for 1997.

Boone Building Permits

Boone County issues building construction permits for areas of the county, excluding in the city of Columbia.

The county issues building permits for new residential construction for the following categories of permits:

- Single-family residential,
- Single-family attached,
- Two-family buildings,
- Three and four-family, and
- Five or more family.

Further, residential permits are issued for mobile homes and modular or double wide mobile homes.

Non-residential housekeeping permits are issued for hotels and motels.

Non-residential or commercial permits are issued for the following categories of new construction:

- Amusement/recreational,
- Churches/religious buildings,

- Industrial buildings,
- Public garages,
- Service stations,
- Hospitals/institutes,
- Office/professional buildings,
- Public works/utility buildings,
- School/educational buildings,
- Stores/mercantile buildings
- Other nonresidential, and
- Other structures.

In addition, the County issues building permits for construction additions and alterations in the following categories:

- Residential,
- Non-residential, and
- Residential garages.

Further, building permits are issued for miscellaneous construction projects.

Residential Building Permits

Over the past ten years Boone County issued building permits for new single and multi-family construction or housing starts, as shown on the following page:

Table 41

Building Permits for New Single and Multi-Family Residential Construction Issued by Boone County Over the Past Ten Years, 1995-2004				
Year	Single Family Residential and Single Family Attached		Multi-Family	
	Number of Permits	Estimated Valuation	Number of Permits	Estimated Valuation
2004	383	\$57,265,180	26	\$3,005,455
2003	368	\$52,425,393	10	\$930,000
2002	331	\$42,642,750	6	\$670,000
2001	367	\$47,147,344	10	\$1,312,000
2000	310	\$40,742,433	4	\$860,000
1999	341	\$40,905,631	10	\$1,202,000
1998	340	\$38,479,346	25	\$2,242,000
1997	309	\$34,111,226	36	\$3,781,800
1996	285	\$32,330,620	44	\$3,348,000
1995	327	\$30,865,400	41	\$3,452,000
Total	3,361	\$416,915,323	212	\$20,803,255

Source: Table prepared using information obtained from the Boone County Planning and Building Inspection.

In total, during the past ten years, the County issued 3,573 building permits for new residential units or housing starts with a total estimated value of \$437.7 million as shown on the following page.

Table 42

Summary of Building Permits Issued for New Residential Construction by Boone County 1995-2004		
Year	Number of Permits	Estimated Valuation
2004	409	\$60,270,635
2003	378	\$53,355,393
2002	337	\$43,312,750
2001	377	\$48,459,344
2000	314	\$41,602,433
1999	351	\$42,107,631
1998	365	\$40,721,346
1997	345	\$37,893,026
1996	329	\$35,678,620
1995	368	\$34,317,400
Total	3,573	\$437,718,578

Source: Table prepared using information obtained from the Boone County Planning and Building Inspection Department

Mobile Homes and Modular/Double-wide Homes

During the past ten years, the County issued 1,150 building permits for the placement of mobile homes and modular/double-wide homes with an estimated value of \$39.8 million. These permits are detailed on the following page.

Table 43

Building Permits Issued for Mobile Homes and Modular/Double-wide Homes by Boone County, 1995-2004				
Year	Mobile Homes		Modular/Double-wide Homes	
	Number of Permits	Estimated Valuation	Number of Permits	Estimated Valuation
2004	35	\$491,000	47	\$3,012,625
2003	44	\$543,546	42	\$2,464,200
2002	32	\$428,300	52	\$2,839,900
2001	41	\$644,500	46	\$2,642,217
2000	58	\$932,000	74	\$3,692,719
1999	63	\$1,248,690	79	\$4,143,645
1998	70	\$1,091,100	60	\$2,860,478
1997	83	\$1,598,800	79	\$4,235,626
1996	66	\$902,200	62	\$2,669,180
1995	68	\$1,165,027	49	\$2,192,295
Total	560	\$9,045,163	590	\$30,752,885

Source: Table prepared using information obtained from the Boone County Planning and Building Inspection Department

Residential Non-Housekeeping (Motels) Building Permits, Non-residential (Commercial Building Permits and Permits for Additions and Alterations

During the past ten years, the City issued 2 building permits for new residential, non-housekeeping (hotels, motels, etc.) with a value of \$470,500, 1,946 permits with a value of \$104.7 million for non-residential or commercial construction and 2,632 permits for additions/alterations of residential, non-residential and residential garages with a value of \$68 million. These permits are detailed on the following page.

Table 44

Residential Non-Housekeeping and Nonresidential Building Permits Issued by Boone County over the Past Ten Years 1995-2004						
Year	Residential Non-Housekeeping (Hotels, Motels, Other)		Non-Residential (Commercial)		Additions/ Alterations	
	Number of Permits	Estimated Valuation	Number of Permits	Estimated Valuation	Number of Permits	Estimated Valuation
2004	1	\$460,000	237	\$9,461,166	248	\$5,856,966
2003	0	\$0	168	\$10,504,400	247	\$6,507,724
2002	0	\$0	212	\$11,937,669	290	\$7,828,106
2001	0	\$0	213	\$10,211,241	297	\$10,211,241
2000	0	\$0	174	\$7,794,519	294	\$7,794,519
1999	0	\$0	189	\$13,202,309	287	\$9,045,851
1998	1	\$10,500	178	\$13,266,774	243	\$5,553,779
1997	0	\$0	174	\$7,192,635	276	\$5,712,940
1996	0	\$0	210	\$10,271,561	221	\$4,491,062
1995	0	\$0	191	\$10,888,034	229	\$5,005,139
Total	2	\$470,500	1,946	\$104,730,308	2,632	\$68,007,327

Source: Table prepared using information obtained from the Boone County Planning and Building Inspections Department

Mobile Homes and Modular/Double-wide Homes

During the past ten years, the County issued 3,276 miscellaneous building permits with an estimated value of \$2 million, as shown on the following page.

Table 45

Miscellaneous Building Permits Issued by Boone County 1995-2004		
Year	Number of Permits	Estimated Valuation
2004	278	\$175,986
2003	274	\$112,515
2002	270	\$154,714
2001	306	\$264,597
2000	349	\$272,912
1999	366	\$435,746
1998	346	\$229,181
1997	348	\$140,233
1996	366	\$117,170
1995	373	\$97,265
Total	3,276	\$2,000,319

Source: Table prepared using information obtained from the Boone County Planning and Building Inspections Department

Total Number of Building Permits Issued

As shown on the following page, the County issued 12,579 total building permits over the past ten years.

Table 46

Summary of the Number of Building Permits Issued by Boone County 1995-2004							
Year	New Residential Construction	Mobile Homes	Residential Non- Housekeeping (Motels)	Non- Residential (Commercial)	Additions/ Alterations	Misc.	Total
2004	409	82	1	237	248	278	1,255
2003	378	86	0	168	247	274	1,153
2002	337	84	0	212	290	270	1,193
2001	377	87	0	213	297	306	1,280
2000	314	132	0	174	294	349	1,263
1999	351	142	0	189	287	366	1,335
1998	365	130	1	178	243	346	1,263
1997	345	162	0	174	276	348	1,305
1996	329	128	0	210	221	366	1,254
1995	368	117	0	191	229	373	1,278
Total	3,573	1,150	2	1,946	2,632	3,276	12,579

Source: Table prepared using information obtained from the Boone County Planning and Building Inspections Department

Estimated Valuation of Building Permits Issued

As shown on the following page, Boone County issued building construction permits to projects that had an estimated valuation of \$652.7 million over the past ten years.

Table 47

Summary of the Estimated Valuation of Projects for Which Building Permits Were Issued by the Boone County 1995-2004							
Year	New Residential Construction	Mobile Homes	Residential Non-Housekeeping (Motels)	Non-Residential (Commercial)	Additions/Alterations	Misc.	Total
	2004	\$60,270,635	\$3,503,625	\$460,000	\$9,461,166	\$5,856,966	\$175,986
2003	\$53,355,393	\$3,007,746	\$0	\$10,504,400	\$6,507,724	\$112,515	\$73,487,778
2002	\$43,312,750	\$3,268,200	\$0	\$11,937,669	\$7,828,106	\$154,714	\$66,501,439
2001	\$48,459,344	\$3,286,717	\$0	\$10,211,241	\$10,211,241	\$264,597	\$72,433,140
2000	\$41,602,433	\$4,624,719	\$0	\$7,794,519	\$7,794,519	\$272,912	\$62,089,102
1999	\$42,107,631	\$5,392,335	\$0	\$13,202,309	\$9,045,851	\$435,746	\$70,183,872
1998	\$40,721,346	\$3,951,578	\$10,500	\$13,266,774	\$5,553,779	\$229,181	\$63,733,158
1997	\$37,893,026	\$5,834,426	\$0	\$7,192,635	\$5,712,940	\$140,233	\$56,773,260
1996	\$35,678,620	\$3,571,380	\$0	\$10,271,561	\$4,491,062	\$117,170	\$54,129,793
1995	\$34,317,400	\$3,357,322	\$0	\$10,888,034	\$5,005,139	\$97,265	\$53,665,160
Total	\$437,718,578	\$39,798,048	\$470,500	\$104,730,308	\$68,007,327	\$2,000,319	\$652,725,080

Source: Table prepared using information obtained from the Boone County Planning and Building Inspections Department

Total Building Permits in Columbia and Boone County over the Past Ten Years

Over the past ten years, 1995-2004, the City of Columbia and Boone County issued 28,923 building permits for projects in the city and county. This included 13,943 new housing starts, as shown on the following page.

Table 48

Number of Building Permits Issued by the City of Columbia and Boone County over the Past Ten Years, 1995-2004			
	City of Columbia	Boone County	Total
New residential construction: (Housing starts)			
Building permits	7,638	3,573	11,211
Number of units	10,370		10,370
Mobile, modular and double-wide homes		1,150	1,150
Commercial construction including motels	670	1,948	2,618
Additions and alterations	7,674	2,632	10,306
Demolitions	362		362
Miscellaneous		3,276	3,276
Total permits	16,344	12,579	28,923
Total new housing units/housing starts	10,370	3,573	13,943

Source: City of Columbia and Boone County

The estimated valuation of construction projects for which the City of Columbia and Boone County issued building permits totaled \$2.3 billion over the past ten years, 1995-2004. This included \$1.4 billion for new single- and multi-family residential housing and \$503.9 million for new commercial construction, as shown on the following page.

Table 49

Estimated Valuation of Building Permits Issued by the City of Columbia and Boone County over the Past Ten Years, 1995-2004			
	City of Columbia	Boone County	Total
New residential construction (Housing starts)	\$1,049,938,689	\$437,718,578	\$1,487,657,267
Mobile, modular and double-wide homes		\$39,798,048	\$39,798,048
Commercial construction, including motels	\$398,736,132	\$105,200,808	\$503,936,940
Additions and alterations	\$289,660,138	\$68,007,327	\$357,667,465
Demolitions	\$50,900		\$50,900
Miscellaneous		\$2,000,319	\$2,000,319
Total	\$1,738,385,859	\$652,725,080	\$2,391,110,939

Source: City of Columbia and Boone County

A schedule of building permits issued by the City of Columbia and Boone County over the past ten years is shown on Appendix D.

A discussion of the University of Missouri – Columbia construction projects over the past ten years is next.

UNIVERSITY OF MISSOURI - COLUMBIA CONSTRUCTION PROJECTS

Details on construction projects at the University of Missouri – Columbia are presented in this section.

Construction projects on the University of Missouri – Columbia campus totaled \$750 million over the past ten years, 1995-2004, as shown below.

Table 50

University of Missouri - Columbia Construction Projects 1995-2004	
Year	Total
2004	\$210,335,957
2003	\$48,936,247
2002	\$109,879,017
2001	\$22,666,483
2000	\$45,199,963
1999	\$85,336,552
1998	\$114,364,913
1997	\$55,790,679
1996	\$35,719,925
1995	\$21,888,491
Total	\$750,118,227

Source: University of Missouri

Some recently completed projects and projects in design or construction include the following:

- Outdoor Tennis Courts,
- Botanic Garden Projects:
 - Perennial Phlox Garden,
 - Peony Garden,
 - Asiatic & Oriental Lily Garden,
 - Hosta Collection,
 - Container Garden at South Jesse Plaza,
 - Life Sciences Discovery Garden, ,

- Native Missouri Tree Collection
- Mizzou Sports Arena,
- Life Sciences Center,
- Student Recreation Center Expansion,
- Virginia Avenue Housing and Dining Facility,
- College Avenue Bridge,
- College Avenue Housing,
- East/West Pedestrian Mall,
- Dalton Research Center Expansion/Renovation,
- McKee Addition/Renovation,
- Southwest Campus Housing,
- National Swine Research & Resource Center,
- Regional Biocontainment Laboratory,
- Technology Incubator Center,
- Donald W. Reynolds Journalism Institute,
- Tom Taylor Addition, and
- Mick Deaver Drive realignment.

A proposed \$175 million Health Sciences Research Center would position the University of Missouri to complete the last step in the development of Ellis Fischel Cancer Center as a National Cancer Institute-designated Comprehensive Cancer Center. To be located east of University Hospital on the site of an existing parking garage, the new research facility will increase the university's research-hub profile and create far-reaching opportunities for commercialization of intellectual property.¹⁶

A complete list of construction projects on the University of Missouri – Columbia campus from 1994 to 2004 is on Appendix E.

A discussion of public expenditures to fund new public facilities including police and fire stations, libraries and schools is next

¹⁶ University of Missouri, <http://www.cf.missouri.edu/masterplan/prjcthome/planned/hsrc/hsrc.html>

PUBLIC EXPENDITURES FOR NEW SCHOOLS, LIBRARIES AND POLICE AND FIRE STATIONS

Public expenditures to fund new public facilities including police and fire stations, libraries and schools are presented in this section.

Schools

There are five public school districts in Boone County. These are the following:

- Columbia 93,
- Hallsville R-IV,
- Centralia R-VI,
- Harrisburg R-VIII,
- Southern Boone County R-I and
- Sturgeon R-V.

The amounts spent by each of the school districts over the past ten years to primarily acquire, construct, improve, extend, repair, and renovate, new and existing school facilities are discussed below

Columbia Public Schools

During 1994-2003, the school district had expenditures for new or existing school facilities as shown on the next page.

Table 51

Expenditures for Facilities Columbia School District 1995-2004				
School Year	Facilities Acquisition and Development Services	Land and Site Improvements	Building Improvements and Renovations	Total Facilities Cost
1994-1995		\$108,078	\$10,549,155	\$10,657,233
1995-1996		\$293,582	\$3,795,059	\$4,088,641
1996-1997		\$55,022	\$8,228,337	\$8,283,359
1997-1998		\$25,921	\$977,943	\$1,003,864
1998-1999		\$40,000	\$5,553,614	\$5,593,614
1999-2000		\$77,812	\$9,234,715	\$9,312,527
2000-2001		\$742,036	\$9,604,211	\$10,346,247
2001-2002	\$15,292,782			\$15,292,782
2002-2003	\$10,625,038			\$10,625,038
2003-2004	\$12,446,394			\$12,446,394
Total	\$38,364,214	\$1,342,451	\$47,943,034	\$87,649,699

Source: Columbia School District and Missouri Department of Elementary and Secondary Education, School Finance Section

Some of these new facilities or improvements to existing facilities in Columbia include the following:

- Lange Middle School (1996-97),
- Addition Derby Ridge Elementary (1998-1999),
- RBHS addition (1999-2000),
- Renovations at 12 schools, HHS/RBHS Tracks, Middle School additions (2000-2001),
- Paxton Keeley, new elementary school (2001-2002),
- HHS addition and renovations (2002-2003), and
- Renovations at OJHS/JJHS; addition at WJHS (2003-2004).

Other School Districts in the County

Primarily during school years 2000-2001 through 2003-2004, Hallsville, Centralia, Harrisburg, Southern Boone County, and Sturgeon school districts had expenditures for new or existing school facilities as shown on the next page.

Table 52

Expenditures for Facilities at Hallsville, Centralia, Harrisburg, Southern Boone County and Sturgeon School Districts 1995-2004					
Fiscal Year	Hallsville	Centralia	Harrisburg	Southern Boone County	Sturgeon
1994-1995	\$53,603				
1995-1996	\$203,193				
1996-1997	\$125,650				
1997-1998	\$10,253				\$894,848
1998-1999	\$172,222				\$276,010
1999-2000	\$95,474				
2000-2001	\$0	\$38,700	\$1,860,902		\$515,080
2001-2002	\$361,621	\$2,699,712	\$416,018	\$249,072	\$1,791,087
2002-2003	\$2,227,715	\$0	\$19,876	\$1,955,275	
2003-2004	\$175,209	\$0		\$382,146	\$0
Total	\$3,424,940	\$2,738,412	\$2,296,796	\$2,586,493	\$3,477,025

Source: Available information on school district expenditures at the Missouri Department of Elementary and Secondary Education, School Finance Section and school districts responding to requests for data

Expenditures at the Hallsville School District were used for the following:

- Architect fees (1994-1995),
- Land, architect fees, athletic fields (199-1996),
- Architect fees and elementary classrooms (1996-1997),
- Playground improvements (1997-1998),
- Transportation service center (1998-1999),
- Architect fees and remodeling (1999-2000),
- HS gym, MS library and classroom, elementary classrooms and multipurpose building (2001-2002),
- HS gym, MS library and classroom, elementary classrooms and multipurpose building (2002-2003), and
- HS gym, MS library and classroom, elementary classrooms and multipurpose building (2003-2004).

Expenditures in other districts were similarly used to acquire, construct, improve, extend, repair, and renovate, new and existing school facilities.

Libraries

The Daniel Boone Regional Library system operates libraries in Columbia and other portions of Boone County. Centralia has its own library.

Over the past ten years, 1995-2004, the Daniel Boone Regional Library had the following expenditures for new facilities or for repairs or expansion of existing facilities:

Table 53

Expenditures for New or Existing Library Facilities		
Daniel Boone Regional Library		
1995-2004		
Year	Amount	Description of Expenditures
1995		
1996		
1997		
1998		
1999	\$347,294	Land purchased for parking at the Columbia Public Library with CPL funds
2000		
2001	\$71,868	Repair historic stone stairs at CCPL using DBRL operating funds
2002	\$21,968,001	Expansion of Columbia Public Library using general obligation bonds CPL funds
2002	\$73,172	Exterior repair and humidifier replacement at CCPL using DBRL operating funds
2002	\$144,565	Purchased bookmobile using DBRL operating funds and a donation from Friends group
2003	\$33,211	Renovation of Interior CCPL using DBRL operating funds
2003	\$305,436	Expansion of Columbia Public Library using general obligation bonds CPL funds
2004	\$947,170	Renovation of interior CCPL using DBRL operating funds
2004	\$181,201	Expansion of Columbia Public Library using general obligation bonds CPL funds
Total	\$24,071,918	

Source: Daniel Boone Regional Library

In a November 5, 1996, election, voters in Centralia approved issuing \$350,000 in general obligations bonds to acquire, construct, furnish and equip a new library building.

Police and Fire

Police protection in Boone County is provided by the Boone County Sheriff’s Department and municipal police departments in Columbia, Ashland, Centralia, Hallsville and Sturgeon.

Fire protection in the cities of Columbia and Centralia is provided by municipal fire departments in those cities. Fire protection in most other areas of the county is provided by the Boone County Fire Protection District. Fire protection for a smaller portion of the county is provided by the Southern Boone County Fire Protection District.

City of Columbia

Capital additions expenditures are made from the City's operating budgets of the police and fire departments and capital expenditures for public safety, which includes the police and fire departments, are made from the City's general government capital improvement projects budget.

Over the past ten years, 1995-2004, the City of Columbia expended the following funds for capital additions from the operating budgets of the police and fire departments:

Table 54

Capital Expenditures for Police and Fire From Operating Budgets City of Columbia Fiscal Years 1995-2004			
Fiscal Year	Police	Fire	Total
2004	\$605,114	\$605,114	\$1,210,228
2003	\$436,218	\$436,218	\$872,436
2002	\$638,324	\$638,324	\$1,276,648
2001	\$704,553	\$704,553	\$1,409,106
2000	\$607,785	\$607,785	\$1,215,570
1999	\$142,396	\$142,396	\$284,792
1998	\$193,527	\$193,527	\$387,054
1997	\$462,642	\$462,642	\$925,284
1996	\$309,262	\$309,262	\$618,524
1995	\$75,941	\$75,941	\$151,882
Total	\$4,175,762	\$4,175,762	\$8,351,524

Source: City of Columbia Budget Reports for fiscal years 1995-2005.
Amounts shown for FY 2004 are estimated expenditures shown in the budgets, while amounts shown for other years are actual expenditures shown in the budgets.

In addition, expenditures for public safety capital projects, which include projects for the police and fire departments, were made from the City's general government capital improvement projects budgets over the past ten years, 1995-2004, as shown on the following page.

Table 55

Capital Expenditures for Public Safety From CIP Budgets City of Columbia Fiscal Years 1995-2004	
Fiscal Year	Total
2004	\$1,247,000
2003	\$1,060,448
2002	\$1,930,953
2001	\$1,896,869
2000	\$2,317,932
1999	\$462,689
1998	\$211,089
1997	\$2,171,068
1996	\$745,964
1995	\$1,525,000
Total	\$13,569,012

Source: City of Columbia Budget Reports for fiscal years 1995-2005. Amounts shown for FY 2004 are estimated expenditures shown in the budgets, while amounts shown for other years are actual expenditures shown in the budgets.

Boone County Fire Protection District

Boone County Fire Protection District built three fire stations in 2003 and 2004 as shown on the following page.

Table 56

Fire Stations Built by The Boone County Fire Protection District 1995-2004			
Year	Date of Completion	Station Number	Cost of Construction
2004	November, 2004	15	\$712,526
	August, 2004	7	\$270,437
2003	December, 2003	14	\$719,015
2002			
2001			
2000			
1999			
1998			
1997			
1996			
1995			
Total			\$1,701,978

Source: Boone County Fire Protection District

Southern Boone County Fire Protection District

In an April 8, 2003, election, voters in the Southern Boone County Fire Protection District approved issuing \$1,455,000 in general obligation bonds to prepare sites and construct two fire stations, purchase three fire trucks, and furnish and equip the stations and trucks.

Public expenditures to fund parks and recreational facilities and operations in the Columbia and other cities in Boone County are discussed next.

PUBLIC EXPENDITURES TO FUND PARKS AND RECREATIONAL FACILITIES AND OPERATIONS

Parks and recreation facilities and operations are largely maintained by municipalities in Boone County, including Columbia, Ashland, Centralia, Hallsville and Sturgeon. The expenditures to fund these facilities and their operations for Columbia and some of the other municipalities over the past ten years, 1995-2004, are discussed in this section, beginning with City of Columbia's expenditures.

Columbia

Over the past ten years, 1995-2004, the City of Columbia had the following expenditures for capital additions and projects for parks and recreation:

Table 57

Capital Expenditures for Parks and Recreation City of Columbia Fiscal Years 1995-2004				
Fiscal Year	Capital Additions from Operating Funds	Capital Projects from CIP Funds		Total
		Capital Projects	Recreation Services Fund	
2004	\$249,100	\$1,801,282	\$710,000	\$2,760,382
2003	\$341,218	\$833,969	\$7,492,737	\$8,667,924
2002	\$398,854	\$1,512,793	\$2,319,284	\$4,230,931
2001	\$603,496	\$1,703,532	\$2,215,169	\$4,522,197
2000	\$251,153	\$2,504,579	\$598,779	\$3,354,511
1999	\$444,883	\$848,350	\$911,232	\$2,204,465
1998	\$335,845	\$481,648	\$57,724	\$875,217
1997	\$301,676	\$450,751	\$561,570	\$1,313,997
1996	\$247,894	\$409,036	\$100,142	\$757,072
1995	\$350,754	\$226,000	\$64,629	\$641,383
Total	\$3,524,873	\$10,771,940	\$15,031,266	\$29,328,079

Source: City of Columbia Budget Reports for fiscal years 1995-2005.
Amounts shown for FY 2004 are estimated expenditures shown in the budgets, while amounts shown for other years are actual expenditures shown in the budgets.

The City of Columbia incurred operating costs to operate its parks and recreation facilities and programs during 1995-2004, as shown on the following page.

Table 58

Operating Expenditures for Parks and Recreation City of Columbia Fiscal Years 1995-2004			
Fiscal Year	Parks and Recreation Department (General Fund)	Recreation Services Fund	Total
2004	\$8,911,789	\$5,474,390	\$14,386,179
2003	\$8,011,686	\$4,923,816	\$12,935,502
2002	\$7,014,558	\$4,012,459	\$11,027,017
2001	\$6,898,422	\$4,024,306	\$10,922,728
2000	\$6,410,388	\$3,783,524	\$10,193,912
1999	\$5,967,830	\$3,489,980	\$9,457,810
1998	\$5,798,968	\$3,404,473	\$9,203,441
1997	\$5,442,341	\$3,254,804	\$8,697,145
1996	\$5,118,323	\$3,027,029	\$8,145,352
1995	\$4,822,606	\$2,869,046	\$7,691,652
Total	\$64,396,911	\$38,263,827	\$102,660,738

Source: City of Columbia Budget Reports for fiscal years 1995-2005. Amounts shown for FY 2004 are estimated expenditures shown in the budgets, while amounts shown for other years are actual expenditures shown in the budgets.

Centralia

Over the past ten years, 1995-2004, the City of Centralia spent amounts for capital improvements and operating costs for its parks and recreation facilities and programs, as shown on the following page.

Table 59

Capital Improvements and Operating Costs for Parks and Recreation City of Centralia Fiscal Years 1995-2004			
Fiscal Year	Capital Improvements	Operating Costs	Total
2004	\$200,190	\$221,244	\$421,434
2003	\$88,152	\$159,321	\$247,473
2002	\$109,078	\$212,698	\$321,776
2001	\$63,871	\$169,122	\$232,993
2000	\$142,560	\$169,896	\$312,456
1999	\$19,939	\$162,710	\$182,649
1998	\$22,184	\$137,323	\$159,507
1997	\$97,875	\$160,688	\$258,563
1996	\$35,280	\$119,028	\$154,308
1995	\$21,605	\$110,090	\$131,695
Total	\$800,734	\$1,622,120	\$2,422,854

Source: City of Centralia

Hallsville

Over the past four years, 2001-2004, the City of Hallsville had operating expenses for its park board, as shown on the following page.

Table 60

Operating Expenses for Park Board City of Hallsville Fiscal Years 1995-2004	
Fiscal Year	Total
2004	\$2,052
2003	\$4,757
2002	\$7,197
2001	\$5,418
2000	
1999	
1998	
1997	
1996	
1995	
Total	\$19,424

Source: City of Hallsville

Some details on public expenditures to fund and operate infrastructure including streets, water, sewer, storm water and electric are presented next.

PUBLIC EXPENDITURES TO FUND INFRASTRUCTURE INCLUDING STREETS, SEWER, SOLID WASTE, STORM WATER, ELECTRIC AND WATER

This report section details public expenditure to fund infrastructure, including streets and sidewalks and public utilities, such as sewer, solid waste, storm water, electric and water, over the past ten years, 1995-2004.

Who Constructs and Maintains Infrastructure

Streets, sidewalks, roads, bridges, and highways in Columbia and other cities in Boone County are constructed and maintained by each city. Largely, roads in rural areas are maintained by the Boone County.

The Missouri Department of Transportation constructs and maintains highways throughout the county.

Water, sewer, solid waste, storm water and electric facilities are constructed and operated by the City of Columbia for its residents.

In addition, the Boone County Regional Sewer District constructs and maintains collection systems and treatment plants most other areas of the county outside Columbia.

Further, water supply districts including the following supply water to most of the county outside of the city of Columbia:

- Consolidated Public Water Supply District No. 1, located in Columbia,
- Public Water District No. 4, located in Hallsville, and
- Public Water District No. 10, located in Centralia.

Capital projects and operating costs for organizations providing public infrastructure are discussed below.

City of Columbia

Operating Expenses for Streets and Sidewalks and Utilities

The City of Columbia incurred the operating expenses for the streets and sidewalks, sewer, solid waste and storm water over the past ten years, as shown on the following page.

Table 61

Operating Expenses for Streets and Sidewalks, Sewer, Solid Waste and Storm Sewer City of Columbia Fiscal Years 1995-2004				
Fiscal Year	Streets and Sidewalks	Sanitary Sewer	Solid Waste	Storm Water
2004	\$4,951,174	\$5,858,029	\$9,544,604	\$793,872
2003	\$3,376,454	\$5,501,961	\$8,688,487	\$730,083
2002	\$3,785,157	\$5,098,788	\$8,572,860	\$734,425
2001	\$3,293,234	\$4,626,936	\$7,973,904	\$683,222
2000	\$3,062,868	\$4,753,332	\$7,305,601	\$611,654
1999	\$3,291,301	\$4,279,077	\$7,302,723	\$533,319
1998	\$3,176,071	\$4,284,596	\$6,333,879	\$490,487
1997	\$2,727,579	\$4,120,261	\$6,073,985	\$509,651
1996	\$2,851,742	\$3,738,547	\$5,598,598	\$479,998
1995	\$2,569,335	\$3,649,102	\$5,295,114	\$393,441
Total	\$33,084,915	\$45,910,629	\$72,689,755	\$5,960,152

Source: City of Columbia Budget Reports for fiscal years 1995-2005.
 Amounts shown for FY 2004 are estimated expenditures shown in the budgets, while amounts shown for other years are actual expenditures shown in the budgets.

In addition, the City of Columbia's electric and water utilities had operating expenses as shown on the following page.

Table 62

Operating Expenses for Electric and Water Utilities City of Columbia Fiscal Years 1995-2004		
Fiscal Year	Electric	Water
2004	\$56,264,126	\$7,042,717
2003	\$51,942,917	\$6,501,553
2002	\$48,255,394	\$6,585,516
2001	\$47,857,664	\$6,031,249
2000	\$45,362,598	\$6,178,180
1999	\$44,337,322	\$5,652,644
1998	\$45,838,177	\$5,557,530
1997	\$42,733,234	\$5,060,640
1996	\$41,938,349	\$4,744,747
1995	\$41,863,959	\$8,047,964
Total	\$466,393,740	\$61,402,740

Source: City of Columbia Budget Reports for fiscal years 1995-2005. Amounts shown for FY 2004 are estimated expenditures shown in the budgets, while amounts shown for other years are actual expenditures shown in the budgets.

Total operating expenses for the City of Columbia's streets and sidewalks and utilities are shown on the following page.

Table 63

Infrastructure and Utilities Total Operating Expenses City of Columbia Fiscal Years 1995-2004	
Fiscal Year	Total
2004	\$84,454,522
2003	\$76,741,455
2002	\$73,032,140
2001	\$70,466,209
2000	\$67,274,233
1999	\$65,396,386
1998	\$65,680,740
1997	\$61,225,350
1996	\$59,351,981
1995	\$61,818,915
Total	\$685,441,931

Source: Summary of
infrastructure expenditures
shown in above tables

Capital Improvement Projects for Streets and Sidewalks and Utilities

The City of Columbia had capital projects for the streets and sidewalks, sewer, solid waste and storm water over the past ten years, as shown on the following page.

Table 64

Capital Projects for Streets and Sidewalks, Sewer, Solid Waste and Storm Sewer City of Columbia Fiscal Years 1995-2004				
Fiscal Year	Streets and Sidewalks	Sanitary Sewer	Solid Waste	Storm Water
2004	\$10,816,451	\$1,940,875	\$95,000	\$783,614
2003	\$3,316,123	\$3,709,058	\$385,789	\$1,266,157
2002	\$2,771,222	\$1,302,963	\$3,799,429	\$218,570
2001	\$7,194,436	\$4,240,152	\$947,743	\$580,298
2000	\$3,838,183	\$4,492,830	\$137,423	\$1,213,906
1999	\$7,786,583	\$2,072,337	\$118,542	\$1,100,777
1998	\$3,111,558	\$256,970	\$2,134,390	\$106,918
1997	\$2,765,821	\$278,247	\$151,742	\$628,602
1996	\$1,919,888	\$1,017,114	\$141,858	\$414,170
1995	\$1,457,763	\$606,000	\$956,222	\$10,077
Total	\$44,978,028	\$19,916,546	\$8,868,138	\$6,323,089

Source: City of Columbia Budget Reports for fiscal years 1995-2005.
 Amounts shown for FY 2004 are estimated expenditures shown in the budgets, while amounts shown for other years are actual expenditures shown in the budgets.

In addition, the City of Columbia's electric and water utilities had capital projects as shown on the following page.

Table 65

Capital Projects for Electric and Water Utilities City of Columbia Fiscal Years 1995-2004		
Fiscal Year	Electric	Water
2004	\$3,630,271	\$9,526,862
2003	\$6,416,934	\$3,871,361
2002	\$5,686,145	\$4,393,736
2001	\$4,962,459	\$3,428,360
2000	\$4,315,272	\$2,570,168
1999	\$4,426,199	\$3,133,545
1998	\$6,449,564	\$2,612,925
1997	\$6,788,496	\$2,900,459
1996	\$4,004,627	\$7,570,557
1995	\$7,174,829	\$5,875,700
Total	\$53,854,796	\$45,883,673

Source: City of Columbia Budget Reports for fiscal years 1995-2005. Amounts shown for FY 2004 are estimated expenditures shown in the budgets, while amounts shown for other years are actual expenditures shown in the budgets.

Total capital projects over the past ten years for the City of Columbia's streets and sidewalks and utilities are shown on the following page.

Table 66

Infrastructure and Utilities Total Capital Projects City of Columbia Fiscal Years 1995-2004	
Fiscal Year	Total
2004	\$26,793,073
2003	\$18,965,422
2002	\$18,172,065
2001	\$21,353,448
2000	\$16,567,782
1999	\$18,637,983
1998	\$14,672,325
1997	\$13,513,367
1996	\$15,068,214
1995	\$16,080,591
Total	\$179,824,270

Source: Summary of
infrastructure expenditures
shown in above tables

Boone County

Boone County government generally operates no public utilities such as water, sewer and electricity.

However, the County's Public Works Department maintains roads and bridges in rural areas of the county.

The Maintenance and Operations Division of the Department is responsible for the upkeep and repair of 786 miles of roads and the associated right-of-ways as well as bridge and other drainage structures in Boone County. Routine and preventative maintenance includes applying gravel to rural roads, asphalt and concrete patching and sealing, roadside ditching, vegetation control, and bridge maintenance and repair. Traffic services provided include street signing, regulatory signing, dust control, and snow and ice control.

The Design and Construction Division of the Department is responsible for initiating, monitoring, and completing capital improvement projects related to Boone County's transportation network. The projects include, but are not limited to, those authorized by the one-half cent sales tax package that was approved by voters in 1993 (Proposition I) and renewed for an additional 10 years in 1998 (Proposition II). This Division conducts and coordinates the inspection and acceptance of subdivision streets as well as provides

technical assistance to other County offices. This Division provides technical support services to the Boone County Regional Sewer District pursuant to a contractual arrangement. The Division also administers the Neighborhood Improvement District program.

Over the past ten years, the Boone County Public Works Department incurred the following costs to maintain and design and construct roads and bridges in the county:

Table 67

Expenditures for Maintenance and Design and Construction of Roads Boone County Fiscal Years 1995-2004				
Fiscal Year		Maintenance	Design and Construction	Total
2004	Budget	\$7,903,155	\$3,900,345	\$11,803,500
2003	Projected	\$7,287,202	\$2,931,077	\$10,218,279
2002	Actual	\$6,805,762	\$2,441,946	\$9,247,708
2001	Actual	\$6,580,751	\$3,597,840	\$10,178,591
2000	Actual	\$5,686,485	\$3,706,381	\$9,392,866
1999	Actual	\$6,965,812	\$4,731,846	\$11,697,658
1998	Actual	\$6,000,505	\$5,291,677	\$11,292,182
1997	Actual	\$5,889,900	\$1,212,225	\$7,102,125
1996	Actual	\$5,993,161	\$5,172,285	\$11,165,446
1995	Actual	\$4,430,059	\$2,566,510	\$6,996,569
Total		\$63,542,792	\$35,552,132	\$99,094,924

Source: Boone County Financial summaries for 1995-2004

Centralia

The City of Centralia incurred operating expenses for its streets and drainage and water, sewer, solid waste and electric utilities as shown on the following page.

Table 68

Operating Expenses for Streets and Drainage, Water, Sewer, Solid Waste and Electric Services City of Centralia Fiscal Years 1995-2004					
Fiscal Year	Streets and Drainage	Water	Sewer	Solid Waste	Electric Including Wholesale Power Purchase
2004	\$213,668	\$332,874	\$98,230	\$276,191	\$1,492,097
2003	\$219,880	\$280,596	\$89,452	\$255,644	\$1,553,745
2002	\$186,983	\$285,976	\$75,798	\$246,077	\$1,518,519
2001	\$220,616	\$298,940	\$95,282	\$220,293	\$1,462,323
2000	\$198,027	\$282,975	\$87,285	\$214,108	\$1,470,292
1999	\$203,514	\$324,053	\$122,136	\$207,918	\$1,310,679
1998	\$201,921	\$232,981	\$84,296	\$202,490	\$1,336,575
1997	\$215,683	\$227,171	\$72,973	\$187,503	\$1,401,948
1996	\$210,921	\$231,862	\$92,283	\$197,720	\$1,351,843
1995	\$142,348	\$211,217	\$79,798	\$184,655	\$1,297,044
Total	\$2,013,561	\$2,708,645	\$897,533	\$2,192,599	\$14,195,065

Source: City of Centralia

In addition, the City of Centralia had capital projects for its streets and drainage and water, sewer, solid waste and electric utilities as shown on the following page.

Table 69

Capital Projects for Streets and Drainage, Water, Sewer, Solid Waste and Electric Services City of Centralia Fiscal Years 1995-2004					
Fiscal Year	Streets and Drainage	Water	Sewer	Solid Waste	Electric
2004	\$153,024	\$95,955	\$78,624	\$0	\$179,270
2003	\$134,800	\$134,646	\$379,551	\$102,072	\$14,184
2002	\$150,991	\$40,717	\$22,709	\$0	\$15,430
2001	\$1,065,452	\$110,678	\$149,574	\$0	\$44,995
2000	\$830,957	\$89,403	\$63,596	\$0	\$363,305
1999	\$799,007	\$61,234	\$55,787	\$0	\$124,652
1998	\$263,418	\$110,197	\$130,706	\$0	\$123,682
1997	\$218,052	\$168,867	\$18,484	\$0	\$106,563
1996	\$295,217	\$116,711	\$56,597	\$84,287	\$407,871
1995	\$103,449	\$187,902	\$29,810	\$835	\$316,747
Total	\$4,014,367	\$1,116,310	\$985,438	\$187,194	\$1,696,699

Source: City of Centralia

In total, the City of Centralia incurred operating expenses and had capital projects for its streets and drainage and water, sewer, solid waste and electric utilities as shown on the following page.

Table 70

Total Infrastructure Operating Expenses and Capital Projects City of Centralia Fiscal Years 1995-2004			
Fiscal Year	Operating Expenses	Capital Projects	Total
2004	\$2,413,060	\$506,873	\$2,919,933
2003	\$2,399,317	\$765,253	\$3,164,570
2002	\$2,313,353	\$229,847	\$2,543,200
2001	\$2,297,454	\$1,370,699	\$3,668,153
2000	\$2,252,687	\$1,347,261	\$3,599,948
1999	\$2,168,300	\$1,040,680	\$3,208,980
1998	\$2,058,263	\$628,003	\$2,686,266
1997	\$2,105,278	\$511,966	\$2,617,244
1996	\$2,084,629	\$960,683	\$3,045,312
1995	\$1,915,062	\$638,743	\$2,553,805
Total	\$22,007,403	\$8,000,008	\$30,007,411

Source: City of Centralia

Hallsville

The City of Hallsville incurred operating expenses for its streets and sidewalks, water and solid waste and sewer infrastructure, as shown on the following page.

Table 71

Operating Expenses for Streets and Sidewalks, Water and Solid Waste and Sewer Services City of Hallsville Fiscal Years 1995-2004				
Fiscal Year	Public Works Including Streets and Sidewalks	Water and Solid Waste	Sewer Operations and Maintenance	Total
2004	\$28,743	\$220,003	\$98,230	\$346,976
2003	\$27,087	\$188,499	\$89,452	\$305,038
2002	\$20,081	\$144,156	\$75,798	\$240,035
2001	\$87,750	\$140,490	\$95,282	\$323,522
2000				
1999				
1998				
1997				
1996				
1995				
Total	\$163,661	\$693,148	\$358,762	\$1,215,571

Source: City of Hallsville

In addition, the City of Hallsville had capital projects for its sewer and water projects as shown on the following page.

Table 72

Capital Projects for Sewer and Water City of Hallsville Fiscal Years 1995-2004			
Fiscal Year	Sewer Replacement Fund	Water Bonds	Total
2004	\$6,537	\$91,750	\$98,287
2003	\$5,263	\$26,278	\$31,541
2002	\$3,344	\$28,896	\$32,240
2001	\$0	\$44,440	\$44,440
2000			
1999			
1998			
1997			
1996			
1995			
Total	\$15,144	\$191,364	\$206,508

Source: City of Hallsville

In total, the City of Hallsville incurred operating expenses and had capital projects for its streets, water, sewer, and solid waste infrastructure, as shown on the following page.

Table 73

Total Infrastructure Operating Expenses and Capital Projects City of Hallsville Fiscal Years 1995-2004			
Fiscal Year	Operating Expenses	Capital Projects	Total
2004	\$346,976	\$98,287	\$445,263
2003	\$305,038	\$31,541	\$336,579
2002	\$240,035	\$32,240	\$272,275
2001	\$323,522	\$44,440	\$367,962
2000	\$0	\$0	\$0
1999	\$0	\$0	\$0
1998	\$0	\$0	\$0
1997	\$0	\$0	\$0
1996	\$0	\$0	\$0
1995	\$0	\$0	\$0
Total	\$1,215,571	\$206,508	\$1,422,079

Source: City of Hallsville

Boone County Regional Sewer District

The Boone County Regional Sewer District provides and maintains sewer collections systems and treatment plants for customers in Boone County outside the City of Columbia. The District has the number of customers, as shown on the following page.

Table 74

Number of Customers Boone County Regional Sewer District	
Year	Number of Customers
2004	5650
2003	5430
2002	5360
2001	5073
2000	4988
1999	4917
1998	4786
1997	4617

Source: Boone County Regional Sewer District

Capital Projects

As shown on the following page, during the eight year period, 1997-2004, several sewer capital projects were constructed – some constructed by the District and other constructed and donated to the district by developers and builders.

Table 75

Capital Projects							
Boone County Regional Sewer District							
1997-2004							
Year	Collections Systems			Treatment Plants			Total
	Purchased	Donated Capital	Total	Purchased	Donated Capital	Total	
2004	\$219,043	\$59,386	\$278,429	\$0	\$0	\$0	\$278,429
2003	\$229,127	\$188,489	\$417,616	\$439,385	\$69,960	\$509,345	\$926,960
2002	\$0	\$151,757	\$151,757	\$256,941	\$15,000	\$271,941	\$423,699
2001	\$96,880	\$380,978	\$477,858	\$0	\$0	\$0	\$477,858
2000	\$398,710	\$1,629,643	\$2,028,353	\$729,855	\$30,000	\$759,855	\$2,788,208
1999	\$0	\$26,332	\$26,332	\$0	\$56,277	\$56,277	\$82,609
1998	\$25,849	\$210,782	\$236,631	\$4,325	\$25,000	\$29,325	\$265,957
1997	\$0	\$367,347	\$367,347	\$0	\$50,000	\$50,000	\$417,347
Total	\$969,609	\$3,014,713	\$3,984,322	\$1,430,507	\$246,237	\$1,676,744	\$5,661,066

Source: Boone County Regional Sewer District

Boone County Regional Sewer Districts' capital projects during 1997-2004 are detailed on Appendix F.

Operating Costs for the Sewer System

Over the past four years, the Boone County Regional Sewer District incurred operating costs for its sewer system, as shown on the following page.

Table 76

Operating Expenses Boone County Regional Sewer District Fiscal Years 1995-2004	
Fiscal Year	Total
2004	\$1,535,393
2003	\$1,631,216
2002	\$1,466,090
2001	\$1,316,262
2000	
1999	
1998	
1997	
1996	
1995	
Total	\$5,948,962

Source: Boone County Regional
Sewer District

Consolidated Public Water Supply District No. 1

The Consolidated Public Water Supply District No. 1 had several larger capital projects over the past ten years. One of their larger capital projects was a \$2.9 million system upgrade and four water towers in 2004.

The District's capital projects and operating expenses over the past ten years, 1995-2004 are shown on the following page.

Table 77

Capital Projects and Operating Expenses		
Consolidated Public Water		
Supply District No. 1		
Fiscal Years 1995-2004		
Fiscal Year	Capital Projects	Operating Expenses
2004		
2003	\$684,689	\$2,742,542
2002	\$377,556	\$2,716,735
2001	\$703,515	\$2,515,427
2000	\$1,671,889	\$2,569,610
1999	\$393,173	\$1,763,280
1998	\$1,130,902	\$1,594,153
1997	\$851,232	\$1,487,561
1996	\$295,533	\$1,413,260
1995	\$428,819	\$1,272,500
Total	\$6,537,308	\$18,075,068

Source: Consolidated Public Water Supply District No. 1

Missouri Department of Transportation

The Missouri Department of Transportation (MoDOT) builds and maintains roads and highways throughout Boone County.

Two of the larger MoDOT projects included project J5U0673 and J5U0748 for route AC completed April 1, 2004 at a cost of \$10,151,697 and project J5P0772 and J5M0007 for US Highway 63 and Vandiver Drive completed September 9, 2003 at a cost of \$6,646,909. The Vandiver project was funded through a Transportation Development District.

The costs of projects accepted by MoDOT in Boone County over the past ten years, 1995-2004, is shown on the following page.

Table 78

Missouri Department of Transportation Projects in Boone County Fiscal Years 1995-2004	
Fiscal Year	Total
2004	\$24,307,767
2003	\$8,411,708
2002	\$3,483,942
2001	\$12,817,537
2000	\$4,349,917
1999	\$5,592,620
1998	\$2,009,034
1997	\$3,855,274
1996	\$15,323,216
1995	\$4,472,419
Total	\$84,623,434

Source: Missouri Department of
Transportation

A list of these MoDOT projects, along with their project number, description, accepted date and costs are shown on Appendix G.

A discussion of identifying and comparing the cost to maintain new infrastructure and development versus the cost of old infrastructure and development is next.

COMPARING THE COST OF MAINTAINING NEW PUBLIC INFRASTRUCTURE VS. OLD INFRASTRUCTURE

Boone County, the City of Columbia, public utility districts nor other local government units maintain records to readily identify expenditures for new or old development or infrastructure.

However, generally the cost of maintaining new infrastructure, most would agree, is less than the cost of maintaining old infrastructure. The amount and costs of maintenance required of infrastructure increases with the age and use of that infrastructure.

A discussion of public infrastructure contributed by builders and developers is next.

PUBLIC INFRASTRUCTURE CONTRIBUTED BY BUILDERS AND DEVELOPERS

This report section discusses public infrastructure contributed by builders and developers, beginning with a discussion of the contributions to the City of Columbia.

Columbia

Over the past ten years, 1995-2004, the estimated valuations of new residential and commercial construction in the city of Columbia – where the City issues building permits -- totaled \$1.4 billion, as shown below:

Table 79

Estimated Valuation of New Residential and New Non-Residential (Commercial) Projects in the City of Columbia 1995-2004			
Year	New Residential	New Non-Residential	Total
2004	\$217,313,511	\$61,129,147	\$278,442,658
2003	\$173,508,422	\$54,380,874	\$227,889,296
2002	\$138,848,053	\$42,726,134	\$181,574,187
2001	\$93,133,182	\$39,623,158	\$132,756,340
2000	\$74,144,053	\$38,191,709	\$112,335,762
1999	\$73,247,328	\$30,041,938	\$103,289,266
1998	\$62,204,766	\$51,385,845	\$113,590,611
1997	\$52,606,872	\$43,540,236	\$96,147,108
1996	\$92,123,788	\$32,534,506	\$124,658,294
1995	\$72,808,714	\$48,722,821	\$121,531,535
Total	\$1,049,938,689	\$442,276,368	\$1,492,215,057

Source: Table prepared using information obtained from the City of Columbia Department of Public Works. Valuation of non-residential projects for 1997 are Impact DataSource estimates based on the percent of non-residential valuations to total valuations, about 23%, in years 1998-2004.

Residential

An estimated 95% this new residential construction was in subdivisions. In addition, based on estimated valuation of construction, developers and builders contributed or dedicated percentages of those construction costs, as shown on the following page, for new streets, sewer, water, and storm water infrastructure for residential developments to the City of Columbia.

Table 80

Estimated Percent of Residential Construction Costs For Dedicated Infrastructure to the City of Columbia	
Streets	8%
Sewer	2%
Water	2%
Storm water	2%

Source: Impact DataSource estimates

For example, on a \$150,000 home in a subdivision in Columbia, developers and builders would have dedicated the following infrastructure to the City of Columbia:

Table 81

Estimated Dedicated Infrastructure for a \$150,000 Home	
Streets	\$12,000
Sewer	\$3,000
Water	\$3,000
Storm water	\$3,000
Total	\$21,000

Source: Impact DataSource estimates

Therefore, over the past ten years, developers and builders would have contributed the infrastructure to the City of Columbia for new residential construction in subdivisions, as shown on the following page.

Table 82

Estimate of the Value of Dedicated Infrastructure for New Residential Construction to the City of Columbia 1995-2004						
Year	Valuation of New Residential Construction In Subdivisions (95% of total Construction)	Value of Dedicated Infrastructure				Total
		Streets (8% of Valuation)	Sewer (2% of Valuation)	Water (2% of Valuation)	Storm Water (2% of Valuation)	
2004	\$206,447,835	\$16,515,827	\$4,128,957	\$4,128,957	\$4,128,957	\$28,902,697
2003	\$164,833,001	\$13,186,640	\$3,296,660	\$3,296,660	\$3,296,660	\$23,076,620
2002	\$131,905,650	\$10,552,452	\$2,638,113	\$2,638,113	\$2,638,113	\$18,466,791
2001	\$88,476,523	\$7,078,122	\$1,769,530	\$1,769,530	\$1,769,530	\$12,386,713
2000	\$70,436,850	\$5,634,948	\$1,408,737	\$1,408,737	\$1,408,737	\$9,861,159
1999	\$69,584,962	\$5,566,797	\$1,391,699	\$1,391,699	\$1,391,699	\$9,741,895
1998	\$59,094,528	\$4,727,562	\$1,181,891	\$1,181,891	\$1,181,891	\$8,273,234
1997	\$49,976,528	\$3,998,122	\$999,531	\$999,531	\$999,531	\$6,996,714
1996	\$87,517,599	\$7,001,408	\$1,750,352	\$1,750,352	\$1,750,352	\$12,252,464
1995	\$69,168,278	\$5,533,462	\$1,383,366	\$1,383,366	\$1,383,366	\$9,683,559
Total	\$997,441,754	\$79,795,340	\$19,948,835	\$19,948,835	\$19,948,835	\$139,641,846

Source: Impact DataSource estimates

Commercial

Based on estimated valuation of construction, developers and builders contributed or dedicated percentages of those construction costs, as shown on the following page, for new streets, sewer, water, and storm water infrastructure for commercial developments to the City of Columbia.

Table 83

Estimated Percent of Commercial Construction Costs For Dedicated Infrastructure to the City of Columbia	
Streets	8%
Sewer	2%
Water	2%
Storm water	2%

Source: Impact DataSource estimates

Therefore, over the past ten years, developers and builders would have contributed the infrastructure to the City of Columbia for new commercial construction, as shown below.

Table 84

Estimate of the Value of Dedicated Infrastructure for New Commercial Construction to the City of Columbia 1995-2004						
Year	Valuation of New Commercial Construction	Value of Dedicated Infrastructure				Total
		Streets (8% of Valuation)	Sewer (2% of Valuation)	Water (2% of Valuation)	Storm Water (2% of Valuation)	
2004	\$61,129,147	\$4,890,332	\$1,222,583	\$1,222,583	\$1,222,583	\$8,558,081
2003	\$54,380,874	\$4,350,470	\$1,087,617	\$1,087,617	\$1,087,617	\$7,613,322
2002	\$42,726,134	\$3,418,091	\$854,523	\$854,523	\$854,523	\$5,981,659
2001	\$39,623,158	\$3,169,853	\$792,463	\$792,463	\$792,463	\$5,547,242
2000	\$38,191,709	\$3,055,337	\$763,834	\$763,834	\$763,834	\$5,346,839
1999	\$30,041,938	\$2,403,355	\$600,839	\$600,839	\$600,839	\$4,205,871
1998	\$51,385,845	\$4,110,868	\$1,027,717	\$1,027,717	\$1,027,717	\$7,194,018
1997	\$43,540,236	\$3,483,219	\$870,805	\$870,805	\$870,805	\$6,095,633
1996	\$32,534,506	\$2,602,760	\$650,690	\$650,690	\$650,690	\$4,554,831
1995	\$48,722,821	\$3,897,826	\$974,456	\$974,456	\$974,456	\$6,821,195
Total	\$442,276,368	\$35,382,109	\$8,845,527	\$8,845,527	\$8,845,527	\$61,918,691

Source: Impact DataSource estimates

Total Contributed Infrastructure for Residential and Commercial Construction

Over the past ten years, developers and builders contributed estimated infrastructure to the City of Columbia during their new residential and construction projects, as shown on the following page.

Table 85

Infrastructure Dedicated to the City of Columbia During New Residential and Commercial Construction 1995-2004			
	Residential	Commercial	Total
Streets	\$79,795,340	\$35,382,109	\$115,177,450
Sewer	\$19,948,835	\$8,845,527	\$28,794,362
Water	\$19,948,835	\$8,845,527	\$28,794,362
Storm water	\$19,948,835	\$8,845,527	\$28,794,362
Total	\$139,641,846	\$61,918,691	\$201,560,537

Source: Impact DataSource estimates

Areas of Boone County Excluding the Columbia

Over the past ten years, 1995-2004, the estimated valuations of new residential and commercial construction in areas of Boone County outside of Columbia – where Boone County issues building permits -- totaled \$648 million, as shown on the following page.

Table 86

Estimated Valuation of New Residential and Commercial Construction in Boone County 1995-2004					
Year	Commercial Construction				Total
	New Residential Construction	Residential Housekeeping (Motels)	Non-Residential (Commercial)	Total Commercial	
2004	\$60,270,635	\$460,000	\$9,461,166	\$9,921,166	\$70,191,801
2003	\$53,355,393	\$0	\$10,504,400	\$10,504,400	\$63,859,793
2002	\$43,312,750	\$0	\$11,937,669	\$11,937,669	\$55,250,419
2001	\$48,459,344	\$0	\$10,211,241	\$10,211,241	\$58,670,585
2000	\$41,602,433	\$0	\$7,794,519	\$7,794,519	\$49,396,952
1999	\$42,107,631	\$0	\$13,202,309	\$13,202,309	\$55,309,940
1998	\$40,721,346	\$10,500	\$13,266,774	\$13,277,274	\$53,998,620
1997	\$37,893,026	\$0	\$7,192,635	\$7,192,635	\$45,085,661
1996	\$35,678,620	\$0	\$10,271,561	\$10,271,561	\$45,950,181
1995	\$34,317,400	\$0	\$10,888,034	\$10,888,034	\$45,205,434
Total	\$437,718,578	\$470,500	\$104,730,308	\$105,200,808	\$648,120,194

Source: Table prepared using building permit information obtained from the Boone County Planning and Building Inspections Department

Residential

An estimated 80% this new residential construction was in subdivisions. In addition, based on estimated valuation of construction, developers and builders contributed or dedicated percentages of those construction costs, as shown on the following page, for new streets, water, and storm water infrastructure for residential developments to cities or water districts in Boone County.

Table 87

Estimated Percent of Residential Construction Costs For Dedicated Infrastructure in Boone County	
Streets	8%
Sewer dedicated to cities	1%
Water	2%
Storm water	2%

Source: Impact DataSource estimates

Therefore, over the past ten years, developers and builders would have contributed infrastructure to the County, cities and water districts for new residential construction in subdivisions, as shown on the following page.

Table 88

Estimate of the Value of Dedicated Infrastructure for New Residential Construction to Cities, the County and Water Districts 1995-2004						
Year	Valuation of New Residential Construction In Subdivisions (80% of total Construction)	Value of Dedicated Infrastructure				Total
		Streets (8% of Valuation)	Sewer (1% of Valuation)	Water (2% of Valuation)	Storm Water (2% of Valuation)	
2004	\$48,216,508	\$3,857,321	\$482,165	\$964,330	\$964,330	\$6,268,146
2003	\$42,684,314	\$3,414,745	\$426,843	\$853,686	\$853,686	\$5,548,961
2002	\$34,650,200	\$2,772,016	\$346,502	\$693,004	\$693,004	\$4,504,526
2001	\$38,767,475	\$3,101,398	\$387,675	\$775,350	\$775,350	\$5,039,772
2000	\$33,281,946	\$2,662,556	\$332,819	\$665,639	\$665,639	\$4,326,653
1999	\$33,686,105	\$2,694,888	\$336,861	\$673,722	\$673,722	\$4,379,194
1998	\$32,577,077	\$2,606,166	\$325,771	\$651,542	\$651,542	\$4,235,020
1997	\$30,314,421	\$2,425,154	\$303,144	\$606,288	\$606,288	\$3,940,875
1996	\$28,542,896	\$2,283,432	\$285,429	\$570,858	\$570,858	\$3,710,576
1995	\$27,453,920	\$2,196,314	\$274,539	\$549,078	\$549,078	\$3,569,010
Total	\$350,174,862	\$28,013,989	\$3,501,749	\$7,003,497	\$7,003,497	\$45,522,732

Source: Impact DataSource estimates

Commercial

Based on estimated valuation of construction, developers and builders contributed or dedicated percentages of those construction costs, as shown on the following page, for new streets, sewer, water, and storm water infrastructure for commercial developments to the Boone County, cities and water districts.

Table 89

Estimated Percent of Commercial Construction Costs Dedicated Infrastructure to the County, Cities and Water Districts	
Streets	8%
Sewer dedicated to cities	1%
Water	2%
Storm water	2%

Source: Impact DataSource estimates

Therefore, over the past ten years, developers and builders would have contributed the infrastructure to the County, cities and water districts for new commercial construction, as shown below.

Table 90

Estimate of the Value of Dedicated Infrastructure for New Commercial Construction to the Boone County, Cities and Water Districts 1995-2004						
Year	Valuation of New Commercial Construction	Value of Dedicated Infrastructure				Total
		Streets (8% of Valuation)	Sewer (1% of Valuation)	Water (2% of Valuation)	Storm Water (2% of Valuation)	
2004	\$9,921,166	\$793,693	\$99,212	\$198,423	\$198,423	\$1,289,752
2003	\$10,504,400	\$840,352	\$105,044	\$210,088	\$210,088	\$1,365,572
2002	\$11,937,669	\$955,014	\$119,377	\$238,753	\$238,753	\$1,551,897
2001	\$10,211,241	\$816,899	\$102,112	\$204,225	\$204,225	\$1,327,461
2000	\$7,794,519	\$623,562	\$77,945	\$155,890	\$155,890	\$1,013,287
1999	\$13,202,309	\$1,056,185	\$132,023	\$264,046	\$264,046	\$1,716,300
1998	\$13,277,274	\$1,062,182	\$132,773	\$265,545	\$265,545	\$1,726,046
1997	\$7,192,635	\$575,411	\$71,926	\$143,853	\$143,853	\$935,043
1996	\$10,271,561	\$821,725	\$102,716	\$205,431	\$205,431	\$1,335,303
1995	\$10,888,034	\$871,043	\$108,880	\$217,761	\$217,761	\$1,415,444
Total	\$105,200,808	\$8,416,065	\$1,052,008	\$2,104,016	\$2,104,016	\$13,676,105

Source: Impact DataSource estimates

Total Contributed Infrastructure for Residential and Commercial Construction

In addition to sewer infrastructure dedicated to cities, developers and builders in Boone County dedicated sewer infrastructure to the Boone County Regional Sewer District. That dedicated infrastructure is shown below.

Table 91

Infrastructure Dedicated to Boone County Regional Sewer District During New Residential and Commercial Construction			
Year	Collections Systems	Treatment Plants	Total
2004	\$59,386	\$0	\$59,386
2003	\$188,489	\$69,960	\$258,449
2002	\$151,757	\$15,000	\$166,757
2001	\$380,978	\$0	\$380,978
2000	\$1,629,643	\$30,000	\$1,659,643
1999	\$26,332	\$56,277	\$82,609
1998	\$210,782	\$25,000	\$235,782
1997	\$367,347	\$50,000	\$417,347
Total	\$3,014,713	\$246,237	\$3,260,951

Source: Boone County Regional Sewer District

Including the infrastructure above dedicated to the Boone County Regional Sewer District over the past ten years, developers and builders contributed estimated infrastructure to Boone County, smaller cities in the county, water districts and the sewer district during their new residential and construction projects, as shown on the following page.

Table 92

Infrastructure Dedicated to Public Entities in the County During New Residential and Commercial Construction 1995-2004				
	Residential	Commercial	Contributed to the Boone County Regional Sewer District	Total
Streets	\$28,013,989	\$8,416,065		\$36,430,054
Sewer	\$3,501,749	\$1,052,008	\$3,260,951	\$7,814,707
Water	\$7,003,497	\$2,104,016		\$9,107,513
Storm water	\$7,003,497	\$2,104,016		\$9,107,513
Total	\$45,522,732	\$13,676,105		\$62,459,788

Source: Impact DataSource estimates

Total Dedicated Infrastructure in Columbia and Boone County

Over the past ten years, developers and builders contributed the following streets, sewer, water, and storm water infrastructure to the county, Columbia and other cities, and public utility districts in Boone County.

Table 93

Total Dedicated Infrastructure in Columbia and Boone County 1995-2004	
Streets	\$151,607,503
Sewer	\$36,609,070
Water	\$37,901,876
Storm water	\$37,901,876
Total	\$264,020,325

Source: Impact DataSource estimates

Discussions of the economic impact of residential, commercial and other development and construction are presented next.

ECONOMIC IMPACT OF RESIDENTIAL, COMMERCIAL AND OTHER DEVELOPMENT AND CONTRUCTION

New private and public development and construction throughout Boone County over the past ten years, 1995-2004, provided a significant positive economic impact on the economy of Columbia and Boone County. That impact is discussed in this section and begins with the value of new private and public development in Boone county over the past ten years.

Value of New Private and Public Development in Boone County Over the Past Ten Years

Over the past ten years, \$3.6 billion was spent in Boone County on development and construction. The components of this growth are discussed next.

Private Residential and Commercial Development Construction

The value of private residential and commercial development and construction is shown below.

Table 94

New Residential and Commercial Development and Construction Projects and Additions and Alterations in Columbia and Boone County 1995-2004			
Year	Columbia	Boone County	Total
2004	\$315,767,521	\$76,224,753	\$391,992,274
2003	\$281,143,112	\$70,480,032	\$351,623,144
2002	\$212,154,097	\$63,233,239	\$275,387,336
2001	\$160,308,223	\$69,146,423	\$229,454,646
2000	\$149,701,734	\$57,464,383	\$207,166,117
1999	\$133,182,053	\$64,791,537	\$197,973,590
1998	\$131,211,321	\$59,781,580	\$190,992,901
1997	\$52,606,872	\$50,938,834	\$103,545,706
1996	\$147,066,591	\$50,558,413	\$197,625,004
1995	\$155,193,435	\$50,307,838	\$205,501,273
Total	\$1,738,334,959	\$612,927,032	\$2,351,261,991

Source: Compiled by Impact DataSource from building permits data provided by the City of Columbia and Boone County as detailed on previous pages.

*University of Missouri – Columbia and Missouri Department of Transportation
Construction Projects*

The value of construction projects on the University of Missouri – Columbia campus and Boone County road and highway projects of the Missouri Department of Transportation are shown below.

Table 95

Construction Projects at the University of Missouri and Missouri Department of Transportation Road and Highway Projects		
Year	University of Missouri - Columbia	MoDOT
2004	\$210,335,957	\$4,472,419
2003	\$48,936,247	\$15,323,216
2002	\$109,879,017	\$3,855,274
2001	\$22,666,483	\$2,009,034
2000	\$45,199,963	\$5,592,620
1999	\$85,336,552	\$4,349,917
1998	\$114,364,913	\$12,817,537
1997	\$55,790,679	\$3,483,942
1996	\$35,719,925	\$8,411,708
1995	\$21,888,491	\$24,307,767
Total	\$750,118,227	\$84,623,434

Source: University of Missouri - Columbia and
Missouri Department of Transportation

*Public Capital Projects (Construction) by Boone County and Cities in the County,
Including Columbia*

The value of capital projects and capital improvement projects by Boone County and cities in the county, including Columbia, are shown on the next page.

Table 96

Public Capital Projects (Construction) by Boone County and Cities in the County, Including Columbia 1995-2004		
Year	County	Cities
2004	\$3,900,345	\$27,398,233
2003	\$2,931,077	\$19,762,216
2002	\$2,441,946	\$18,434,152
2001	\$3,597,840	\$22,768,587
2000	\$3,706,381	\$17,915,043
1999	\$4,731,846	\$19,678,663
1998	\$5,291,677	\$15,300,328
1997	\$1,212,225	\$14,025,333
1996	\$5,172,285	\$16,028,897
1995	\$2,566,510	\$16,719,334
Total	\$35,552,132	\$188,030,786

Source: Compiled by Impact DataSource from data obtained or provided by the City of Columbia and Boone County as detailed on previous pages.

Public Capital Projects (Construction) for Public Facilities and Infrastructure Constructed by Utility Districts

The value of construction projects for public facilities and infrastructure projects of utility districts is shown on the following page.

Table 97

Capital Projects (Construction)						
for Parks, Schools, Municipal Police and Fire Stations, Libraries, Fire Stations						
Constructed by Fire Districts and Infrastructure Constructed by Utility Districts						
1995-2004						
Year	Parks	Schools	Municipal Police and Fire Stations	Libraries	Fire Districts	Utility Districts
2004	\$2,960,572	\$13,003,749	\$2,457,228	\$1,128,371	\$982,963	\$278,429
2003	\$8,756,076	\$14,827,904	\$1,932,884	\$338,647	\$719,015	\$1,611,649
2002	\$4,340,009	\$20,810,292	\$3,207,601	\$22,185,738		\$801,255
2001	\$4,586,068	\$12,760,929	\$3,305,975	\$71,868		\$1,181,373
2000	\$3,497,071	\$9,408,001	\$3,533,502			\$4,460,097
1999	\$2,224,404	\$6,041,846	\$747,481	\$347,294		\$475,782
1998	\$897,401	\$1,908,965	\$598,143			\$1,396,859
1997	\$1,411,872	\$8,409,009	\$3,096,352			\$1,268,579
1996	\$792,352	\$4,291,834	\$1,364,488			\$295,533
1995	\$662,988	\$10,710,836	\$1,676,882			\$6,089,885

Source: Compiled by Impact DataSource from data obtained from cities in Boone County, schools and other districts as detailed on previous pages of this report

Summary of Public and Private Development and Construction Projects in Boone County

A summary of the value of public and private development and construction projects in Boone County over the past ten years is shown on the following page.

Table 98

Summary of Public and Private Development and Construction in Throughout Boone County 1995-2004						
Year	Private Residential and Commercial Development	University of Missouri - Columbia	Missouri Department of Transportation	Cities and Boone County	Schools, Fire, and Utility Districts	Total
2004	\$391,992,274	\$210,335,957	\$4,472,419	\$36,716,378	\$15,393,512	\$658,910,540
2003	\$351,623,144	\$48,936,247	\$15,323,216	\$33,382,253	\$17,497,216	\$466,762,076
2002	\$275,387,336	\$109,879,017	\$3,855,274	\$28,423,708	\$43,797,284	\$461,342,619
2001	\$229,454,646	\$22,666,483	\$2,009,034	\$34,258,470	\$14,014,169	\$302,402,802
2000	\$207,166,117	\$45,199,963	\$5,592,620	\$28,651,997	\$13,868,098	\$300,478,794
1999	\$197,973,590	\$85,336,552	\$4,349,917	\$27,382,394	\$6,864,923	\$321,907,376
1998	\$190,992,901	\$114,364,913	\$12,817,537	\$22,087,549	\$3,305,824	\$343,568,724
1997	\$103,545,706	\$55,790,679	\$3,483,942	\$19,745,782	\$9,677,588	\$192,243,697
1996	\$197,625,004	\$35,719,925	\$8,411,708	\$23,358,022	\$4,587,367	\$269,702,026
1995	\$205,501,273	\$21,888,491	\$24,307,767	\$21,625,714	\$16,800,721	\$290,123,966
Total	\$2,351,261,991	\$750,118,227	\$84,623,434	\$275,632,267	\$145,806,701	\$3,607,442,621

Source: Compiled by Impact DataSource from data shown in previous tables

Types of Economic Impacts Generated by New Construction and Development

The positive economic impact of the private and public development and construction includes the revenues of developers, contractors and builders; construction jobs; and development and construction salaries and wages generated by development and construction and sale of homes and commercial developments. Development and construction jobs include onsite and offsite construction activities, as well as retail and wholesale sales of building materials, transportation to the building site, and local professional services to build, sell and finance homes, commercial developments and public projects.

Moreover, this development and construction spending ripples through the economy of Columbia and Boone County -- creating and supporting indirect sales, jobs and salaries in the area.

Indirect sales or revenues, jobs and salaries are supported in area businesses and organizations, such as lumber companies, that supply goods and services to developers, contractors, and builders and their subcontractors. In addition, sales, jobs and salaries are supported in area businesses or organizations, such as restaurants, gas stations, banks, book stores, grocery stores, apartment complexes, convenience stores, computer stores, service companies, etc. that supply goods and services to development and construction workers and their families and, in turn, to workers in indirect jobs and their families.

To estimate the spin-off benefits -- indirect sales and the number of indirect jobs and salaries supported during development and construction over the past ten years -- regional economic multipliers were used. Regional economic multipliers for Boone County were obtained from the US Department of Commerce's Regional Input-Output Modeling System (RIMS II).¹⁷

These multipliers show the following:

- For every dollar of the costs of development and construction projects, a total of \$1.6254 in economic output or revenues are generated by all businesses and organizations in Boone County,
- For every dollar of economic output generated development and construction in Boone County, \$.4281 in salaries in all industries is earned by households in Boone County.
- For every \$1 million of economic output generated by development and construction in Boone County, 13.6488 jobs are created or supported in all industries.

Economic Impact of New Development and Construction over the Past Ten Years

Economic impact consists of economic output or revenues of area businesses or organizations, jobs and worker salaries.

Economic Output

Over the past ten years, development and construction in Boone County created and supported \$5.8 billion in economic output or revenues for businesses and organizations in the county, as shown on the following page.

¹⁷ Multipliers for Boone County obtained from the Regional Input-Output Modeling System (RIMS II), Regional Economic Analysis Division, Bureau of Economic Analysis, US Department of Commerce

Table 99

Direct and Indirect Economic Output of Development and Construction in Boone County 1995-2004			
Year	Direct Economic Output	Indirect Economic Output (.6254 of Direct Economic Output)	Total Economic Output
2004	\$658,910,540	\$412,082,652	\$1,070,993,192
2003	\$466,762,076	\$291,913,002	\$758,675,078
2002	\$461,342,619	\$288,523,674	\$749,866,293
2001	\$302,402,802	\$189,122,712	\$491,525,515
2000	\$300,478,794	\$187,919,438	\$488,398,232
1999	\$321,907,376	\$201,320,873	\$523,228,249
1998	\$343,568,724	\$214,867,880	\$558,436,603
1997	\$192,243,697	\$120,229,208	\$312,472,905
1996	\$269,702,026	\$168,671,647	\$438,373,673
1995	\$290,123,966	\$181,443,528	\$471,567,494
Total	\$3,607,442,621	\$2,256,094,615	\$5,863,537,236

Source: Prepared by Impact DataSource from data shown in previous tables and regional economic multipliers obtained from the US Department of Commerce

The direct economic impact shown above reflects the value of private and public development and construction projects in Boone County and the revenues of developers, contractors, builders and other organizations associated with the development and construction industry.

Indirect economic impacts reflect the economic output or revenues of businesses or organizations in the county, supported by the spending of development and construction firms and the spending of their workers and their families.

Employment

Over the past ten years, development and construction in Boone County created and supported an average of 4,924 jobs each year in the county, as shown on the following page.

Table 100

Direct and Indirect Jobs Supported Each Year by Development and Construction in Boone County 1995-2004				
Year	Direct Economic Output	Total Jobs (13.6488 jobs for Each \$1 Million of Output)		
		Direct Jobs (.55 of Total Jobs)	Indirect Jobs (.45 of Total Jobs)	
2004	\$658,910,540	8,993	4,946	4,047
2003	\$466,762,076	6,371	3,504	2,867
2002	\$461,342,619	6,297	3,463	2,834
2001	\$302,402,802	4,127	2,270	1,857
2000	\$300,478,794	4,101	2,256	1,845
1999	\$321,907,376	4,394	2,417	1,977
1998	\$343,568,724	4,689	2,579	2,110
1997	\$192,243,697	2,624	1,443	1,181
1996	\$269,702,026	3,681	2,025	1,656
1995	\$290,123,966	3,960	2,178	1,782
Average		4,924	2,708	2,216

Source: Prepared by Impact DataSource from data shown in previous tables and regional economic multipliers obtained from the US Department of Commerce

Direct jobs include those in the development, construction and building related industries.

Salaries

Over the past ten years, development and construction in Boone County created and supported \$1.5 billion in salaries in the county, as shown on the following page.

Table 101

Direct and Indirect Salaries Paid Each Year by Development and Construction in Boone County 1995-2004				
Year	Direct Economic Output	Total Salaries (\$.4281 for Each 1 of Output	Direct Salaries (.616 of Total Jobs)	Indirect Salaries (.383 of Total Jobs)
2004	\$658,910,540	\$282,079,602	\$173,865,632	\$108,213,970
2003	\$466,762,076	\$199,820,845	\$123,163,736	\$76,657,109
2002	\$461,342,619	\$197,500,775	\$121,733,712	\$75,767,063
2001	\$302,402,802	\$129,458,640	\$79,794,527	\$49,664,113
2000	\$300,478,794	\$128,634,972	\$79,286,842	\$49,348,130
1999	\$321,907,376	\$137,808,548	\$84,941,166	\$52,867,382
1998	\$343,568,724	\$147,081,771	\$90,656,910	\$56,424,861
1997	\$192,243,697	\$82,299,527	\$50,727,026	\$31,572,501
1996	\$269,702,026	\$115,459,437	\$71,165,827	\$44,293,610
1995	\$290,123,966	\$124,202,070	\$76,554,530	\$47,647,540
Total	\$3,607,442,621	\$1,544,346,187	\$951,889,908	\$592,456,279

Source: Prepared by Impact DataSource from data shown in previous tables and regional economic multipliers obtained from the US Department of Commerce

Direct salaries include salaries for workers in the development, construction, building and related industries.

Supplies and Materials Purchased in the County

Over the past ten years, an estimated \$1.1 billion in supplies and materials were purchased in Columbia and other parts of Boone County for development and construction projects, as shown on the following page.

Table 102

Supplies and Materials Used in Development and Construction and Purchased in Boone County 1995-2004			
Year	Total Economic Output	Supplies and Materials (47.19% of Total Output)	Supplies and Materials Purchased in the County (40% of Total Supplies)
2004	\$1,070,993,192	\$505,401,687	\$202,160,675
2003	\$758,675,078	\$358,018,769	\$143,207,508
2002	\$749,866,293	\$353,861,904	\$141,544,762
2001	\$491,525,515	\$231,950,890	\$92,780,356
2000	\$488,398,232	\$230,475,126	\$92,190,050
1999	\$523,228,249	\$246,911,410	\$98,764,564
1998	\$558,436,603	\$263,526,233	\$105,410,493
1997	\$312,472,905	\$147,455,964	\$58,982,386
1996	\$438,373,673	\$206,868,536	\$82,747,414
1995	\$471,567,494	\$222,532,701	\$89,013,080
Total	\$5,863,537,236	\$2,767,003,220	\$1,106,801,288

Source: Prepared by Impact DataSource from data shown in previous tables, regional economic multipliers obtained from the US Department of Commerce, and Impact DataSource estimates

Explanations for Some of the Data and Economic Impact Results

Impact DataSource obtained information on the costs of construction projects for the year that building permits were obtained or the years that some projects were completed. However, some of these projects, especially those at the University of Missouri – Columbia and larger commercial and public projects were multi-year projects. Therefore, the economic output, jobs and salaries may not reflect the exact year in which the economic output or revenues of businesses occurred, jobs created or salaries earned, but does reflect the total output, jobs and salaries created and supported by those projects.

In addition, regional economic multipliers used in this analysis are based on the 1997 Benchmark Input-Output Table for the nation and 2001 regional accounts data.¹⁸ Therefore, the multipliers are averages for the midpoint of the ten year period of this study, and, as a result, economic output, jobs and salaries in 2001-2004 may be slightly

¹⁸ Bureau of Economic Analysis, US Department of Commerce.

overstated and the same results from 1995-2000 may be slightly understated. Overall, Impact DataSource believes that the economic output, jobs and salaries supported by development and construction over the past ten years and shown in this report, however, reasonably represents the impact of those activities.

A discussion of some of the methods and available alternatives to fund public infrastructure is next.

FUNDING INFRASTRUCTURE – METHODS AND AVAILABLE ALTERNATIVES

The City of Columbia’s Transportation Finance Project recently developed options for financing transportation improvements.¹⁹ That report comprehensively identified alternatives for the City to finance transportation improvements. However, the options are alternatives to fund most public infrastructure improvements.

In addition, the National Association of Home Builders in its recent study, “Building for Tomorrow: Innovation Infrastructure Solutions” identified and discussed 23 established and innovative methods of financing, constructing and managing infrastructure.²⁰

These options, considered by Impact DataSource to be comprehensive and appropriate for Columbia and Boone County, are discussed below.

Options to Fund Infrastructure Presented in the Transportation Finance Project Report

Some of the options identified by the City’s Transportation Finance Project for transportation and infrastructure improvements in Columbia include the following

- Capital improvements sales tax,
- Funding authorized by the city charter,
- City sales tax,
- Real property tax,
- Transportation sales tax,
- General obligation bonds, and
- Revenue bonds.

Similarly, sources of funding available for transportation improvements to serve new development include excise tax, right-of-way exactions, impact or street user fees, and others, as discussed next.

Further, the sources of funds available to fund specific transportation improvements include the following:

- State and federal government programs, including:
 - Surface Transportation Program,
 - Transportation enhancements,
 - High priority demonstration projects,
 - State Infrastructure Banks

¹⁹ City of Columbia, Missouri Transportation Finance Project, The Development of a Comprehensive Strategy, Options Report, presented to the Transportation Finance Advisory Committee October 28, 2004 by Stinson Morrison Hecker in association with TransSystems Corporation and Development Strategies

²⁰ “Building for Tomorrow: Innovation Infrastructure Solutions”, National Association of Home Builders, www.nahb.org

- Grant Anticipation Revenue Vehicle (GARVEE) bonds,
 - Off-System Bridge Replacement and Rehabilitation Program, and
 - On-system Bridge Replacement and Rehabilitation Program.
- County programs include road districts and county road and bridge tax and road sales tax.

Other programs to fund transportation and other infrastructure needs include establishing the following taxing or assessment districts:

- Transportation corporations,
- Community improvement districts,
- Industrial development bonds,
- Neighborhood improvement districts,
- Special assessment districts,
- Special business district,
- Tax increment financing,
- Missouri Downtown and Rural Economic Stimulus Act,
- Transportation development districts, and
- Urban Redevelopment Corporations.

Some of these options are discussed next.

Capital Improvement Sales Tax

Section 94.577, RSMo., authorizes cities to impose a sales tax of one-eighth, one-fourth, three-eighths or one-half of one percent on all retail sales in the municipality for the purpose of funding capital improvements, including operation and maintenance. The City currently imposes a one-fourth percent Capital Improvements Sales Tax. This authority expires on December 31, 2005.²¹

City Sales Tax

Section 94.510, RSMo., authorizes cities, by a majority vote of its governing body, to impose a city sales tax; provided that the voters of the City, at a public election, by a majority of those voting, approve the imposition of the sales tax for funding infrastructure and other city needs.²²

²¹ City of Columbia, Missouri Transportation Finance Project, The Development of a Comprehensive Strategy, Options Report, presented to the Transportation Finance Advisory Committee October 28, 2004 by Stinson Morrison Hecker in association with TransSystems Corporation and Development Strategies

²² City of Columbia, Missouri Transportation Finance Project, The Development of a Comprehensive Strategy, Options Report, presented to the Transportation Finance Advisory Committee October 28, 2004 by Stinson Morrison Hecker in association with TransSystems Corporation and Development Strategies

Real Property Tax

Mo. Const. art. X, §§ 1; 11(b) and 11(c) and Section 94.400, RSMo., authorize the City to levy taxes on real and tangible personal property for general municipal purposes. This tax may be imposed annually and is limited to one dollar per \$100 of assessed valuation. The property tax rate may be increased above this limit for a period not to exceed four years; provided however, that the rate and purpose for the increase has been approved by a 2/3 vote of the City's qualified electors and that the rate is not increased more than thirty cents per \$100 of assessed valuation at any election. The City currently imposes a property tax.²³

Transportation Sales Tax

Sections 94.700 through 94.755, RSMo., also authorize cities, by a majority vote of the City Council, to pass an ordinance imposing a sales tax at a rate not to exceed one-half of one percent on the receipts from the retail sale of all tangible personal property or taxable services within the City. The City presently has a half-cent transportation sales tax that is permanent.

This revenue source also can be used to construct transportation improvements and to maintain those improvements anywhere in the City.²⁴

General Obligation Bonds

Subject to certain constitutional and statutory limitations, primary of which is a constitutional limit on the total amount of debt the City can incur based upon a set percentage of its assessed valuation, the City has the ability to raise funds for street improvements by the issuance of general obligation bonds. General obligation bonds are long-term obligations of the City backed by the full faith and credit of the City. This means that the City has an obligation to raise whatever revenue, from any source available, to pay the yearly principal and interest payments on the bonds. Accordingly, general obligation bonds are really not a distinct source of revenue, but authority to borrow against the pledge of future city revenues to pay for capital costs that currently available funds will not support.²⁵

Revenue Bonds

The City may issue revenue bonds for limited purposes pursuant to Mo. Const. art. VI, §§ 27(a) and 27(b). Article V, § 47 of the City Charter authorizes the City to issue revenue bonds for the purpose of constructing, repairing or improving the City's streets, boulevards or any other public improvement. Revenue bonds are distinct from general obligation bonds primarily for the reason that the bonds are retired from a source of revenue other than real estate property taxes, such as from utility rates, user fees and sales taxes.²⁶

²³ Ibid

²⁴ Ibid

²⁵ Ibid

²⁶ Ibid

Excise Tax

An excise tax is a method of raising revenue by levying a tax on a particular activity. An excise tax has been defined as a tax that is measured by the amount of business done, income received, or by the extent to which a privilege may have been enjoyed or exercised by the taxpayer, irrespective of the nature or value of the taxpayer's assets or investments in business. It is different from a property tax, which is a tax on the assessed value of property. An excise tax is not subject to the benefit or nexus requirements of a fee imposed pursuant to a city's police power, as is a street user or impact fee.²⁷

Impact or Street User Fees

A street user or impact fee is a system of monetary exactions on new development that is imposed as a part of the development approval process. The authority to impose impact fees is derived from the City's police power.²⁸

Road Districts

Sections 233.170 – 233.315, RSMo., authorize certain counties, including Boone County, to create special road districts. Special road district commissioners may issue road and bridge bonds, payable out of funds derived from property taxes levied within the district, in an amount not to exceed five percent of the assessed valuation of property within the district. These bonds require approval of the constitutionally required percentage of the district's voters. Boone County had historically had established a county road district in and around Columbia.²⁹

County Road and Bridge Tax and Road Sales Tax

Boone County is authorized to impose road taxes. Revenue from the Road and Bridge tax must be placed in "The Special Road and Bridge Fund" and may only be used for road and bridge purposes. Boone County imposed this tax from the time of the abolition of the county road district in and around Columbia until 1993.³⁰

Community Improvement Districts

Sections 67.1401 through 67.1571, RSMo., authorize the creation of Community Improvement Districts. The district may impose taxes to fund public improvements including parks and streets.³¹

Neighborhood Improvement Districts

Sections 67.453 through 67.475, RSMo., authorize the creation of Neighborhood Improvement Districts (NID). Under the NID statutes, particular areas of land may be designated by the City Council as a "neighborhood" that will benefit from a particular

²⁷ Ibid

²⁸ Ibid

²⁹ Ibid

³⁰ Ibid

³¹ Ibid

public improvement or improvements, including streets and parks. If the NID is approved, the City Council may authorize the issuance of general obligation bonds to finance construction of improvements. To secure the bonds, a portion of the total cost is assessed against each landowner within the NID and the special assessment becomes a tax lien against the property.³²

Special Assessment Districts

Chapter 88 of the state statutes authorizes the creation of special assessment districts to finance public improvements, including street improvements. The statutes provide that a city must draw a district and determine the improvements to be made that will benefit the district. The City then assigns a portion of the total cost of the improvements within that area to each parcel in the district. Special tax bills are issued and are payable in sixty days or in installments over a period of up to ten years.³³

Options to Fund Infrastructure Presented in a National Association of Home Builders Report

As with the options to fund infrastructure in the City of Columbia's Transportation Finance Project Options Report, the National Association of Home Builders Report, "Building for Tomorrow: Innovation Infrastructure Solutions" identified and discussed 23 similar established and innovative methods of financing, constructing and managing infrastructure.³⁴

The options identified in the NAHB report are the following:

- Bonds, including, general obligation bonds, bond banks, and revenue bonds,
- Leasing, including tax-exempt municipal lease finance and certificates of participation (lease) finance,
- Special financing districts, including:
 - Tax increment financing,
 - Special districts,
 - Community development authorities, and
 - Community development districts
- State and federal funding, including:
 - State revolving funds,
 - Grant anticipation revenue vehicles or GARVEE bonds,
 - TEA-21, and
 - State infrastructure banks,
- Tax incentives and tax credits, including federal tax credits,
- Privatization, including:
 - Privatization and competitive contracting (outsourcing),
 - Design/build strategies,
 - Asset sales,
 - Public/private Partnerships,
 - Partnership schools, and
 - Small-scale water and wastewater systems

³² Ibid

³³ Ibid

³⁴

- Other tools and strategies, including:
 - Electronic Road Pricing
 - Financing Equitable Impact Fees
 - Special Purpose Corporations

Some details on how this study was conducted are presented next.

CONDUCT OF THE ANALYSIS

Impact DataSource entered into a contract with the Central Missouri Development Council to complete this study of the impact and growth and development in Columbia and Boone County, Missouri. Impact DataSource largely limited its study to growth and development over the past ten years, 1995-2004. While most major organizations responded to Impact DataSource requests for information, some smaller government units did not. However, Impact DataSource believes that the data that it accumulated was more than sufficient for a comprehensive look at growth and development in Columbia and Boone County.

The study was conducted during the months of November, 2004 through February, 2005.

Impact DataSource conducted this study in the following steps:

1. Data was obtained from the City of Columbia, Boone County, other local government units, the University of Missouri, the Missouri Department of Transportation, US Department of Commerce and from other sources. This data included the following:
 - Listing of voter approved increases in taxes and funding initiatives in Boone County,
 - Fees for building permits and other construction and development charges,
 - Listings of assessed valuations of residential and commercial property,
 - Demographic and economic statistics,
 - Listings of building permits issued,
 - Public expenditures to fund police and fire stations, libraries and schools from expenditure reports, budgets or from local government units,
 - Public expenditures to fund and operate parks and recreational facilities and programs from expenditure reports, budgets or from local government units,
 - Public expenditures to fund and operate infrastructure including streets, water, sewer and storm water from expenditure reports, budgets or from local government units,
 - Regional economic multipliers, and
 - Other data and information.
2. Discussions were held with various government officials and others.
3. Impact DataSource conducted other research.
4. The accumulated data and information was analyzed.
5. Using information and data gathered and some estimates and assumptions, Impact DataSource prepared various schedules included in this report and in appendices, such as schedules showing the value of building permits issued over the past ten years, 1995-2004.

6. Impact DataSource also calculated the economic impact of growth and development over the past ten year.
7. Some conclusions on the information and data gathered during the study were made along with some answers to questions on the effect of growth were made.
8. This report, showing the results of the study, was prepared.

Some information on Impact DataSource, the firm that conducted this study, is next.

ABOUT IMPACT DATASOURCE

Impact DataSource is an eleven-year-old Austin, Texas economic consulting, research and analysis firm. The firm has conducted numerous economic studies of residential and commercial development and other projects in fifteen states. In addition, the firm has developed economic impact computer programs for several clients.

The firm's principal, Jerry Walker, conducted most of the research for the study and wrote this report. He is an economist and an economic development consultant and has Bachelor of Science and Master of Business Administration degrees in accounting and economics from Nicholls State University, Thibodaux, Louisiana.

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Appendices providing some details on information used in this report are on the following pages.