

**SOUTHPOINTE
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE:	RESOLUTION NO.
--------------	-----------------------

CITY COUNCIL APPROVAL:

5/19/22	220403
---------	--------

DATE:	ORDINANCE NO.
--------------	----------------------

TABLE OF CONTENTS

	<u>Page</u>
I. SUMMARY	1
II. DEFINITIONS.....	3
III. TAX INCREMENT FINANCING	9
IV. GENERAL DESCRIPTION OF THE REDEVELOPMENT PROGRAM.....	9
A. THE REDEVELOPMENT PLAN.....	9
B. REDEVELOPMENT AREA.	9
C. REDEVELOPMENT PROJECT.....	10
D. POTENTIAL REDEVELOPMENT PROEJCTS.....	10
E. PROJECT IMPROVEMENTS AND PUBLIC IMPROVEMENTS.....	10
F. POTENTIAL PROEJCT IMPROVEMENTS.....	10
G. ESTIMATED DATE OF COMPLETION	11
H. DATE TO ADOPT REDEVELOPMENT PLAN.....	11
I. REDEVELOPMENT PLAN OBJECTIVES	11
J. DATE TO ADOPT REDEVELOPMENT PROJECT AND TO ACQUIRE PROPERTY BY EMINENT DOMAIN	11
K. GAMING STATUS.....	11
V. FINANCING.....	11
A. ESTIMATED REDEVELOPMENT PLAN COSTS.....	11
B. ANTICIPATED SOURCES OF FUNDS.....	12
C. PAYMENTS IN LIEU OF TAXES.....	12
D. ECONOMIC ACTIVITY TAXES.....	12
E. ADDITIONAL CITY EATs	13
F. ADDITIONAL CITY TAX REVENUE	13
G. EVIDENCE OF COMMITMENTS TO FINANCE	13
VI. MOST RECENT EQUALIZED ASSESSED VALUATION	14
VII. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT	
14	
VIII. GENERAL LAND USE	14
IX. CONFORMANCE TO THE COMPREHENSIVE PLAN.....	14

X.	EXISTING CONDITIONS IN THE REDEVELOPMENT AREA	14
XI.	“BUT FOR TIF”	15
XII.	COST-BENEFIT ANALYSIS.....	15
XIII.	ACQUISITION AND DISPOSITION	15
XIV.	RELOCATION ASSISTANCE PLAN	15
XV.	ENTERPRISE ZONE	15
XVI.	PROVISION OF PUBLIC FACILITIES.....	15
XVII.	REDEVELOPMENT AGREEMENT	16
XVIII.	PROVISIONS FOR AMENDING THE PLAN	16

EXHIBITS

- Exhibit 1: The Redevelopment Area
 - A: Legal Description of Redevelopment Area
 - B: Legal Description of Redevelopment Project Area and Potential Redevelopment Project Areas

- Exhibit 2: Redevelopment Project Area
 - A: Map of Redevelop Area
 - B: Map of Redevelopment Project Area and Potential Redevelopment Project Area

- Exhibit 3: Specific Objectives of the Plan

- Exhibit 4: Estimated Construction and Employment Information
 - A. Estimated Construction
 - B. Estimated Employment

- Exhibit 5: Budget of Redevelopment Project Costs

- Exhibit 6: Economic Activity Tax Projections

- Exhibit 7: Anticipated Sources of Funds

- Exhibit 8: Development Schedule

- Exhibit 9: Cost-Benefit Analysis

- Exhibit 10: “But For” Statement

- Exhibit 11: Existing Conditions Study (Blight Study)

- Exhibit 12: Evidence of Financing Commitments

- Exhibit 13: List of Properties to be Acquired

- Exhibit 14: Relocation Assistance

- Exhibit 15: Redeveloper’s Affidavit

I. SUMMARY

The Southpointe Tax Increment Financing Plan (the “Plan”) provides for the construction of approximately 113,800 square feet of office space over approximately 42,200 square feet of retail space, an approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces, approximately 308,100 gross square feet of residential space and a surface parking lot to support the same (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”). By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, the Plan may include an additional three (3) redevelopment projects that may include approximately 56,176 square feet of office development, approximately 174,631 square feet of retail space and 65,080 square of entertainment space (the “Potential Project Improvements”).

The proposed Redevelopment Area described by the Plan in which the Project Improvements and Public Improvements will be located is generally bounded by 59th Street on the north, 63rd Street on the south, Bruce R. Watkins Highway on the east and Brooklyn Avenue on the west, all in Jackson County, Kansas City, Missouri, and consists of 1 Redevelopment Project Area described on **Exhibit 1B** and depicted on **Exhibit 2B**.

The estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$78,573,000, which includes approximately \$6,195,396 of construction financing interest costs and, to the extent the Plan is amended to include the Potential Project Improvements, the estimated Redevelopment Project Costs will increase to approximately \$250,930,677, which includes approximately \$10,899,992 of construction financing interest costs. The Redeveloper, through a combination of equity and conventional debt will finance \$55,052,915 of the Redevelopment Project Costs related to the Project Improvements and Public Improvements and, to the extent the Potential Project Improvements are approved by subsequent amendments to the Plan, the Redeveloper, through a combination of equity and conventional debt will finance \$195,519,368. The remaining estimated Redevelopment Project Costs related to the Project Improvements, Public Improvements and, to the extent approved, Potential Project Improvements will be funded with (1) approximately \$41,575,732 of Economic Activity Taxes, (2) approximately \$17,534,804 of Additional City EATs, (3) approximately \$322,215 sales tax approved by the Public Improvements Advisory Committee (PIAC), (4) approximately \$500,000 in sales tax approved through the Central City Economic Development (the “CCED”) Fund. The Redevelopment Project Costs are identified on **Exhibit 5** attached to this Plan.

The total initial equalized assessed valuation of the Redevelopment Area, according to 2021 tax records at the Jackson County Assessor’s Office, is approximately \$809,771. The current combined ad valorem property tax levy is projected to be \$8.0368 per \$100 assessed valuation. Following the completion of the Project Improvements, it is estimated that the

assessed value of the real property within the Redevelopment Area will increase to approximately \$23,076,888.

Pursuant to the Act, Tax Increment Financing allows for the use of Economic Activity Taxes and Payments in Lieu of Taxes generated and collected within the Redevelopment Area for a twenty-three (23) year period to pay Reimbursable Project Costs.

The estimated total Economic Activity Taxes generated within the Redevelopment Project Area and deposited into the Special Allocation Fund and, upon annual appropriation or upon being budgeted and transferred by the City Council, available to pay Reimbursable Project Costs, is approximately \$15,053,079, all of which may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. If and to the extent the Potential Redevelopment Project Areas are approved by separate ordinances, the estimated total Economic Activity Taxes generated within the Redevelopment Project Area, together with the Potential Redevelopment Project Areas, and deposited into the Special Allocation Fund and, upon annual appropriation or upon being budgeted and transferred by the City Council, available to pay Reimbursable Project Costs, is approximately \$41,575,732, all of which may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. Those Economic Activity Taxes, estimated to be generated on an annual basis, are shown on **Exhibit 6**, attached hereto, include 50% of the net earnings taxes paid by businesses and employees, 50% of the net food & beverage taxes, 50% of the net utility taxes, 50% of certain City and County net sales taxes generated, collected and available for the period Tax Increment Financing is authorized by Ordinance.

The Redeveloper intends to seek benefits under The Planned Industrial Law (the “PIEA Benefits”), which would exempt sales taxes on construction materials, along with an exemptions on residential real property taxes within the Redevelopment Area. The requested PIEA Benefits provide for 100% real property tax abatement for twenty-five (25) years on residential real property located within the Redevelopment Area. It is anticipated that no Payments in Lieu of Taxes generated from residential real property will be utilized to pay for any Reimbursable Project Costs. If the PIEA Benefits are not approved or are not approved at the level requested by the Redeveloper, any and all PILOTs (or increase in PILOTs from the approval of some but less than all of the Redeveloper’s 100% abatement request) which are generated from residential real property, collected and deposited in the Special Allocation Fund shall be utilized or pledged to the payment of eligible Reimbursable Project Costs. The estimated total PILOTs generated from commercial real property within the Redevelopment Project Area and deposited into the Special Allocation Fund is approximately \$25,906,554, all of which may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. If and to the extent the Potential Redevelopment Project Areas are approved by separate ordinances, the estimated total PILOTs generated from commercial real property within the Redevelopment Project Area, together with the Potential Redevelopment Project Areas, and deposited into the Special Allocation Fund and available to pay Reimbursable Project Costs, is approximately \$56,270,184 all of which may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. The

PILOTs, which are estimated to be generated on an annual basis, are shown on **Exhibit 6**, attached to this Plan.

The estimated Additional City EATS (as hereafter defined) generated within the Redevelopment Project Area and the Potential Redevelopment Project Areas, if and to the extent approved by separate Ordinance and subject to appropriation by the City Council, will be available to pay Reimbursable Project Costs. The Additional City EATS will not exceed \$17,534,804, as set forth on **Exhibit 6**, attached hereto

The estimated Additional City Tax Revenue (as hereafter defined), subject to appropriation by the City Council, will be available to pay Reimbursable Project Costs. The Additional City Tax Revenue will not exceed \$822,215, as set forth on **Exhibit 6**, attached hereto

Upon the reimbursement of Reimbursable Project Costs (including Administrative Expenses), Tax Increment Financing will be terminated and the Taxing Districts, subject to Section 99.850 RSMo., will receive all tax revenue generated within the Redevelopment Area.

II. DEFINITIONS

As used in this Plan, the following terms shall have the following meanings:

- A. “Act,” the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et. seq., Revised Statutes of Missouri, as amended.
- B. “Additional City EATS,” An amount equal to (1) 50% of all retail sales taxes imposed by the City and generated in the Redevelopment Project Area(s), but excluding those portions derived from each of the following: (a) the City’s 0.4625% public mass transit tax, pursuant to Section 68-471 of the City’s Code of Ordinances (or any successor provision thereto), (b) the City’s 0.4125% KCATA tax, pursuant to Section 68-475 of the City’s Code of Ordinances (or any successor provision thereto), (c) the City’s 0.5000% parks tax, pursuant to Section 68-448 of the City’s Code of Ordinances (or any successor provision thereto), (d) the City’s 0.125% Central City Economic Development sales tax, pursuant to Section 68-449 of the City’s Code of Ordinances (or any successor provision thereto) and (e) the City’s 0.5% fire tax, pursuant to 68-444 of the City’s Code of Ordinances (or any successor provision thereto), (2) An amount equal to 50% of the Earnings Tax imposed by the City and generated within the Redevelopment Project Area(s), and (3) an amount equal to 50% of the Utility Gross Receipts Tax imposed by the City and generated within the Redevelopment Project Area(s).
- C. “Additional City Tax Revenue,” (1) a 1/8 percent economic development sales tax devoted to projects, which are located within the area bounded by 9th Street on the north, Gregory Boulevard on the south, The Paseo on the west, and Indiana Avenue on the east, which, subject to appropriation, may be deposited, from time to time by the City in the CCED Fund to pay Redevelopment Project Costs in an amount not to exceed \$500,000, as specifically identified on **Exhibit 7**, attached hereto, and (2) sales tax approved by the City’s Public Improvements Advisory Committee

(PIAC) which, subject to appropriation, may be utilized to pay Redevelopment Project Costs in an amount not in excess of \$322,215, as specifically identified on **Exhibit 7**, attached hereto.

- D. “Administrative Expenses” certain planning and special services expenses of the Commission and City, which are not direct Redevelopment Project Costs, but are nonetheless reasonable and necessary for the administration of the Plan by the City and Commission and are incidental costs to the Plan. The incidental costs will be recovered by the Commission and City from the Special Allocation Fund in an amount equal to 5% of Economic Activity Taxes and PILOTs paid annually into the Special Allocation Fund
- E. “Affiliate,” as applied to any person or entity, any other person or entity who controls, is controlled by, or is under common control with, such person or entity. For purposes of this definition, “control” means the possession, directly or indirectly through one or more intermediaries, of the power to direct the management and policies of a person or entity, whether through the ownership of equity interests, by contract, or otherwise; provided, however, that (a) any person or entity which owns directly or indirectly a majority of the equity interests having ordinary voting power for the election of directors or other members of the governing body of a person or entity or a majority of the partnership or other ownership interests of a person or entity (other than as a limited partner of such person or entity) shall be deemed an Affiliate of such person or entity, and (b) each partnership in which a person or entity is a general partner shall be deemed an Affiliate of such person or entity.
- F. “Blighted Area,” an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.
- G. “City,” City of Kansas City, Missouri.
- H. “Commission,” the Tax Increment Financing Commission of Kansas City, Missouri
- I. “Economic Activity Taxes,” fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and other Taxing Districts, and which are generated by economic activities within each Redevelopment Project Area, over the amount of such taxes generated by economic activities within such Ordinance designating such Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project by Ordinance, while Tax Increment Financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels,

taxes levied pursuant to Section 70.500 RSMo., taxes levied for the purpose of public transportation pursuant to Section 94.660 RSMo., taxes imposed on sales pursuant to subsection 2 of section 67.1712 for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than Payments In Lieu of taxes and penalties and interest thereon, any sales tax imposed by a county with a charter form of government and with more than six hundred thousand but fewer than seven hundred thousand inhabitants, for the purpose of sports stadium improvement or levied by such county under section 238.410 for the purpose of the county transit authority operating transportation facilities, taxes imposed on sales under and pursuant to section 67.700 or 650.399 for the purpose of emergency communication systems and such other taxes that may be excluded by State law from time to time, shall be allocated to, and paid by the local political subdivision collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the special allocation fund; provided, however, if the voters in a Taxing District vote to approve an increase in such Taxing District's sales tax or use tax, other than the renewal of an expiring sales or use tax, any additional revenues generated within an existing Redevelopment Project Area that are directly attributable to the newly voter-approved incremental increase in such taxing district's levy rate shall not be considered "Economic Activity Taxes", without the consent of such Taxing District. If a retail establishment relocates within one (1) year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition the economic activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to such redevelopment project area

- J. "Equity Investment," the total accumulated sums reflected as equity on the Redeveloper's financial statements (including, but not limited to its Balance Sheet) submitted in connection with the "Public Participation" provisions of the Redevelopment Agreement as being expended by the Redeveloper or any other non-governmental party that is an Affiliate of the Redeveloper in connection with any and all aspects of the Project Improvements and Public Improvements, including but not limited to any and all costs, including financing costs incurred by the Redeveloper, private loan interest, expenses or investments made by the Redeveloper or any such non-governmental Affiliate prior to or subsequent to the date of this Plan and incurred by Redeveloper or any such non-governmental party that is an Affiliate of the Redeveloper in connection with the acquisition of any property in the Redevelopment Area, due diligence, leasing, marketing, formation of entities, construction and implementation of the Project Improvements, including the principal amount of any subordinate Obligations so long as Redeveloper, or its Affiliates, is the owner or guarantor of such subordinate Obligations, commercial financing and any additional capital contributions made

by Redeveloper or such non-governmental party that is an Affiliate of the Redeveloper.

- K. “Gambling Establishment,” an excursion gambling boat as defined in section 313.800, RSMo., and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in Sections 313.800 to 313.850, RSMo.
- L. “Obligations,” bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the City, Commission or by any other appropriate issuer, approved by the City and Commission, to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out a redevelopment project or to fund outstanding obligations.
- M. “Ordinance,” an ordinance enacted by the governing body of the City.
- N. “Payment in Lieu of Taxes,” those estimated revenues from real property taxes generated within the Redevelopment Project Area which are to be used to reimburse the Redevelopment Project Costs identified by the Plan, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area that is approved by Ordinance (but excluding the blind pension fund tax levied under the authority of Article III, Section 38(b) of the Missouri Constitution and the merchant’s and manufacturer’s inventory replacement tax levied under the authority of subsection 2 of Section 6 of the Missouri Constitution) and during the time the current equalized value of real property in the Redevelopment Project Area exceeds the Total Initial Equalized Assessed Value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to the Act, provided however, if the voters in a Taxing District vote to approve an increase in such Taxing District’s levy rate for ad valorem tax on real property, any additional revenues generated within the Redevelopment Project Area that are directly attributable to the newly voter-approved incremental increase in such Taxing District’s levy rate shall not be considered Payments in Lieu of Taxes without the consent of such Taxing District. Revenues will be considered directly attributable to the newly voter-approved incremental increase to the extent that they are generated from the difference between the taxing district’s actual levy rate currently imposed and the maximum voter-approved levy rate at the time that the Redevelopment Project was adopted.
- O. “Potential Project Improvements” approximately 56,176 square feet of office development, approximately 174,631 square feet of retail space and 65,080 square of entertainment space.

- P. “Potential Redevelopment Projects” the portion of the Redevelopment Area selected for each Potential Redevelopment Project Area and which is depicted on Exhibit 2B
- Q. “Potential Redevelopment Project Areas” the potential redevelopment projects that are identified on **Exhibit 1B** and described by Section IV.A.C.
- R. “Project Improvements” approximately 113,800 square feet of office space over approximately 42,200 square feet of retail space, an approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces, and approximately 308,100 gross square feet of residential space and a surface parking lot to support the same.
- S. “Project Improvements and Public Improvements,” collectively, the Project Improvements and such other public infrastructure improvements, which may consist of streetscape, signage, signaling, sidewalks, utility relocation, and curbs and such other, related public infrastructure improvements that support and enhance the Project Improvements.
- T. “Redeveloper,” the business organization or other entity designated by the Commission, pursuant to a resolution, and to which the Commission enters a Redevelopment Agreement to implement the Redevelopment Plan or the Project Improvements or a portion thereof.
- U. “Redevelopment Agreement,” the agreement between the Commission and Redeveloper for the implementation of the Redevelopment Plan or the Project Improvements and Public Improvements or a portion thereof.
- V. “Redevelopment Area,” an area designated by Ordinance of the City, in respect to which the City has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, an economic development area, an enterprise zone pursuant to Sections 135.200 to 135.236, RSMO., of a combination thereof, and which area includes only those parcels of real property directly and substantially benefitted by the proposed Redevelopment Project and which is legally described on **Exhibit 1A** and depicted on **Exhibit 2A**.
- W. “Redevelopment Plan” or “Plan,” the Southpointe Tax Increment Financing Plan, as it may be amended from time to time.
- X. “Redevelopment Projects,” the redevelopment projects that are identified on **Exhibit 1B** and described by Section IV.A.C.
- Y. “Redevelopment Project Area,” the portion of the Redevelopment Area selected for the Redevelopment Project and which is legally described on **Exhibit 1B** and depicted on **Exhibit 2B**.
- Z. “Redevelopment Project Costs” include the sum of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the

Redevelopment Plan and/or the Project Improvements and Public Improvements. Such costs are identified on **Exhibit 5** and may include, but are not limited to the following:

1. Costs of studies, surveys, plans and specifications;
 2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the commission established in section 99.820 for the administration of sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Redevelopment Plan or a Redevelopment Project;
 3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
 5. Cost of construction of public works or improvements;
 6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction of any Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
 7. All or a portion of a taxing district's capital cost resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Project, to the extent the municipality by written agreement accepts and approves such costs;
 8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
 9. Payments in lieu of taxes.
- AA. "Reimbursable Project Costs," Redevelopment Project Costs in an amount not to exceed \$20,654,933, as identified on **Exhibit 5**.
- BB. "Special Allocation Fund," the fund maintained by the City or the Commission, as the case may be, which contains at least two (2) separate segregated accounts for each Redevelopment Project and any additional accounts deemed appropriate by the City and Commission (i.e. TIF Revenue Account, Additional City EATs and

Additional City Tax Revenue) and maintained by the treasurer of the City or the treasurer of the Commission into which Payments in Lieu of Taxes, Economic Activity Taxes, Additional City EATs and Additional City Tax Revenue and other revenues are deposited.

CC. “Tax Increment Financing,” tax increment allocation financing as provided pursuant to Chapter 99.800, et seq. RSMo.

DD. “Taxing Districts,” any political subdivision of Missouri located wholly or partially within the Redevelopment Project Area having the power to levy taxes.

EE. “TIF Revenue,” Payments in Lieu of Taxes and Economic Activity Taxes.

III. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and Economic Activity Taxes.

IV. GENERAL DESCRIPTION OF THE REDEVELOPMENT PROGRAM

A. The Redevelopment Plan.

The Plan contemplates the acquisition of properties along the northwest corner of 63rd Street and Prospect Avenue and the subsequent demolition of existing improvements and site clearance. Once demolition is complete and the site is cleared, the site is to be redeveloped to include approximately 113,800 square feet of office space over approximately 42,200 square feet of retail space, an approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces, approximately 308,100 gross square feet of residential space and a surface parking lot to support the same (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, surface parking, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”). The Project Improvements and Public Improvements are anticipated to be completed by 2024. By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, the Plan may include an additional three (3) redevelopment projects that may include approximately 56,176 square feet of office development, approximately 174,631 square feet of retail space and 65,080 square of entertainment space (the “Potential Project Improvements”).

B. Redevelopment Area.

The proposed redevelopment area described by the Plan is generally bound by 59th Street on the north, 63rd Street on the south, Bruce R. Watkins Highway on the east and Brooklyn Avenue on the west, all in Jackson County, Kansas City, Missouri, as legally described on **Exhibit 1A** and depicted on **Exhibit 2A** (the “Redevelopment Area”)

- C. Redevelopment Project. The Redevelopment Plan contains one (1) Redevelopment Project, which shall include the following Project Improvements:
- Redevelopment Project 1 – (A) Building D (approximately 113,800 square feet of commercial office space over approximately 42,200 square feet of retail space), (B) Building I (approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces) and (C) Building L (approximately 308,100 gross square feet of residential space) and surface parking lot for Building F, as depicted on **Exhibit 2B**.
- D. Potential Redevelopment Projects. By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, the Plan may include the following additional three (3) redevelopment projects:
1. Potential Redevelopment Project 2 – (A) Building A (approximately 32,550 square feet of commercial office space over approximately 16,275 square feet of retail space), (B) Building B (an approximately 43,943 square foot grocery store and 110 surface parking spaces) and (C) Building C (approximately 21,626 square feet of commercial office space over approximately 10,800 square feet of retail space), as depicted on **Exhibit 2B**.
 2. Potential Redevelopment Project 3 – (A) Building F and Building G (approximately 83,500 square feet of retail space) and (B) Building H (an approximately 65,080 square feet of entertainment retail space, as depicted on **Exhibit 2B**.
 3. Potential Redevelopment Project 4 – (A) Building E (an approximately 4,300 square foot gas station and convenience store), (B) Building J and K (approximately 7,700 square feet of restaurant space) and (C) Building M (approximately 10,100 square foot self-storage facility), as depicted on **Exhibit 2B**.
- E. Project Improvements and Public Improvements. As referenced in subsection A above, the Project Improvements and Public Improvements will consist of the construction of approximately 113,800 square feet of office space over approximately 42,200 square feet of retail space, an approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces, and approximately 308,100 gross square feet of residential space and surface parking lot to support the same (the Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”).
- F. Potential Project Improvements. By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, the Plan may include an additional three (3) redevelopment projects that may include approximately 56,176 square feet of office

development, approximately 174,631 square feet of retail space and 65,080 square of entertainment space.

- G. Estimated Date of Completion. The estimated date for completion of the Project Improvements and Public Improvements located within the Redevelopment Area is set forth on **Exhibit 8**. The completion of the Project Improvements and Public Improvements located within the Redevelopment Project Area and retirement of Obligations incurred to finance Redevelopment Costs for the Project Improvements and Public Improvements will occur no later than twenty-three (23) years from the adoption of the ordinance approving each Redevelopment Project Area.
- H. Date to Adopt Redevelopment Plan. In no event shall any ordinance approving a Redevelopment Project Area be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan.
- I. Redevelopment Plan Objectives. The specific objectives of the Redevelopment Plan are set forth in **Exhibit 3**.
- J. Date to Acquire Property by Eminent Domain. In no event shall any property for the Redevelopment Project shall be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving the Redevelopment Project.
- K. Gaming Status. The Redevelopment Plan does not include the initial development or redevelopment of any Gambling Establishment.
- V. FINANCING
 - A. Estimated Redevelopment Plan Costs. The estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$78,573,000, which includes approximately \$6,195,396 of construction financing interest costs and, to the extent the Plan is amended to include the Potential Project Improvements, the estimated Redevelopment Project Costs will increase to approximately \$250,930,677, which includes approximately \$10,899,992 of construction financing interest costs. The Redeveloper, through a combination of equity and conventional debt will finance \$55,052,915 of the Redevelopment Project Costs related to the Project Improvements and Public Improvements and, to the extent the Potential Project Improvements are approved by subsequent amendments to the Plan, the Redeveloper, through a combination of equity and conventional debt, will finance \$195,519,368. The remaining estimated Redevelopment Project Costs related to the Project Improvements, Public Improvements and, to the extent approved, Potential Improvements will be funded with (1) approximately \$41,575,732 of Economic Activity Taxes, (2) approximately \$17,534,804 of Additional City EATs, (3) approximately \$322,215 sales tax approved by the Public Improvements Advisory Committee (PIAC), (4) approximately \$500,000 in sales tax approved through the Central City Economic Development (the "CCED") Fund. The Redevelopment Project Costs are identified on **Exhibit 5** attached to this Plan.

The City has determined that certain planning and special services expenses of the Commission, which are not direct Redevelopment Project Costs are nonetheless

reasonable, necessary and incidental costs to the Plan. Such incidental costs will be recovered by the Commission or the City, as the case may be, from the Special Allocation Fund in an amount equal to 5% of the Payments in Lieu of Taxes (if any) and Economic Activity Taxes paid annually into the Special Allocation Fund.

- B. Anticipated Sources of Funds. The Redeveloper will acquire all necessary properties and construct the Project Improvements and Public Improvements through the use of private capital in the form of its Equity Investment, third party funds and/or debt financing, along with such additional public sources identified by this Plan and specifically detailed on Exhibit 7 attached hereto. Evidence of financing such Project Improvements and Public Improvements is attached as Exhibit 11.
- C. Payments in Lieu of Taxes. Calculations of expected proceeds of PILOTs are based on current real property assessment formulas and current and anticipated property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The Redeveloper intends to seek benefits under The Planned Industrial Law (the “PIEA Benefits”), which would exempt sales taxes on construction materials, along with an exemption on residential real property taxes within the Redevelopment Area. The requested PIEA Benefits provide for 100% real property tax abatement for twenty-five (25) years on residential real property located within the Redevelopment Area. It is anticipated that no Payments in Lieu of Taxes generated from residential real property will be utilized to pay for any Reimbursable Project Costs. If the PIEA Benefits are not approved or are not approved at the level requested by the Redeveloper, any and all PILOTs (or increase in PILOTs from the approval of some but less than all of the Redeveloper’s 100% abatement request) which are generated from residential real property, collected and deposited in the Special Allocation Fund shall be utilized or pledged to the payment of eligible Reimbursable Project Costs. The estimated total PILOTs generated from commercial real property within the Redevelopment Project Area and deposited into the Special Allocation Fund is approximately \$25,906,554, all of which may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. If and to the extent the Potential Redevelopment Project Areas are approved by separate ordinances, the estimated total PILOTs generated from commercial real property within the Redevelopment Project Area, together with the Potential Redevelopment Project Areas and deposited into the Special Allocation Fund and available to pay Reimbursable Project Costs, is approximately \$56,270,184, all of which may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. The PILOTs, which are estimated to be generated on an annual basis, are shown on Exhibit 6, attached to this Plan.
- D. Economic Activity Taxes. The estimated total Economic Activity Taxes generated within the Redevelopment Project Area and deposited into the Special Allocation Fund and, upon annual appropriation or upon being budgeted and transferred by the City Council, available to pay Reimbursable Project Costs, is approximately \$15,053,079, all of which may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. If and to the extent the Potential Redevelopment Project Areas are approved by separate ordinances, the estimated total Economic Activity Taxes generated within the

Redevelopment Project Area, together with the Potential Redevelopment Project Areas and deposited into the Special Allocation Fund and, upon annual appropriation or upon being budgeted and transferred by the City Council, available to pay Reimbursable Project Costs, is approximately \$41,575,732, all of which may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. Those Economic Activity Taxes, estimated to be generated on an annual basis, are shown on **Exhibit 6**, attached hereto, include 50% of the net earnings taxes paid by businesses and employees, 50% of the net food & beverage taxes, 50% of the net utility taxes, 50% of certain City and County net sales taxes generated, collected and available for the period Tax Increment Financing is authorized by Ordinance.

The anticipated EATs to pay eligible Redevelopment Project Costs shall be limited to 50% of the net earnings taxes paid by businesses and employees, 50% of the net food & beverage taxes, 50% of the net utility taxes, as well as 50% of certain City and County sales taxes generated and collected. It is assumed that net earnings and sales tax revenues will increase due to inflation in addition to the assumed increases due to job creation and business expansion. These assumed increases are estimated at 2% annually

The amount of Economic Activity Taxes in excess of the funds needed to reimburse eligible Redevelopment Project Costs, if any, may be declared as surplus by the City. The declared surplus will be distributed to the affected Taxing Districts in the Redevelopment Project Area as provided for by the Act.

The Plan requires that all affected businesses and property owners be identified and that the Commission shall be provided with documentation regarding payment of Economic Activity Taxes by Redeveloper, its contractors, tenants and assigns. The Commission shall make available information to the City regarding the identity and location of the affected businesses. It shall be the obligation and intent of the City to determine the Economic Activity Taxes and to appropriate and/or budget and transfer such funds into the Special Allocation Fund, no less frequently than semi-annually and no more frequently than quarterly, in accordance with the Act.

- E. **Additional City EATs.** The projected Additional City EATs to be collected by the City and, subject to appropriation, deposited in a separate account of the Special Allocation Fund is estimated to be approximately \$17,534,804, as shown on **Exhibit 6**, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with a Redevelopment Agreement.
- F. **Additional City Tax Revenue.** The projected Additional City Tax Revenue to be collected by the City and, subject to appropriation, deposited in a separate accounts of the Special Allocation Fund is estimated to be approximately \$822,215, as shown on **Exhibit 7** attached hereto, all of which will be made available, upon appropriation, by the City, to pay eligible Reimbursable Project Costs related to the Redevelopment Project, in accordance with a Redevelopment Agreement
- G. **Evidence of Commitments to Finance.** Commitments for any private financing of Redevelopment Project Costs necessary to complete the Project Improvements and Public

Improvements shall be approved by the Commission prior to the approval of any Ordinance approving the Redevelopment Project. A letter of interest for a construction loan to fund the Project Improvements and Public Improvements is attached as **Exhibit 12**.

All affected businesses and property owners located within the Redevelopment Project Area; at the time the Redevelopment Project Area is designated by an Evidence of Commitments to Finance.

VI. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Area, according to 2021 records at the Jackson County Assessor's Office, is approximately \$594,391. The current combined ad valorem property tax levy for the Redevelopment Area is projected to be approximately \$8.04 per \$100 assessed valuation. The total initial equalized assessed valuation of the Redevelopment Area will be determined prior to the time the Redevelopment Project is approved by Ordinance. PILOTs (if any) will then be measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the total initial equalized assessed valuation, and deposited in the Special Allocation Fund for payment of eligible Redevelopment Project Costs.

VII. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

It is anticipated that when the Project Improvements and Public Improvements have been completed, the total assessed valuation of the Redevelopment Area will increase. Following the completion of the Project Improvements and Public Improvements, it is estimated that the assessed value of the Redevelopment Area will increase to approximately \$23,076,888.

VIII. GENERAL LAND USE

The Plan identifies properties to be redeveloped for office, residential, and commercial use. The Redevelopment Area is currently being rezoned to Urban Redevelopment District ("UR"), and any modifications to the proposed UR zoning will be made as the Plan is being considered. The Redevelopment Project shall be subject to the applicable provisions of the City's Zoning Ordinance, as well as other codes and ordinances, as may be amended from time to time.

IX. CONFORMANCE TO THE COMPREHENSIVE PLAN

The Plan conforms with the FOCUS Plan as well as the Swope Area Plan.

X. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

The Redevelopment Area qualifies as a Blighted Area by reason of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivisions or obsolete platting, endanger by fire of other causes and the existence of conditions which endanger life by fire or other causes and is detrimental to the public health, safety, morals, or welfare, as more particularly described by an independent Blight Study undertaken by Belke Appraisal & Consulting Services, Inc., attached as **Exhibit 11**.

XI. “BUT FOR TIF”

Substantial public financing of the Project Improvements and Public Improvements is identified within the Plan. This assistance is necessary to ensure successful implementation of the Project Improvements and the Public Improvements and, to the extent the Plan is subsequently amended, the Potential Project Improvements. The affidavit of the City Manager of the City of Kansas City, Missouri, attached as **Exhibit 10**, indicates that the blight in the Redevelopment Area would not be remediated, and the Project Improvements and the Public Improvements, as described in and as contemplated by the Plan and, to the extent Plan is subsequently, the Potential Project Improvements would not be undertaken but for the use of tax increment allocation financing.

XII. COST-BENEFIT ANALYSIS

A cost-benefit analysis has been prepared for the Plan that demonstrates the economic impact of the Plan on each Taxing District. This analysis and other evidence submitted to the Commission describe the impact on the economy if the Project Improvements and Public Improvements are not built and is built pursuant to the Plan. The Cost-Benefit Analysis, attached on **Exhibit 9**, includes a fiscal impact study on every affected Taxing District and sufficient information from the Redeveloper for the Commission to evaluate whether the Project Improvements are financially feasible.

XIII. ACQUISITION AND DISPOSITION

The Commission, pursuant to Sections 99.810(3) and 99.820(3), RSMo, may acquire property by purchase, donation, lease or eminent domain in the manner provided for by corporations in Chapter 523, RSMo. The property acquired by the Commission may be cleared, and either (1) sold or leased for private redevelopment or (2) sold, leased, or dedicated for construction of public improvements or facilities. No property located within a Redevelopment Project Area shall be acquired by eminent domain later than five (5) years from adoption of the Ordinance designating such Redevelopment Project Area. It is anticipated the Commission may participate in the acquisition of real property listed on **Exhibit 13**, attached hereto.

XIV. RELOCATION ASSISTANCE PLAN

Relocation assistance will be available to all eligible displaced occupants in conformance with the Commission’s Relocation Assistance Plan as shown in **Exhibit 14** or as may be required by other state or federal laws. Any relocation will be at the expense of the Redeveloper.

XV. ENTERPRISE ZONE

In the event mandatory abatement is sought or received pursuant to Section 135.215, RSMo., as amended, such abatement shall not serve to reduce payments in lieu of taxes that would otherwise have been available pursuant to Section 99.845, RSMo. without City approval. Said designation shall not relieve the assessor or other responsible official from ascertaining the amount of equalized assessed valuation of all taxable property annually as required by Section 99.855, RSMo.

XVI. PROVISION OF PUBLIC FACILITIES

Redeveloper will provide all necessary public facilities and utilities needed to service the Redevelopment Area, including infrastructure needed by occupants and tenants of the Redevelopment Project, to reduce the digital divide.

XVII. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the Commission and Redeveloper will enter into a Redevelopment Agreement, which will include, among other things, provisions relative to the following:

1. Implementation of the Plan;
2. Reporting of Economic Activity Taxes;
3. The Commission's Work Force Policy;
4. The City's MBE/WBE Ordinance;
5. Design guideline review and approval process;
6. The Commission's Relocation Plan, if any;
7. Certification and approval by Commission of Redevelopment Project Costs;
8. Public participation in return on Equity Investment in excess of a reasonable rate of return on the Redeveloper's Equity Investment;
9. Payment of Prevailing Wages;
10. Certification of Costs and Reimbursement Policy;
11. Certificate of Completion and Compliance Policy;
12. Parameters for the issuance of Obligations;
13. Interest Policy;
14. Annual Progress Reporting;
15. Procedures for the Payment of Prevailing Wages; and
16. Environmental Policy.

XVIII. PROVISIONS FOR AMENDING THE PLAN

This Redevelopment Plan and Redevelopment Projects may be amended pursuant to the provisions of the Act, except in the event that there are minor inaccuracies contained within this Redevelopment Plan or any Exhibit attached hereto that do not arise to more than a scrivener's error, the City Council of the City authorizes the Commission to approve and correct such

inaccuracies and to execute any required instruments and to make and incorporate such amendment or change to this Redevelopment Plan or any Exhibit attached hereto.

EXHIBIT 1A

Legal Description Redevelopment Area

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 3 AND NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 48, RANGE 33, INCLUDING ALL THAT PART OF LOT 1, SUMMERS WHARF, LOTS 1 THRU 6, INCLUSIVE, AND LOTS 18 THRU 105, INCLUSIVE, BEACHWOOD, LOTS 1 THRU 25, INCLUSIVE, EASTLAKE ADDITION, LOTS 1 THRU 22, INCLUSIVE, MILLERS ADDITION, LOTS 69 THRU 73, INCLUSIVE, BEAUFORT, AND LOTS 1 THRU 15, INCLUSIVE, JOST PLAZA, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH THE RIGHTS-OF-WAYS OF PROSPECT AVENUE, WABASH AVENUE, OLIVE STREET, PARK AVENUE, E. 61ST STREET AND E. 62ND STREET, ALL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID LOT 1, SUMMERS WHARF, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF E. 63RD STREET, 50 FEET NORTH OF THE CENTERLINE THEREOF; THENCE N86°58'41"W (PLAT: N86°49'02"W), ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET AND ITS WESTERLY PROLONGATION, 50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE THEREOF, 295.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF WABASH AVENUE, SAID POINT BEING ON THE EAST LINE OF LOT 40 IN SAID BEACHWOOD; THENCE S02°15'37"W, ALONG THE EAST LINE OF SAID LOT 40, 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE SAID E. 63RD STREET, 30.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N86°58'41"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET AND ITS WESTERLY PROLONGATION THEREOF, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 885.65 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND FOR NEW RIGHT-OF-WAY DESCRIBED BY DOCUMENT NO. 1990-K-0930339, BEING THE WEST 5 FEET OF THE SOUTH 5 FEET OF LOT 99 IN SAID BEACHWOOD; THENCE N02°15'37"E, PARALLEL WITH THE WEST LINE OF SAID LOT 99, 5.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE N86°58'41"W, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET, 5.00 FEET TO THE WEST LINE OF SAID LOT 99, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF BROOKLYN AVENUE; THENCE N02°15'37"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 280.05 FEET TO THE NORTHWEST CORNER OF LOT 105 IN SAID BEACHWOOD; THENCE S86°58'41"E, ALONG THE NORTH LINE OF SAID LOT, 137.64 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 91 IN SAID BEACHWOOD; THENCE N02°15'37"E, ALONG THE WEST LINE OF LOTS 91, 90, 89, 88, 87, 86, AND 85 IN SAID BEACHWOOD, 280.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 85, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF E. 62ND STREET; THENCE S86°58'41"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS EASTERLY PROLONGATION THEREOF, 316.34 FEET (PLAT: 316.09 FEET) TO THE NORTHEAST CORNER OF LOT 84 IN SAID BEACHWOOD; THENCE N01°56'58"E, 50.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. 62ND STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 15 IN SAID EASTLAKE ADDITION;

THENCE N02°15'30"E, ALONG THE WEST LINE OF LOTS 15 THRU 25, INCLUSIVE, IN SAID EASTLAKE ADDITION, 385.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE S86°58'41"E, ALONG THE NORTH LINE OF SAID LOT, 146.79 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE S86°58'41"E, 51.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID OLIVE STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3 IN SAID EASTLAKE ADDITION; THENCE IN A NORTHERLY DIRECTION, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLIVE STREET, ALONG A CURVE TO THE RIGHT WITH AN INITIAL TANGENT BEARING OF N15°36'49"E, HAVING A RADIUS OF 700.00 FEET THROUGH A CENTRAL ANGLE OF 014°13'02", AN ARC DISTANCE OF 173.70 FEET (PLAT: 172.64 FEET) TO THE NORTHWEST CORNER OF LOT 1 IN SAID EASTLAKE ADDITION; THENCE S87°28'08"E, ALONG THE NORTH LINE OF SAID LOT, 49.50 FEET (PLAT: 50 FEET) TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF LOT 22 IN SAID MILLERS ADDITION; THENCE N02°15'37"E, ALONG THE WEST LINE OF SAID LOT, 16.45 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S86°58'41"E, ALONG THE NORTH LINE OF SAID LOT, 128.97 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF WABASH AVENUE; THENCE CONTINUING S86°58'41"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID WABASH AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1 IN SAID MILLERS ADDITION; THENCE S86°58'41"E, ALONG THE NORTH LINE OF SAID LOT, 128.97 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING 169 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE N02°15'37"E, 169 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 380.84 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DOCUMENT NO. 1993-K-1106908; THENCE S87°28'09"E, ALONG THE NORTH LINE OF SAID TRACT OF LAND, 129.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF PROSPECT AVENUE; THENCE S02°15'37"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 331.87 FEET TO THE WESTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF E. 61ST STREET; THENCE S86°43'02"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. 61ST STREET, AND ITS WESTERLY PROLONGATION THEREOF, 280.01 FEET TO THE SOUTHEAST CORNER OF LOT 74 IN SAID BEAUFORT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY EXHIBIT E40350 IN DOCUMENT NO. 2006-E-0030540, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MISSOURI ROUTE 71; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 71, THE FOLLOWING COURSES AND DISTANCES: S02°15'37"W, 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 73 IN SAID BEAUFORT, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY EXHIBIT E40351 IN SAID DOCUMENT NO. 2006-E-0030540, SAID POINT BEING 211.58 FEET RIGHT OF CENTERLINE STA. 355+55.67; THENCE S02°15'37"W, 150.00 FEET TO A POINT 212.42 FEET RIGHT OF CENTERLINE STA. 357+07.08; THENCE S07°09'08"W, 234.50 FEET TO A POINT 232.19 FEET RIGHT OF CENTERLINE STA. 359+41.67, SAID POINT BEING ON THE SOUTH LINE OF LOT 69 IN SAID BEAUFORT; THENCE N86°43'02"W, ALONG THE SOUTH LINE OF SAID LOT 69 AND CONTINUING ALONG THE WESTERLY RIGHT-OF-

WAY LINE OF SAID MISSOURI ROUTE 71, 50.00 FEET TO THE NORTHEAST CORNER OF THE WEST 10 FEET OF LOT 28 IN SAID JOST PLAZA; THENCE S02°15'37"W, 656.21 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND FOR SAID MISSOURI ROUTE 71 RIGHT-OF-WAY BY DOCUMENT NO. 1990-K-0914472; THENCE ALONG THE NORTH LINE OF SAID TRACT OF LAND, BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 71, THE FOLLOWING COURSES AND DISTANCES: S74°14'22"W (DEED: N74°08'08"E), 45.75 FEET; THENCE S82°04'12"W (DEED: N81°57'58"E), 25.50 FEET; THENCE N86°37'12"W (DEED: S86°43'26"E), 61.39 FEET TO THE EAST RIGHT-OF-WAY LINE OF PROSPECT AVENUE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE 71, N83°50'28"W, 80.19 FEET TO THE NORTHERLY MOST SOUTHEAST CORNER OF SAID LOT 1, SUMMERS WHARF, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID PROSPECT AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET; THENCE S43°01'57"W (PLAT: S43°51'23"W), ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. 63RD STREET, 18.54 FEET (PLAT: 18.46 FEET) TO THE POINT OF BEGINNING, CONTAINING 31.897 ACRES, MORE OR LESS.

EXHIBIT 1B

Legal Description of Redevelopment Project Area 1

EXHIBIT A

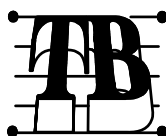
PHASE 1, TRACT 1 DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 48, RANGE 33; ALL OF LOTS 1 THRU 6, LOTS 18 THRU 28, AND PART OF LOTS 31 THRU 42, BEACHWOOD; ALL OF LOTS 1 THRU 12, PART OF LOT 13, AND PART OF LOTS 21 THRU 27, EASTLAKE ADDITION; ALL OF LOTS 1 THRU 11 AND 13 THRU 22, AND PART OF LOT 12, MILLERS ADDITION; AND PART OF LOT 1, SUMMERS WHARF, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH PART OF THE RIGHTS-OF-WAY OF E. 62ND STREET, OLIVE STREET AND WABASH AVENUE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 40 IN SAID BEACHWOOD SUBDIVISION, BEING ON THE WEST RIGHT-OF-WAY LINE OF WABASH AVENUE; THENCE N02°15'37"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 21.00 FEET TO THE POINT OF BEGINNING; THENCE N86°58'41"W, 111.85 FEET; THENCE N03°01'19"E, 300.60 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ON A CURVE TO THE LEFT WITH AN INITIAL TANGENT BEARING OF N82°22'28"E, HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 044°29'32", AN ARC DISTANCE OF 77.65 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET THROUGH A CENTRAL ANGLE OF 043°36'52", AN ARC DISTANCE OF 228.36 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 082°00'26", AN ARC DISTANCE OF 143.13 FEET TO A POINT OF TANGENCY; THENCE N87°44'23"W, 168.39 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLIVE STREET, BEING 47.34 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF E. 62ND STREET; THENCE N02°15'37"E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLIVE STREET, 117.08 FEET; THENCE N87°44'23"W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID OLIVE STREET, BEING ON THE EAST LINE OF LOT 19 IN SAID EASTLAKE SUBDIVISION; THENCE N02°15'37"E, ALONG THE EAST LINE OF LOTS 19 AND 20 IN SAID SUBDIVISION AND THE NORTHERLY PROLONGATION THEREOF, 383.26 FEET TO THE NORTH LINE OF SAID EASTLAKE ADDITION; THENCE S87°28'08"E, ALONG SAID NORTH LINE, 178.99 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID EASTLAKE ADDITION, BEING ON THE WEST LINE OF LOT 22 IN SAID MILLERS ADDITION; THENCE N02°15'37"E, ALONG THE WEST LINE OF SAID LOT 22, 16.45 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S87°05'49"E, ALONG THE NORTH LINE OF SAID MILLERS ADDITION AND THE EASTERLY PROLONGATION THEREOF, 436.95 FEET TO THE WEST RIGHT-OF-WAY LINE PROSPECT AVENUE; THENCE S02°15'37"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 1121.00 FEET TO A POINT 35.80 FEET NORTH OF THE MOST NORTHERLY SOUTHEAST CORNER OF LOT 1 IN SAID SUMMERS WHARF SUBDIVISION; THENCE N86°58'41"W, 10.00 FEET; THENCE S02°15'37"W, 29.09 FEET; THENCE N87°44'23"W, 247.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID WABASH AVENUE, BEING 9.45 FEET NORTH OF THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE S85°28'19"W, 50.35 FEET TO THE POINT OF BEGINNING, CONTAINING 12.445 ACRES, MORE OR LESS.



JANUARY 31, 2022

*SOUTHPOINTE
KANSAS CITY, JACKSON COUNTY, MISSOURI
PHASE 1, TRACT 1*



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

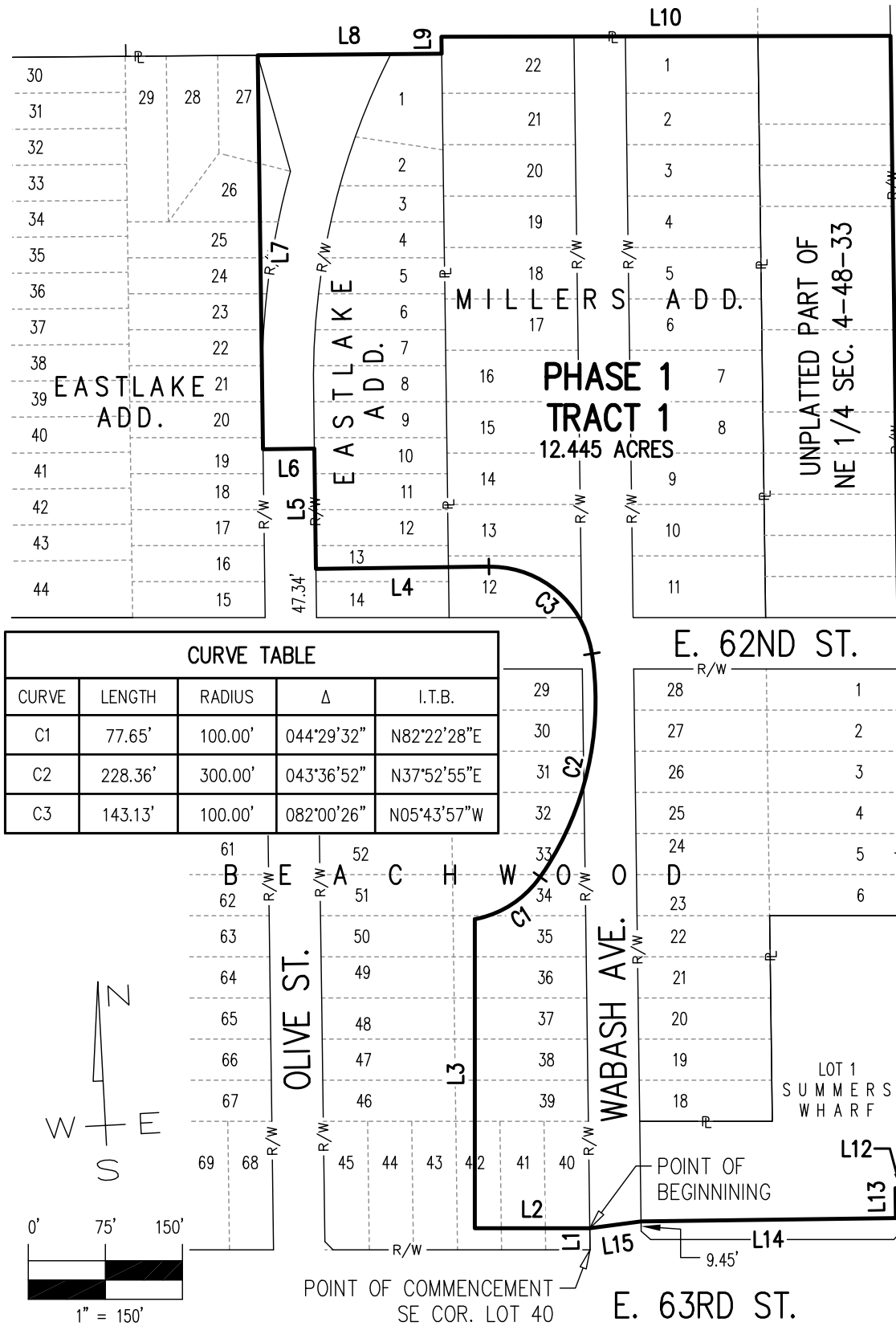
DRAWN: VAH
CHECKED: REG

DATE: 01/28/2022

S:\NETJOB\04-4072-SOUTHPOINTE PHASE DESCRIPTIONS\DWG (WORKING)
04-4072V-PH01.DWG, PHASE 1_TRACT 1, EXHIBIT A

PHASE 1, TRACT 1

EXHIBIT B

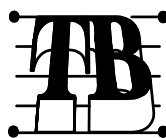


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°15'37"E	21.00'
L2	N86°58'41"W	111.85'
L3	N03°01'19"E	300.60'
L4	N87°44'23"W	168.39'
L5	N02°15'37"E	117.08'
L6	N87°44'23"W	50.00'
L7	N02°15'37"E	383.26'
L8	S87°28'08"E	178.99'
L9	N02°15'37"E	16.45'
L10	S87°05'49"E	436.95'
L11	S02°15'37"W	1121.00'
L12	N86°58'41"W	10.00'
L13	S02°15'37"W	29.09'
L14	N87°44'23"W	247.99'
L15	S85°28'19"W	50.35'



JANUARY 31, 2022

SOUTHPOINTE
KANSAS CITY, JACKSON COUNTY, MISSOURI
PHASE 1, TRACT 1



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

DRAWN: VAH
CHECKED: REG

DATE: 01/28/2022

S:\NETJOB\04-4072-SOUTHPOINTE PHASE DESCRIPTIONS\DWG (WORKING)
04-4072V-PH01.DWG, PHASE 1 TRACT 1, EXHIBIT B

PHASE 1, TRACT 1

EXHIBIT A

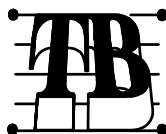
PHASE 1, TRACT 2 DESCRIPTION:

ALL THAT PART OF LOTS 69 THRU 73, BEAUFORT; AND ALL OF LOTS 1 THRU 3 AND PART OF LOTS 4 AND 28, JOST PLAZA, SUBDIVISIONS IN KANSAS CITY, JACKSON COUNTY, MISSOURI, TOGETHER WITH PART OF THE RIGHTS-OF-WAY OF E. 61ST STREET AND E. 62ND STREET, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 74 IN SAID BEAUFORT SUBDIVISION, BEING ON THE NORTH RIGHT-OF-WAY LINE OF E. 61ST STREET; THENCE S86°43'02"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 74, BEING ON THE WEST RIGHT-OF-WAY LINE OF BRUCE R. WATKINS DRIVE AS DESCRIBED BY DOCUMENT NO. 1990-K-0946551; THENCE S02°15'37"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 300.01 FEET; THENCE S07°09'08"W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE DESCRIBED BY DOCUMENT NO. 1990-K-0946551, AND AS DESCRIBED BY DOCUMENT NO. 1990-K-0914145, 234.50 FEET TO THE SOUTH LINE OF LOT 69 IN SAID BEAUFORT SUBDIVISION, BEING ON THE NORTH LINE OF LOT 29 IN SAID JOST PLAZA SUBDIVISION; THENCE N86°43'02"W, ALONG THE NORTH LINE OF SAID LOT 29 AND ALONG THE NORTH LINE OF LOT 28 IN SAID SUBDIVISION, 50.00 FEET TO THE NORTHEAST CORNER OF THE WEST 10 FEET OF SAID LOT 28; THENCE S02°15'38"W, ALONG THE EAST LINE OF THE WEST 10 FEET OF SAID LOT 28 AND THE SOUTHERLY PROLONGATION THEREOF, 131.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. 62ND STREET, BEING THE NORTHEAST CORNER OF LOT 3 IN SAID JOST PLAZA SUBDIVISION; THENCE S02°15'38"W, ALONG THE EAST LINE OF SAID LOT 3 AND ALONG THE EAST LINE OF LOT 4 IN SAID SUBDIVISION, 53.82 FEET; THENCE N87°44'23"W, 129.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF PROSPECT AVENUE, BEING 56.14 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 62ND STREET; THENCE N02°15'36"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 721.16 FEET TO THE POINT OF BEGINNING, CONTAINING 2.953 ACRES, MORE OR LESS.



JANUARY 31, 2022

*SOUTHPOINTE
KANSAS CITY, JACKSON COUNTY, MISSOURI
PHASE 1, TRACT 2*



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

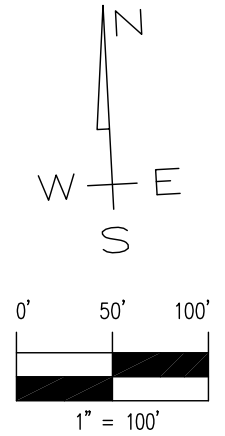
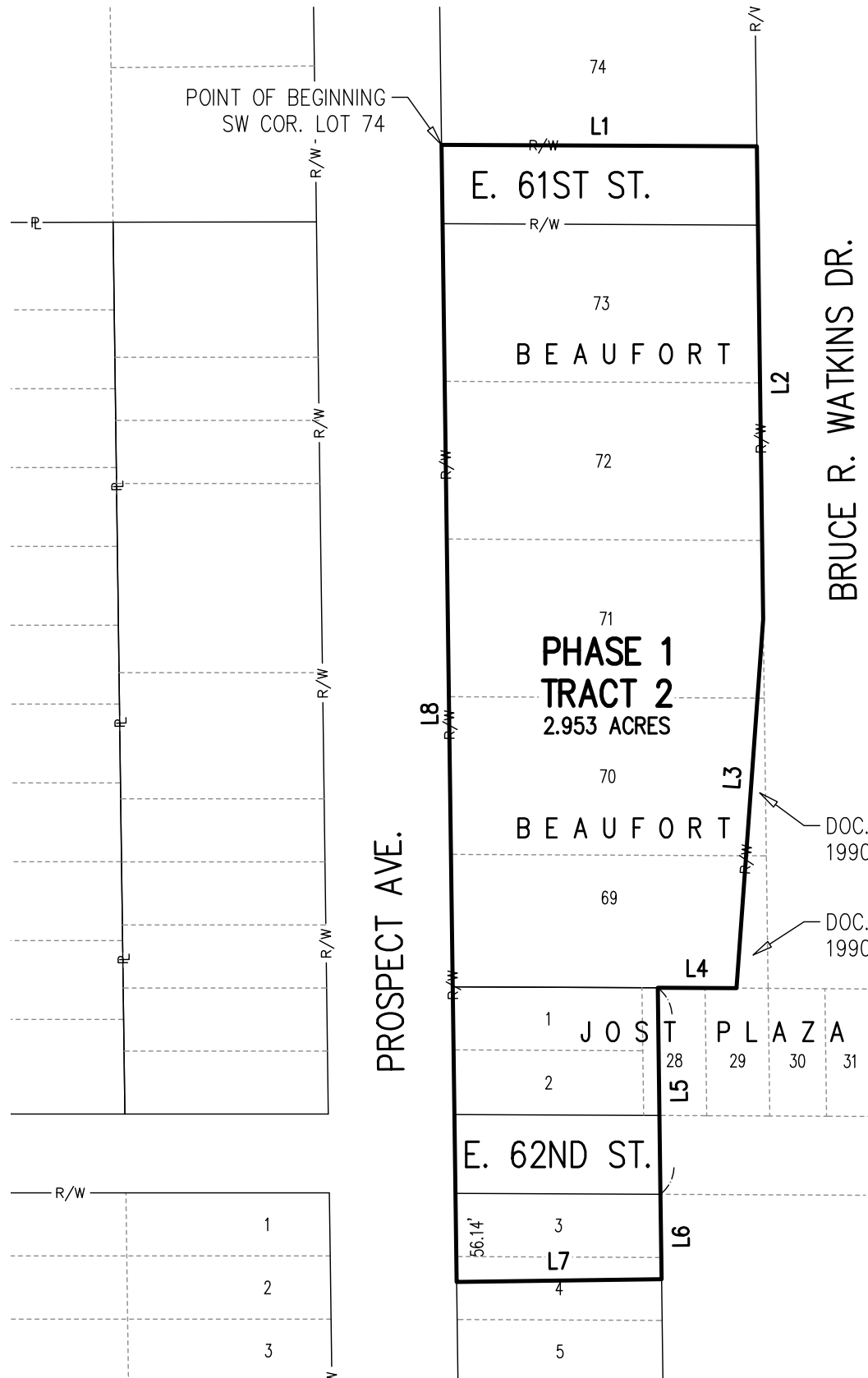
DRAWN: VAH
CHECKED: REG

DATE: 01/28/2022

S:\NETJOB\04-4072-SOUTHPOINTE PHASE DESCRIPTIONS\DWG (WORKING)
04-4072V-PH01.DWG, PHASE 1_TRACT 2, EXHIBIT A

PHASE 1, TRACT 2

EXHIBIT B



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°43'02"E	200.00'
L2	S02°15'37"W	300.01'
L3	S07°09'08"W	234.50'
L4	N86°43'02"W	50.00'
L5	S02°15'38"W	131.01'
L6	S02°15'38"W	53.82'
L7	N87°44'23"W	129.98'
L8	N02°15'36"E	721.16'

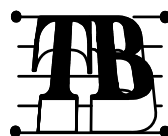
DOC. NO.
1990-K-0946551

DOC. NO.
1990-K-0914145



JANUARY 31, 2022

SOUTHPOINTE
KANSAS CITY, JACKSON COUNTY, MISSOURI
PHASE 1, TRACT 2



TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS-SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841

DRAWN: VAH
CHECKED: REG

DATE: 01/28/2022

S:\NETJOB\04-4072-SOUTHPOINTE PHASE DESCRIPTIONS\DWG (WORKING)
04-4072V-PH01.DWG, PHASE 1_TRACT 2, EXHIBIT B

PHASE 1, TRACT 2

EXHIBIT 2A

Site map for redevelopment area

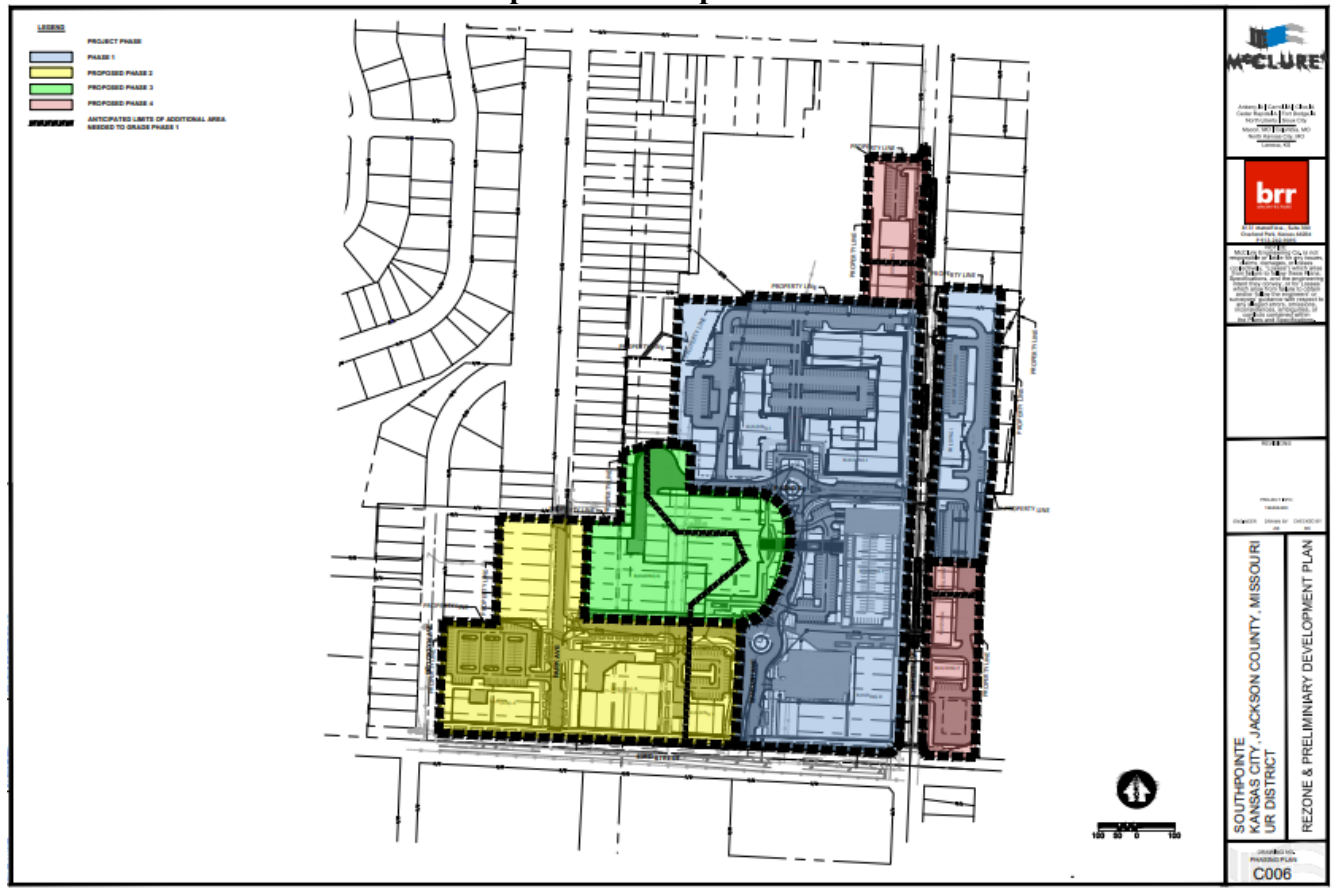


EXHIBIT 2B

Site Map of Redevelopment Project Area 1 and Potential Redevelopment Project Areas



EXHIBIT 2B

Depiction of Project Improvements and Public Improvements

The Project Improvements shall consist of the following: (A) Building D (approximately 113,800 square feet of commercial office space over approximately 42,200 square feet of retail space), (B) Building I (approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces) and (C) Building L (approximately 308,100 gross square feet of residential space) and surface parking lot for Building F. Public Improvements shall consist of the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, surface parking, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements.

It is anticipated the Plan will be subsequently amended to include the following Potential Project Improvements

1. Potential Redevelopment Project 2 – (A) Building A (approximately 32,550 square feet of commercial office space over approximately 16,275 square feet of retail space), (B) Building B (an approximately 43,943 square foot grocery store and 110 surface parking spaces) and (C) Building C (approximately 21,626 square feet of commercial office space over approximately 10,800 square feet of retail space).
2. Potential Redevelopment Project 3 – (A) Building F and Building G (approximately 83,500 square feet of retail space) and (B) Building H (an approximately 65,080 square feet of entertainment retail space).
3. Potential Redevelopment Project 4 – (A) Building E (an approximately 4,300 square foot gas station and convenience store), (B) Building J and K (approximately 7,700 square feet of restaurant space) and (C) Building M (approximately 10,100 square foot self-storage facility).

{Please see Site Map of Project Improvements and Public Improvements attached.}

EXHIBIT 3

SPECIFIC OBJECTIVES OF PLAN

1. To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large;
2. To enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area;
3. To increase employment opportunities;
4. To stimulate construction and development and generate tax revenues which would not occur without Tax Increment Financing assistance; and
5. To construct approximately 13,800 square feet of office space over approximately 42,200 square feet of retail space, an approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces, and approximately 308,100 gross square feet of residential space and surface parking lot to support the same s, together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, surface parking, curbs, and such other related public infrastructure improvements that support and enhance the aforementioned improvements.

EXHIBIT 4A

ESTIMATED CONSTRUCTION NUMBERS FOR THE REDEVELOPMENT PROJECT

Redevelopment Project Area 1

	New Construction	Existing Structures to REMAIN	Existing Structures to be REHABBED	Total	Existing Structures to be DEMOLISHED
Office SF	113,800	0	0	113,800	0
Retail SF	42,200	0	0	42,200	0
Hospitality SF	76,200	0	0	76,200	0
Residential SF	308,100	0	0	308,100	0
Total Square Feet	540,300	0	0	540,300	0
Number of Parking Spaces	505	0	0	505	0

EXHIBIT 4B

ESTIMATED EMPLOYMENT FOR REDEVELOPMENT PROJECTS

Redevelopment Project Area 1

Permanent jobs to be CREATED IN Kansas City	577
Permanent jobs to be RELOCATED TO Kansas City	0
Permanent jobs to be RETAINED IN Kansas City	0
TOTAL	577
Anticipated Annual Payroll	18,229,359
Estimated number of construction workers to be hired during construction phase	TBD
Estimated construction payroll in all construction phases	TBD

EXHIBIT 5

ESTIMATED REDEVELOPMENT PROJECT COSTS

COST CATEGORY	TOTAL COST	PIEA					TIF	Additional EATS	
		Private Equity	Private Debt	(STECM)	CCED	PIAC	Reimbursable	Reimbursable	
ACQUISITION									
Land cost & closing	688,468	688,468	-	-	-	-	-	-	-
HARD COSTS									
Base Buildings - 540,300 GSF new construction	52,755,640	1,610,113	41,302,640	2,543,337	-	10,000	7,289,550	-	-
Tenant Allowance	7,800,000	5,186,921	-	-	-	-	-	-	2,613,079
SOFT COSTS									
A&E plus Interior Design	2,882,835	1,691,553	-	-	-	204,755	986,527	-	-
Boring & Testing	35,000	35,000	-	-	-	-	-	-	-
Permits/Area Charges/Utility Connection Fees	659,445	659,445	-	-	-	-	-	-	-
Legal	150,000	-	-	-	-	10,000	140,000	-	-
Insurance (Builder's Risk @ 0.1%)	52,756	52,756	-	-	-	-	-	-	-
Appraisal	20,000	20,000	-	-	-	-	-	-	-
Market Analysis & Feasibility Study	45,000	3,040	-	-	-	41,960	-	-	-
Leasing & Marketing	652,640	652,640	-	-	-	-	-	-	-
Miscellaneous (0.5% of hard costs)	302,778	302,778	-	-	-	-	-	-	-
<i>SUBTOTAL, HARD & SOFT COSTS</i>									
DEVELOPMENT AND ADMINISTRATIVE COSTS									
Development Fee	3,431,195	-	-	-	-	-	3,431,195	-	-
Project Administration & Overhead	653,561	628,061	-	-	-	25,500	-	-	-
Construction Management (Owner's Rep)	653,561	623,561	-	-	-	30,000	-	-	-
CONSTRUCTION FINANCE COSTS									
Construction Period Interest	6,195,396	813	-	-	-	-	6,194,583	-	-
Finance Fees	619,540	619,540	-	-	-	-	-	-	-
Closing/Holding Costs (incl. Property Taxes)	150,000	150,000	-	-	-	-	-	-	-
CONTINGENCY (SOFT COSTS ONLY)	\$ 825,185	825,185	-	-	-	-	-	-	-
TOTAL PROJECT COST	78,573,000	13,749,875	41,302,640	2,543,337	-	322,215	18,041,854	2,613,079	

EXHIBIT 6

ESTIMATED TAX REVENUE PROJECTIONS FOR REDEVELOPMENT PROEJCT AREA

Local Taxes - TIF Eligible

Year Plan Calendar	Sales Tax						Total Project- Eligible Local TIF
	City A	County B	Zoo C	Earnings D	City Utility E	Pilots F	
0 2022	0	0	0	0	0	0	0
1 2023	0	0	0	0	0	0	0
2 2024	174,009	27,694	4,616	45,573	13,642	488,806	754,340
3 2025	354,978	56,495	9,416	92,970	27,829	977,612	1,519,301
4 2026	362,078	57,625	9,604	94,829	28,386	1,006,941	1,559,463
5 2027	369,320	58,778	9,796	96,726	28,953	1,006,941	1,570,513
6 2028	376,706	59,953	9,992	98,660	29,533	1,037,149	1,611,993
7 2029	384,240	61,152	10,192	100,633	30,123	1,037,149	1,623,490
8 2030	391,925	62,375	10,396	102,646	30,726	1,068,263	1,666,331
9 2031	399,763	63,623	10,604	104,699	31,340	1,068,263	1,678,293
10 2032	407,759	64,895	10,816	106,793	31,967	1,100,311	1,722,541
11 2033	415,914	66,193	11,032	108,929	32,606	1,100,311	1,734,986
12 2034	424,232	67,517	11,253	111,107	33,258	1,133,321	1,780,688
13 2035	432,717	68,867	11,478	113,330	33,924	1,133,321	1,793,636
14 2036	441,371	70,245	11,707	115,596	34,602	1,167,320	1,840,842
15 2037	450,199	71,650	11,942	117,908	35,294	1,167,320	1,854,312
16 2038	459,203	73,083	12,180	120,266	36,000	1,202,340	1,903,072
17 2039	468,387	74,544	12,424	122,672	36,720	1,202,340	1,917,086
18 2040	477,754	76,035	12,673	125,125	37,454	1,238,410	1,967,451
19 2041	487,309	77,556	12,926	127,628	38,203	1,238,410	1,982,032
20 2042	497,056	79,107	13,184	130,180	38,968	1,275,562	2,034,057
21 2043	506,997	80,689	13,448	132,784	39,747	1,275,562	2,049,227
22 2044	517,137	82,303	13,717	135,439	40,542	1,313,829	2,102,967
23 2045	527,479	83,949	13,991	138,148	41,353	1,313,829	2,118,750
24 2046	538,029	85,628	14,271	140,911	42,180	1,353,244	2,174,263
25 2047	0	0	0	0	0	0	0
26 2048	0	0	0	0	0	0	0
27 2049	0	0	0	0	0	0	0
28 2050	0	0	0	0	0	0	0
29 2051	0	0	0	0	0	0	0
30 2052	0	0	0	0	0	0	0
31 2053	0	0	0	0	0	0	0
Total	9,864,561	1,569,957	261,659	2,583,553	773,350	25,906,554	40,959,633

Local Taxes – Additional EATS Eligible

Sales Tax			Total Project- Eligible Additional EATS
City	Earning (50%)	City Utility (50%)	
A	D	E	
0	0	0	0
0	0	0	0
40,198	45,573	13,642	99,413
82,004	92,970	27,829	202,803
83,645	94,829	28,386	206,859
85,317	96,726	28,953	210,997
87,024	98,660	29,533	215,217
88,764	100,633	30,123	219,521
90,540	102,646	30,726	223,911
92,350	104,699	31,340	228,390
94,197	106,793	31,967	232,957
96,081	108,929	32,606	237,616
98,003	111,107	33,258	242,369
99,963	113,330	33,924	247,216
101,962	115,596	34,602	252,161
104,002	117,908	35,294	257,204
106,082	120,266	36,000	262,348
108,203	122,672	36,720	267,595
110,367	125,125	37,454	272,947
112,575	127,628	38,203	278,406
114,826	130,180	38,968	283,974
117,123	132,784	39,747	289,653
119,465	135,439	40,542	295,446
121,854	138,148	41,353	301,355
124,291	140,911	42,180	307,382
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
2,278,838	2,583,553	773,350	5,635,740

TIFC Expense - 5% (Local TIF ONLY)	Net Total Local plus Additional EATS
0	0
0	0
-37,717	816,036
-75,965	1,646,139
-77,973	1,688,349
-78,526	1,702,984
-80,600	1,746,610
-81,174	1,761,836
-83,317	1,806,926
-83,915	1,822,767
-86,127	1,869,371
-86,749	1,885,853
-89,034	1,934,023
-89,682	1,951,170
-92,042	2,000,960
-92,716	2,018,800
-95,154	2,070,266
-95,854	2,088,827
-98,373	2,142,025
-99,102	2,161,336
-101,703	2,216,328
-102,461	2,236,419
-105,148	2,293,265
-105,937	2,314,167
-108,713	2,372,932
0	0
0	0
0	0
0	0
0	0
0	0
0	0
-2,047,982	44,547,391

**ESTIMATED TAX REVENUE PROJECTIONS FOR REDEVELOPMENT PROEJCT AREA AND
POTENTIAL REDEVELOPMENT PROEJCT AREAS**

		Local Taxes - TIF Eligible						Total Project- Eligible Local TIF
Plan	Year Calendar	Sales Tax					Pilots	
		City A	County B	Zoo C	Earnings D	City Utility E	F	
0	2022	0	0	0	0	0	0	0
1	2023	0	0	0	0	0	0	0
2	2024	174,009	27,694	4,616	45,573	13,642	488,806	754,340
3	2025	354,978	56,495	9,416	92,970	27,829	977,612	1,519,301
4	2026	362,078	57,625	9,604	94,829	28,386	1,006,941	1,559,463
5	2027	456,550	82,897	13,816	122,024	36,309	1,251,541	1,963,137
6	2028	554,656	109,156	18,193	150,269	44,539	1,526,349	2,403,161
7	2029	746,551	161,330	26,888	165,841	54,158	1,805,587	2,960,356
8	2030	990,683	224,205	37,367	185,205	65,444	2,148,209	3,651,113
9	2031	1,056,177	237,519	39,586	192,202	68,077	2,201,241	3,794,802
10	2032	1,077,300	242,269	40,378	196,046	69,438	2,255,949	3,881,381
11	2033	1,098,846	247,115	41,186	199,967	70,827	2,279,061	3,937,002
12	2034	1,120,823	252,057	42,009	203,966	72,244	2,335,646	4,026,745
13	2035	1,143,240	257,098	42,850	208,046	73,689	2,359,692	4,084,614
14	2036	1,166,104	262,240	43,707	212,207	75,162	2,418,219	4,177,639
15	2037	1,189,427	267,485	44,581	216,451	76,666	2,443,237	4,237,846
16	2038	1,213,215	272,835	45,472	220,780	78,199	2,503,775	4,334,276
17	2039	1,237,479	278,291	46,382	225,195	79,763	2,529,804	4,396,915
18	2040	1,262,229	283,857	47,310	229,699	81,358	2,592,423	4,496,876
19	2041	1,287,474	289,534	48,256	234,293	82,985	2,619,504	4,562,046
20	2042	1,313,223	295,325	49,221	238,979	84,645	2,684,278	4,665,671
21	2043	1,339,487	301,231	50,205	243,759	86,338	2,712,452	4,733,473
22	2044	1,366,277	307,256	51,209	248,634	88,065	2,779,457	4,840,898
23	2045	1,393,603	313,401	52,234	253,606	89,826	2,808,769	4,911,439
24	2046	1,421,475	319,669	53,278	258,679	91,622	2,878,083	5,022,806
25	2047	901,115	238,722	39,787	120,123	50,432	1,555,336	2,905,514
26	2048	919,137	243,497	40,583	122,525	51,440	1,586,443	2,963,625
27	2049	937,520	248,366	41,394	124,976	52,469	1,618,172	3,022,897
28	2050	681,163	177,267	29,545	47,690	30,319	894,241	1,860,226
29	2051	694,787	180,813	30,135	48,644	30,926	912,126	1,897,430
30	2052	138,470	26,767	4,461	9,981	4,015	97,229	280,923
31	2053	0	0	0	0	0	0	0
Total		27,598,076	6,262,017	1,043,670	4,913,158	1,758,811	56,270,184	97,845,916

Local Taxes – Additional EATS Eligible

City	Sales Tax		Total Project- Eligible Additional EATS
	Earnings	City Utility	
A	D	E	
0	0	0	0
0	0	0	0
40,198	45,573	13,642	99,413
82,004	92,970	27,829	202,803
83,645	94,829	28,386	206,859
125,516	122,024	36,309	283,849
169,028	150,269	44,539	363,835
255,728	165,841	54,158	475,727
373,730	185,205	65,444	624,379
409,666	192,202	68,077	669,945
417,860	196,046	69,438	683,344
426,217	199,967	70,827	697,011
434,741	203,966	72,244	710,951
443,436	208,046	73,689	725,170
452,305	212,207	75,162	739,674
461,351	216,451	76,666	754,467
470,578	220,780	78,199	769,556
479,989	225,195	79,763	784,947
489,589	229,699	81,358	800,646
499,381	234,293	82,985	816,659
509,368	238,979	84,645	832,993
519,556	243,759	86,338	849,652
529,947	248,634	88,065	866,645
540,546	253,606	89,826	883,978
551,357	258,679	91,622	901,658
435,607	120,123	50,432	606,161
444,319	122,525	51,440	618,284
453,205	124,976	52,469	630,650
335,492	47,690	30,319	413,501
342,202	48,644	30,926	421,771
86,275	9,981	4,015	100,271
0	0	0	0
10,862,835	4,913,158	1,758,811	17,534,804

TIFC
Expense - 5%
(Local TIF ONLY)
0
0
-37,717
-75,965
-77,973
-98,157
-120,158
-148,018
-182,556
-189,740
-194,069
-196,850
-201,337
-204,231
-208,882
-211,892
-216,714
-219,846
-224,844
-228,102
-233,284
-236,674
-242,045
-245,572
-251,140
-145,276
-148,181
-151,145
-93,011
-94,872
-14,046
0
-4,892,296

Net Total
Local plus
Additional Eats
0
0
816,036
1,646,139
1,688,349
2,148,829
2,646,838
3,288,065
4,092,937
4,275,007
4,370,656
4,437,163
4,536,359
4,605,553
4,708,431
4,780,421
4,887,118
4,962,016
5,072,679
5,150,603
5,265,380
5,346,452
5,465,498
5,549,846
5,673,324
3,366,400
3,433,728
3,502,402
2,180,716
2,224,330
367,148
0
110,488,424

EXHIBIT 7

ANTICIPATED SOURCES OF FUNDS

SOURCES OF FUNDS:	
Commercial Mortgage	\$ 41,302,640
Land Loan (City of KC - Forgivable)	\$ -
PIEA STECM	\$ 2,543,337
PIAC	\$ 322,215
CCED	\$
Tax Increment Financing	\$ 20,654,533
Project Partner's Equity	<u>\$ 13,750,275</u>
TOTAL PROJECT COST	\$ 78,573,000

EXHIBIT 8

DEVELOPMENT SCHEDULE

REDEVELOPMENT PROJECT 1

EVENT	YEAR OF COMPLETION
Design Completion	2022
City and Agency Approvals	2022
Financing Closing	2022
Begin Construction	2022
Complete Construction	2024

EXHIBIT 9
COST-BENEFIT ANALYSIS

Cost-Benefit Analysis

Cost-Benefit Summary - 23-year analysis
Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	City of Kansas City	Jackson County	Mental Health Fund	EITAS	Blind Pension Fund	Kansas City Public Library	Kansas City Zoo District	Kansas City Public Schools	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 2,355,633	\$ 1,056,088	--	--	--	--	\$ 117,343	--	--	\$ 4,068,536
Property Taxes:	\$ 10,100,740	\$ 4,220,613	\$ 704,740	\$ 433,316	\$ 180,487	\$ 3,048,254	--	\$ 29,850,022	\$ 1,387,211	\$ -
Income Taxes:	\$ 3,447,177	--	--	--	--	--	--	--	--	\$ 13,650,692
Other Revenues:	\$ 2,510,283	\$ 349,734	\$ 850	\$ 23,546	\$ 12,547	\$ 6,839	\$ 24,571	\$ 1,121,131	\$ 42,248	\$ 5,515,352
Total Revenues:	<u>\$ 18,413,833</u>	<u>\$ 5,626,435</u>	<u>\$ 705,589</u>	<u>\$ 456,862</u>	<u>\$ 193,034</u>	<u>\$ 3,055,093</u>	<u>\$ 141,914</u>	<u>\$ 30,971,153</u>	<u>\$ 1,429,459</u>	<u>\$ 23,234,581</u>
Costs										
Costs for Services:	\$ 4,305,139	\$ 674,412	\$ 13,537	\$ 24,458	\$ 3,971	\$ 34,505	\$ 37,468	\$ 3,874,788	\$ 55,543	\$ 7,408,899
Incentives:	<u>\$ 11,238,023</u>	<u>\$ 4,213,827</u>	<u>\$ 703,606</u>	<u>\$ 432,619</u>	<u>\$ 180,258</u>	<u>\$ 3,043,353</u>	<u>\$ -</u>	<u>\$ 29,802,028</u>	<u>\$ 1,384,981</u>	<u>\$ -</u>
Total Costs:	<u>\$ 15,543,162</u>	<u>\$ 4,888,239</u>	<u>\$ 717,144</u>	<u>\$ 457,077</u>	<u>\$ 184,229</u>	<u>\$ 3,077,858</u>	<u>\$ 37,468</u>	<u>\$ 33,676,816</u>	<u>\$ 1,440,524</u>	<u>\$ 7,408,899</u>
Net Cost/Benefit										
Public Benefits:	\$ 18,413,833	\$ 5,626,435	\$ 705,589	\$ 456,862	\$ 193,034	\$ 3,055,093	\$ 141,914	\$ 30,971,153	\$ 1,429,459	\$ 23,234,581
Public Costs & Incentives:	<u>\$ 15,543,162</u>	<u>\$ 4,888,239</u>	<u>\$ 717,144</u>	<u>\$ 457,077</u>	<u>\$ 184,229</u>	<u>\$ 3,077,858</u>	<u>\$ 37,468</u>	<u>\$ 33,676,816</u>	<u>\$ 1,440,524</u>	<u>\$ 7,408,899</u>
Net Benefits (Costs):	\$ 2,870,671	\$ 738,197	\$ (11,554)	\$ (215)	\$ 8,805	\$ (22,765)	\$ 104,445	\$ (2,705,663)	\$ (11,065)	\$ 15,825,682
Present Value of Public Benefits:	\$ 9,956,957	\$ 3,066,451	\$ 377,345	\$ 243,727	\$ 102,911	\$ 1,633,801	\$ 82,619	\$ 16,535,551	\$ 763,429	\$ 12,502,778
Present Value of Incentives:	\$ 5,981,507	\$ 2,254,089	\$ 376,368	\$ 231,407	\$ 96,413	\$ 1,627,968	\$ -	\$ 15,941,973	\$ 740,857	\$ -

EXHIBIT 10

“BUT FOR” STATEMENT

AFFIDAVIT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

1. I, Brian Platt, am the City Manager of the City of Kansas City, Missouri, a constitutional charter city and political subdivision duly organized and validly existing under the laws of the State of Missouri (the "City").

2. The undersigned acknowledges and agrees that this Affidavit is being materially relied upon by the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") in connection with its consideration of the SouthPointe TIF Plan.

3. Under my direction, City staff has analyzed incidence of the issuance of building permits for new commercial development as shown by new construction permits valued at \$2 million or more ("Development Activity"), within 1 mile around the proposed SouthPointe TIF Redevelopment Area from 2011 through 2021, as shown by the map attached hereto. There were no such permits issued for any projects other than nonprofit projects and/or projects receiving public assistance.

4. Based on the dearth of private investment in the area, it is reasonable for the Commission and the Council to conclude that the improvements contemplated by the SouthPointe TIF Plan would not occur but for the use of tax increment allocation financing.

The information, statements and averments in this Affidavit are, to the best of my knowledge and belief, true, accurate and complete in all material respects.

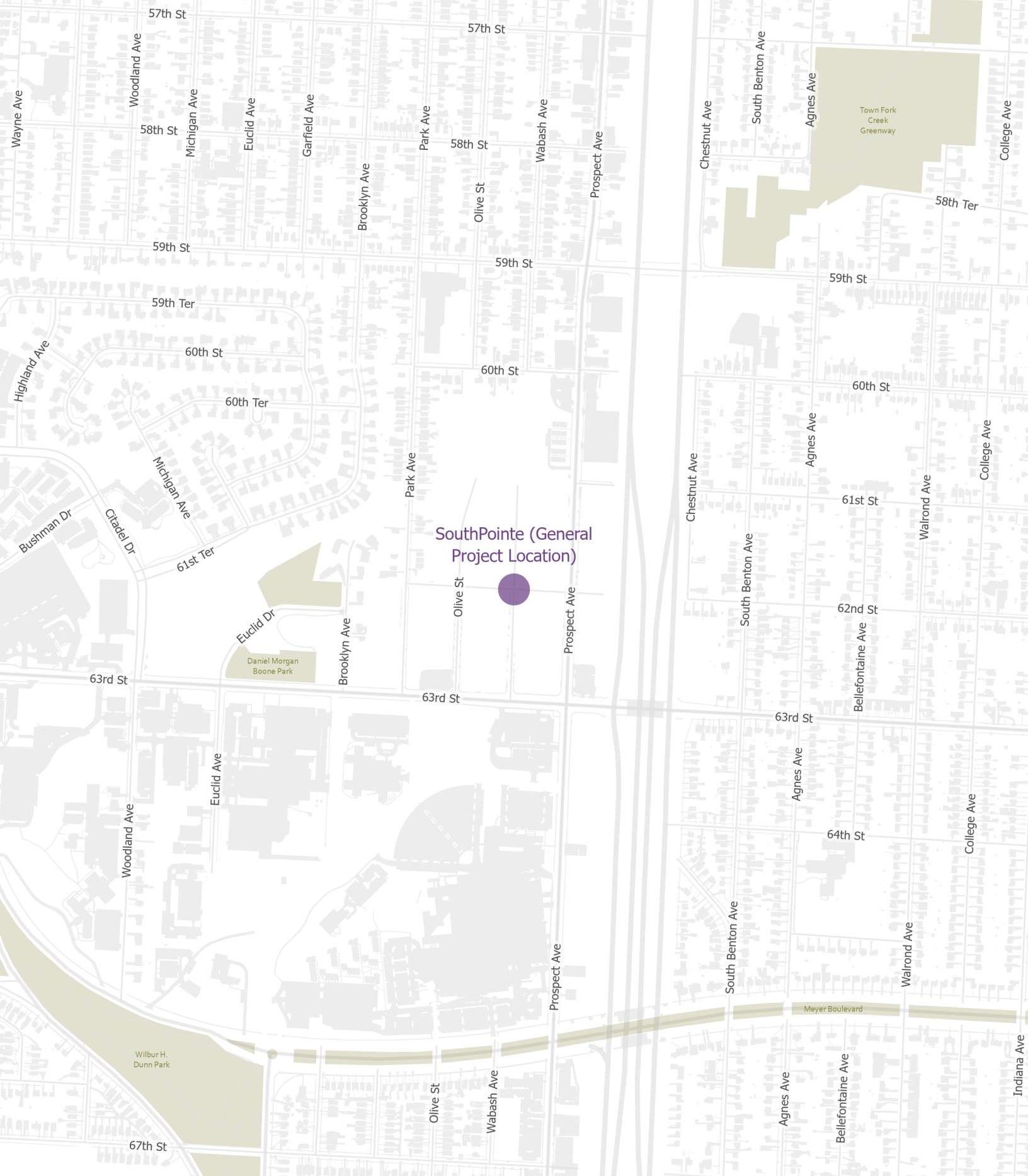
CITY OF KANSAS CITY, MISSOURI

(SEAL)

ATTEST:

By:  _____
Brian Platt

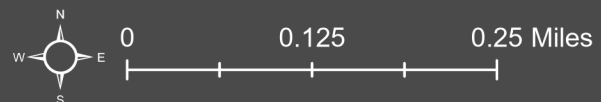
By:  _____
City Clerk



\$2 Million or More Building Permit Projects 1 Mile Around SouthPoint Jan 2011 to Dec 2021

Prepared by: City Planning & Development
City of Kansas City, Missouri

 New Construction Over \$2 Million



While the City of Kansas City, Mo., makes every effort to maintain and distribute accurate information, we warrant and/or representations of any kind are made regarding information, data or services provided. As provided by Section 82.1035, Revised Statutes of Missouri, the City of Kansas City, Mo., shall not be liable for any damages which may arise from any error which may exist in the information or the geographical information system. Users of this data shall hold the City of Kansas City, Mo., harmless in all matters and accounts arising from the use and/or accuracy of this data.

EXHIBIT 11
BLIGHT STUDY

BLIGHT STUDY

OF THE PROPOSED

63RD & PROSPECT PIEA/TIF STUDY AREA

NWQ PROSPECT AVENUE & E 63RD STREET

KANSAS CITY, MISSOURI



PREPARED FOR:

THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KCMO
THE TAX INCREMENT FINANCING COMMISSION OF KCMO

AS OF:

JULY 5, 2021
RECORD NO. 1760

BELKE APPRAISAL & CONSULTING SERVICES, INC.



AERIAL PHOTOGRAPH



SOURCE: Google Maps

BELKE APPRAISAL & CONSULTING SERVICES, INC.

REAL ESTATE ANALYSIS & VALUATION
SCOTT J. BELKE, MAI
PRESIDENT

July 8, 2021

Planned Industrial Expansion Authority of KCMO

Mr. David P. Macoubrie II, Executive Director

Tax Increment Financing Commission of KCMO

Heather Brown, Executive Director

300 Walnut, Suite 400

Kansas City, Missouri 64105

RE: Blight Study
63rd & Prospect PIEA/TIF Study Area
NWQ E 63rd Street & Prospect Avenue
Kansas City, Missouri 64130

Dear Mr. Macoubrie and Ms. Brown,

Per our agreement dated May 7, 2021, I am pleased to herewith submit my blight study for the proposed 63rd & Prospect PIEA/TIF Study Area comprising 25.62 acres bounded by 63rd Street on the south, US Highway 71 on the east, E 61st Street on the north and Brooklyn Avenue on the west. The study area is comprised of 143 Jackson County tax parcels consisting of mostly vacant land owned by the Tax Increment Financing Commission of Kansas City, Missouri. Only three of the tax parcels have improvements consisting of a convenience/petroleum facility, a small apartment property, and a two-sided billboard. The city has zoned the areas along E 63rd Street and Prospect Avenue either B3-2 (Community Business) or B4-2 (Heavy Business/Commercial 4) while the remainder of the land is zoned R-2.5 (Residential, 2.5) or R-5 (Residential, 5). Careful inspection of the study area was made on several occasions during May, June, and July 2021. The effective date of this study is July 5, 2021.

The Missouri Revised Statutes provides the statutory definition of a "blighted area" utilized in my blight study. The statutory blight definition provided to the PIEA and TIF is identical and is found in RSMo Chapters 99.800 to 99.865 (Real Property Tax Increment Allocation Redevelopment Act) and RSMo Chapters 100.300 to 100.620 (The Planned Industrial Expansion Law):

"Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; (RSMo Chapter 99.805(1) and RSMo Chapter 100.310(2))

CELEBRATING 36 YEARS OF SERVING KANSAS CITY!

3100 NW 57TH STREET • KANSAS CITY, MISSOURI • 64151 • 816.741.6565 P • SCOTTBELKE@GMAIL.COM

The study area was determined to qualify as a Conservation Area (RSMo Chapter 99.805(3)) in 1994 with approval by the city of the Southtown Corridor/31st & Baltimore TIF Plan which stated:

The Redevelopment Area, including each of the Redevelopment Projects Areas contained therein, qualifies as a "Conservation Area" under the Act. Within both the South Prospect/Troost Area and the 31st & Baltimore Area more than fifty percent of the structures have an age of thirty-five years or more and, even though such Areas may not yet constitute blighted areas, conditions exist which are detrimental to the public health, safety, morals or welfare and the Areas may become blighted because of the presence of dilapidation, obsolescence, deterioration, presence of structures below minimum code requirements, inadequate utilities, deleterious land use, depreciation of physical maintenance, and lack of community planning.

Subsequently, the Southtown Urban Life Development TIF Plan was approved by city council (Ordinance 080923) on August 25, 2008. Blight studies (based on the blight definition contained in RSMo Chapter 99.805(1)) commissioned and approved in August 2008 determined that Project A (prepared by EDC of KCMO) and Project Areas B and C (prepared by Patti Banks Associates) both qualified for statutory blight. The EDC blight study (August 13, 2008) concluded:

The purpose of this report is to review and document the present condition of Project Area A and determine whether the previous finding of a "conservation area" persists today. Upon inspection of Project Area A, the EDC determined that Project Area A declined since the prior determination of a conversation area. Thus, after considering the individual parcels, the EDC determined that Project Area A, as a whole is blighted pursuant to RSMO §§ 99.805 and 523.74. The EDC conducted an exterior visual inspections of all parcels located within Project Area A. During the inspections, the EDC documented the conditions of structures and maintenance of the lots as visible from the public right-of-way. This report contains detailed information for individual parcels that includes a description of the parcels' overall conditions and photographic documentation. The EDC also reviewed numerous public documents, maps, and other information in connection with preparing this report.

The Patti Banks Associates blight study (August 4, 2008) includes the following conclusion:

Project Areas B and C by themselves are a blighted area as defined in Section 99.805 of the Missouri Revised Statutes. The two Project Areas contain a predominance of unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, and a combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in their present condition and use.

On February 29, 2012 the Tax Increment Financing Commission of Kansas City, Missouri (landlord) signed a 99-year ground lease with the City of Kansas City, Missouri (tenant) encompassing what was defined as Citadel Plaza (Projects G and G-1) in the Southtown Corridor/31st & Baltimore TIF Plan (approved by city council on February 9, 2012 by Ordinance No. 120120). In conjunction with this lease an Affidavit Concerning Ground Lease Agreement was filed on December 12, 2012 (Document 2015E0009525) wherein the TIF Commission was requesting an exemption from taxation from Jackson County on the property. The Deputy Director of the General Service Department of the city on behalf of the TIF Commission makes the following affidavit:

Per the request of the TIF Commission, I hereby state the property is being utilized for the following purposes: 1). Elimination of physical and economic blight through the assemblage and continued maintenance of parcels of real property, along with environmental remediation on certain parcels, 2). Public land assemblage for possible future commercial and/or residential development and 3). maintenance of existing, and future expansion of, the Property's real property tax base.

It appears obvious that the proposed subject redevelopment area continues to languish since these prior blight determinations in 2008 and 2012. The proposed redevelopment area also lies within the Midtown to RG EEZ which requires a determination of blight, is also designated by the city as lying within a severely-distressed census tract, and is located in an Opportunity Zone.

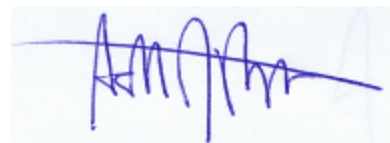
Despite the availability of economic incentives since 1994 (and more particularly since 2008), the proposed study area has remained mired in long-term vacancy and underutilized and due to the predominate city related ownership has generated minimal support to the tax bases (estate taxes, personal property, sales, employment, utility). The only existing improvements within the study area are a c-store, billboard, and a small apartment project (exhibiting extensive physical deterioration and functional obsolescence).

Four of the five components of the blight definition contained in Chapters 99 and 100 of the Missouri Revised Statutes are present in predominate levels within the study area. (Obsolete platting or subdivision is the only blight component not seriously affecting the study area.) Defective or inadequate roads and safety and insanitary concerns are major blighting influences. Due to lack of supervision, widespread accumulation of trash, illegal dumping, trespassing, loitering, and illegal parking detract from the vibrancy of the neighborhood. Although most former residences have been demolished, widespread concrete rubble, exposed rebar, and abandoned and deteriorating driveways and curbcuts, stairways, retaining walls, and fencing combined with topographic and vegetation issues negatively impact/hinder the potential redevelopment of this large, well-located, and highly visible tract of urban land.

The predominance of blighting components leads to the three blighting findings including hindrance to accommodation, economic and social liability, and menace to the public health, safety, morals or welfare. Therefore, I have concluded the 63rd & Prospect PIEA/TIF Study Area qualifies per R.S.Mo. Chapters 99 (TIF) and 100 (PIEA) as a blighted area as of the effective date of this study (July 5, 2021).

It has been a distinct pleasure to serve you in this assignment.

Sincerely,
BELKE APPRAISAL & CONSULTING SERVICES, INC.




Scott J. Belke, MAI
President
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)



CERTIFICATION

I certify that, to the best of my knowledge and belief...

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this study, and I have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this study or to the parties involved with this assignment.
- 5) My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this study.
- 6) My analyses, opinions, and conclusions were developed, and this study has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- 7) I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 8) As of the date of this report, Scott J. Belke, MAI has completed the requirements of the continuing education program of The Appraisal Institute.
- 9) Scott J. Belke, MAI made several personal inspections of the study area that is the subject of this report during May, June, and July 2021. The effective date of this Blight Study is July 5, 2021.
- 10) No one provided significant professional assistance to the person signing this report.
- 11) I have performed no services, as a consultant, appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Scott J. Belke, MAI
President


Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)

Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This study is subject to the following assumptions and limiting conditions:

- 1) The information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
- 2) Possession of this study or a copy thereof, does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the consultant.
- 3) The consultant is not required to give testimony or attendance in court because of this study unless prior agreements have been made in writing.
- 4) Neither all nor any part of the contents of this study, especially any conclusions as to blight, the identity of the consultant or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.



Scott J. Belke, MAI
President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)

Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

TABLE OF CONTENTS

Cover Page	1
Aerial Photograph	2
Letter of Transmittal	3
Certification	6
General Assumptions & Limiting Conditions	7
Table of Contents	8

Property Data

Subject Photographs	10
Introduction	20
Study Area Neighborhood	40
Site & Improvement Data	63

Blight Analysis

Required Findings	79
Blight Defined	79
Court Decisions	79
Methodology	79
Blight Component #1: Defective or Inadequate Street Layout	80
Blight Component #2: Insanitary or Unsafe Conditions	106
Blight Component #3: Deterioration of Site Improvements	130
Blight Component #4: Improper Subdivision or Obsolete Platting	166
Blight Component #5: Endangerment by Fire or Other Causes	166
Blight Component Conclusion	173
Blight Condition #1: Hindrance to Housing Accommodation	174
Blight Condition #2: Economic or Social Liabilities	180
Blight Condition #3: Menace to the Public Health, Safety, Morals, or Welfare	182
Study Conclusion	184

Addenda

Letter Of Engagement	186
Qualifications of Scott J. Belke, MAI	189
Redevelopment Consulting Projects	190
Company Profile	192
State License	195

Property Data

The following photographs illustrate conditions existing within the 63rd & Prospect PIEA/TIF Study Area during inspections performed in May, June, and July 2021.



PHOTOGRAPH #1

Illegal Parking On The South End
Of The Study Area Along The
North Side Of E 63rd Street



PHOTOGRAPH #2

Illegal Parking On The South End
Of The Study Area Along The
North Side Of E 63rd Street



PHOTOGRAPH #3

Deteriorating Street & Pedestrian
Connections Along E 63rd Street



PHOTOGRAPH #4

Deteriorating Street & Pedestrian
Connections Along E 63rd Street



PHOTOGRAPH #5

Deteriorating Street & Pedestrian
Connections Along E 63rd Street



PHOTOGRAPH #6

The Southeast Portion Of The
Study Area Along Prospect Avenue



PHOTOGRAPH #7

A View Of The Northwest Corner
Of Prospect Avenue & E 63rd Street



PHOTOGRAPH #8

Looking Into The Study Area
From Prospect Avenue



PHOTOGRAPH #9

A View West From Prospect
Avenue At Closed E 62nd Street



PHOTOGRAPH #10

Looking North At Closed Wabash
Avenue From Near E 63rd Street



PHOTOGRAPH #11

A View North At Closed Olive
Street From Near E 63rd Street



PHOTOGRAPH #12

Looking North Along Park Avenue
At Illegal Dumping & Trash



PHOTOGRAPH #13

Closed E 62nd Street
At Park Avenue



PHOTOGRAPH #14

A View North On Park Avenue
With Deteriorating Pedestrian
Sidewalks & Illegal Dumping



PHOTOGRAPH #15

Looking North On Closed
And Deteriorating Olive Street



PHOTOGRAPH #16

A View East On Closed And
Deteriorating E 62nd Street
Between Park Avenue
And Olive Street



PHOTOGRAPH #17

Looking North Along Closed And
Deteriorating Olive Street
North Of E 62nd Street



PHOTOGRAPH #18

Looking North Along Closed And
Deteriorating Wabash Avenue
North Of E 62nd Street



PHOTOGRAPH #19

The Termination Of Wabash
Avenue North Of E 62nd Street



PHOTOGRAPH #20

Tree Growing In Closed And
Deteriorating Wabash Avenue
North Of E 63rd Street



PHOTOGRAPH #21

A View East On Closed And
Deteriorating E 62nd Street
East Of Wabash Avenue



PHOTOGRAPH #22

The Convenience/Petroleum Facility At The Northeast Corner Of Prospect Avenue And E 63rd Street



PHOTOGRAPH #23

Billboard At 6211 Prospect Avenue Facing US Highway 71



PHOTOGRAPH #24

Weeds & Trash In The Study Area East Of Prospect Avenue And North of E 63rd Street



PHOTOGRAPH #25

Deteriorating & Obsolete Apartment
Complex At 6014 Prospect Avenue



PHOTOGRAPH #26

A View East From Prospect
Avenue On E 61st Street



PHOTOGRAPH #27

Deteriorating Sidewalk And Trash
Along Prospect Avenue
In The Study Area

INTRODUCTION

Purpose

The purpose of this blight study is to determine if the proposed 63rd & Prospect PIEA/TIF Study Area located between 63rd Street (south), US Highway 71 (east), E 61st Street (north), and Brooklyn Avenue (west) within Kansas City, Jackson County, Missouri meets the statutory definition for a “blighted area” as set forth in Missouri Revised Statutes Chapters 99.800 to 99.865 (Real Property Tax Increment Allocation Redevelopment Act) and RSMo Chapters 100.300 to 100.620 (The Planned Industrial Expansion Law). The RSMo Chapter 99 blight definition and the RSMo Chapter 100 blight definition are identical.

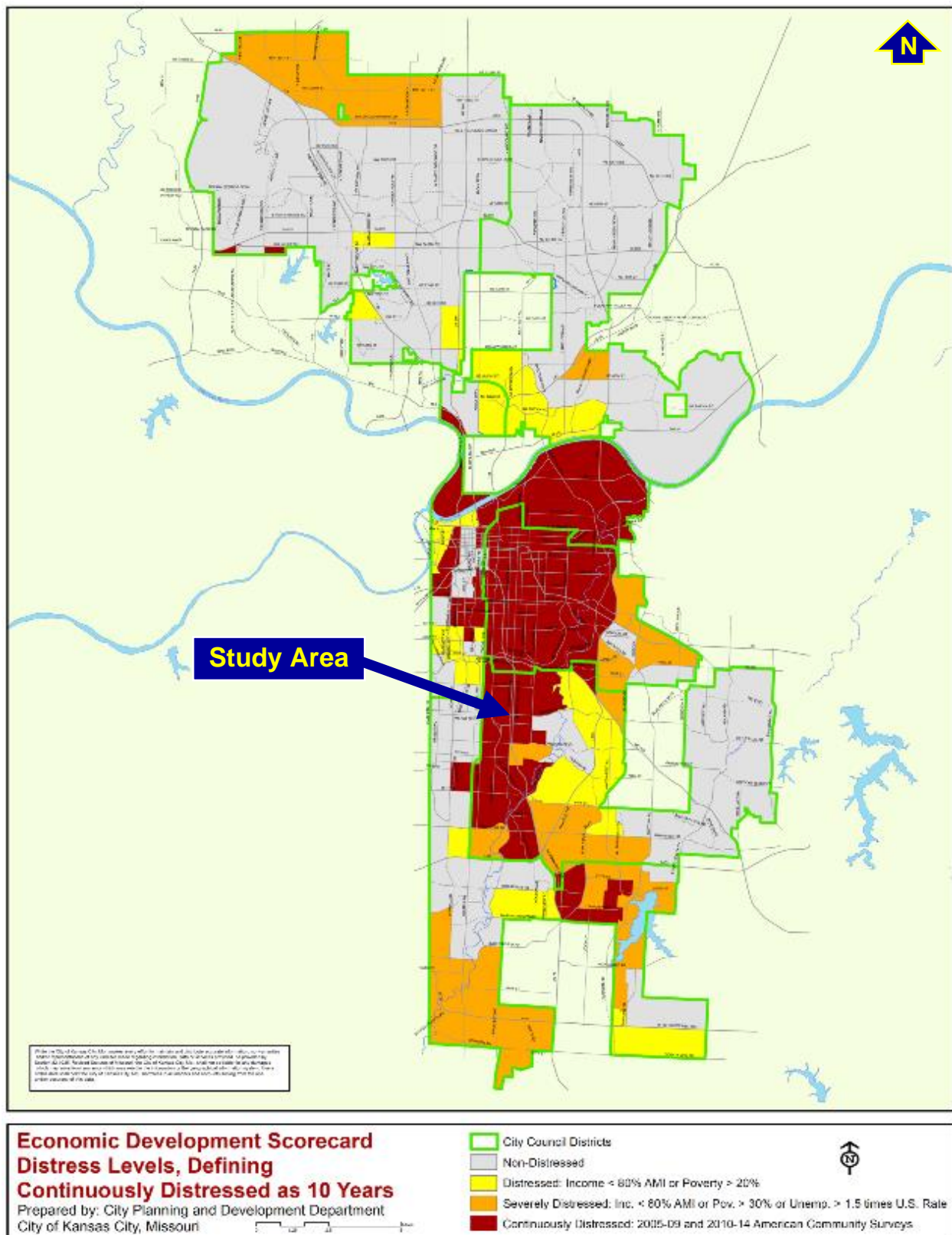
The 63rd & Prospect PIEA/TIF Study Area is located in the southern portion of the center city along the west side of US Highway 71 at the E 63rd Street intersection. Prospect Avenue parallels US Highway 71 to the west. The Troost Avenue commercial corridor is located $\frac{3}{4}$ mile to the west and Swope Parkway is $\frac{3}{4}$ mile to the east. The Research Medical Center campus is at the southwest quadrant of E 63rd Street and Prospect Avenue and the dated Dodson Industrial District is $2\frac{3}{4}$ miles to the south along US Highway 71. The Grandview Triangle (interchanges of US 71/I-49, I-435, and I-470) is 5 miles to the southeast. The downtown (CBD) Kansas City, Missouri is located just over $5\frac{2}{3}$ miles to the northwest.

The consultant visited the study area and the adjoining neighborhood on multiple occasions in May, June, and July 2021. The effective date of this study is July 5, 2021. The study area is comprised of 143 Jackson County tax parcels containing 25.62 acres. The only improvements within the Study Area are a convenience/petroleum facility (1987) located at 6245 Prospect Avenue, a double-sided billboard at 6221 Prospect Avenue, and a dilapidated apartment complex (1962) at 6014 Prospect Avenue. Stairs, retaining walls, and concrete rubble is all that remains of older single-family residences that have been demolished within the study area. E 62nd Street has been closed at Prospect Avenue (east) and Park Avenue (west) while Wabash Avenue and Olive Street have been closed at 63rd Street. The closed roadways have sustained heavy deterioration and are subject to illegal dumping, trash, trespassing, and vagrancy.

The city has zoned the areas along E 63rd Street and Prospect Avenue either B3-2 (Community Business) or B4-2 (Heavy Business/Commercial 4) while the remainder of the land is zoned R-2.5 (Residential, 2.5) or R-5 (Residential, 5). The topography is undulating (85' elevation differential) and approximately 35% of the Study Area is covered with thick woods. Two tax parcels within the study area have floodway or flood plain infringement (west side of Olive Street near northerly termination). All utilities are available but may need to be upgraded or extended.

Decadal census figures indicate the subject census tract (80) lost 26% of its population between 1980 and 2019 and according to The Economic Development Scorecard utilized by city planning all of Census Tract 80 is designated as continuously distressed (see exhibit on following page). The entire study area also lies within the Swope Park Opportunity Zone, the Midtown to RG Enhanced Enterprise Zone, the Southtown Corridor TIF, and the Southtown Urban Life Development TIF (terminated due to inactivity).

The Tax Increment Financing Commission of Kansas City, Missouri assembled the study area between 2011 and 2014 in multiple transactions with private entities, trustees, or The Land Trust of Jackson County, Missouri. The “311 Cases” portion of the city website indicates 418 entries against 95 of the 143 tax parcels (66%) comprising the study area (dating between 2007 and 2020 and including up to 86 entries on a single tax parcel). Of the 418 entries 217 (52%) were filed against properties fronting E 63rd Street that are passed and seen on a daily basis. Due to the TIF Commission ownership, no real estate taxes have been collected from the subject property since 2012.



The KCMO GIS map section included below provides aerial delineation of the 143 Jackson County tax parcels encompassed within the study area.

KCMO GIS Mapping Aerial Photograph



Legal Description

The following legal descriptions for the 143 county tax parcels comprising the study area were taken from the Jackson County GIS Mapping website. Beachwood, Beaufort, Eastlake, Jost Plaza, Miller's, and Summer Wharf are all platted subdivisions within Kansas City, Jackson County, Missouri.

Address	Tax Parcel	Legal Description
2210 E 63rd Street	47-110-11-24-00-0-00-000	Lots 99-101, BEACHWOOD
6233 Brooklyn Avenue	47-110-11-07-00-0-00-000	Lot 102, BEACHWOOD
6227 Brooklyn Avenue	47-110-11-06-00-0-00-000	Lots 103-105, BEACHWOOD
6236 Park Avenue	47-110-11-25-00-0-00-000	Lots 96-98, BEACHWOOD
6234 Park Avenue	47-110-11-13-00-0-00-000	Lot 95, BEACHWOOD
6232 Park Avenue	47-110-11-14-00-0-00-000	Lot 94, BEACHWOOD
6228 Park Avenue	47-110-11-15-00-0-00-000	Lot 93, BEACHWOOD
6224 Park Avenue	47-110-11-16-00-0-00-000	Lot 92, BEACHWOOD
6220 Park Avenue	47-110-11-17-00-0-00-000	Lot 91, BEACHWOOD
6218 Park Avenue	47-110-11-18-00-0-00-000	Lot 90, BEACHWOOD
6214 Park Avenue	47-110-11-19-00-0-00-000	Lot 89, BEACHWOOD
6210 Park Avenue	47-110-11-20-00-0-00-000	Lot 88, BEACHWOOD
6206 Park Avenue	47-110-11-21-00-0-00-000	Lot 87, BEACHWOOD
6204 Park Avenue	47-110-11-22-00-0-00-000	Lot 86, BEACHWOOD
6200 Park Avenue	47-110-11-01-00-0-00-000	Lot 85, BEACHWOOD
2324 E 63rd Street	47-110-10-13-00-0-00-000	Lots 68-73, BEACHWOOD
6235 Park Avenue	47-110-10-12-00-0-00-000	Lot 74, BEACHWOOD
6233 Park Avenue	47-110-10-11-00-0-00-000	Lot 75, BEACHWOOD
6229 Park Avenue	47-110-10-10-00-0-00-000	Lot 76, BEACHWOOD
6227 Park Avenue	47-110-10-09-00-0-00-000	Lot 77, BEACHWOOD
6221 Park Avenue	47-110-10-08-00-0-00-000	Lot 78, BEACHWOOD
6219 Park Avenue	47-110-10-25-02-0-00-000	S 15' of Lot 79, BEACHWOOD
6219 Park Avenue	47-110-10-25-01-0-00-000	Lot 80, the N 25' of Lot 79, BEACHWOOD
6215 Park Avenue	47-110-10-24-00-0-00-000	Lots 81-82, BEACHWOOD
6205 Park Avenue	47-110-10-03-00-0-00-000	Lot 83, BEACHWOOD
6201 Park Avenue	47-110-10-02-00-0-00-000	Lot 84, BEACHWOOD
2300 E 62nd Street	47-110-06-38-00-0-00-000	Lot 44, EASTLAKE
6232 Olive Street	47-110-10-14-00-0-00-000	Lot 67, BEACHWOOD
6224 Olive Street	47-110-10-15-00-0-00-000	Lot 66, BEACHWOOD
6222 Olive Street	47-110-10-16-00-0-00-000	Lot 65, BEACHWOOD
6220 Olive Street	47-110-10-17-00-0-00-000	Lot 64, BEACHWOOD
6218 Olive Street	47-110-10-18-00-0-00-000	Lot 63, BEACHWOOD
6216 Olive Street	47-110-10-19-00-0-00-000	Lot 62, BEACHWOOD
6214 Olive Street	47-110-10-20-00-0-00-000	Lot 61, BEACHWOOD
6208 Olive Street	47-110-10-21-00-0-00-000	Lot 60, BEACHWOOD
6206 Olive Street	47-110-10-22-00-0-00-000	Lot 59, BEACHWOOD
6202 Olive Street	47-110-10-01-00-0-00-000	Lots 57-58, BEACHWOOD
6144 Olive Street	47-110-06-39-00-0-00-000	Lot 15, except N 2', EASTLAKE
6142 Olive Street	47-110-06-40-00-0-00-000	N 2' Lot 15, S 31' Lot 16, EASTLAKE
6138 Olive Street	47-110-06-41-00-0-00-000	N 4' Lot 16, S 29' Lot 17, EASTLAKE
6136 Olive Street	47-110-06-42-00-0-00-000	N 6' Lot 17, S 27' Lot 18, EASTLAKE
6134 Olive Street	47-110-06-66-00-0-00-000	N 8' Lot 18, S 32' Lot 19, EASTLAKE
6132 Olive Street	47-110-06-65-00-0-00-000	Lot 20, the N 3' Lot 19, EASTLAKE
6128 Olive Street	47-110-06-44-00-0-00-000	Lots 21-23, EASTLAKE
6116 Olive Street	47-110-06-45-01-0-00-000	Lot 24, EASTLAKE

Address	Tax Parcel	Legal Description
6112 Olive Street	47-110-06-45-02-0-00-000	Lot 25, EASTLAKE
2400 E 63rd Street	47-110-09-13-00-0-00-000	Lots 43-45, BEACHWOOD
6231 Olive Street	47-110-09-12-00-0-00-000	Lot 46, BEACHWOOD
6229 Olive Street	47-110-09-11-00-0-00-000	Lot 47 BEACHWOOD
6225 Olive Street	47-110-09-10-00-0-00-000	Lot 48, BEACHWOOD
6223 Olive Street	47-110-09-09-00-0-00-000	Lot 49, BEACHWOOD
6219 Olive Street	47-110-09-08-00-0-00-000	Lot 50, BEACHWOOD
6215 Olive Street	47-110-09-07-00-0-00-000	Lot 51, BEACHWOOD
6211 Olive Street	47-110-09-06-00-0-00-000	Lot 52, BEACHWOOD
6207 Olive Street	47-110-09-05-00-0-00-000	Lot 53, BEACHWOOD
6205 Olive Street	47-110-09-04-00-0-00-000	Lot 54, BEACHWOOD
6203 Olive Street	47-110-09-03-00-0-00-000	Lot 55, BEACHWOOD
6201 Olive Street	47-110-09-02-00-0-00-000	Lot 56, BEACHWOOD
6141 Olive Street	47-110-07-18-00-0-00-000	Lots 13-14, EASTLAKE
6135 Olive Street	47-110-07-17-00-0-00-000	Lot 12, the S 13' Lot 11, EASTLAKE
6131 Olive Street	47-110-07-16-00-0-00-000	S 26' Lot 10, N 22' Lot 11, EASTLAKE
6127 Olive Street	47-110-07-15-00-0-00-000	S 5' Lot 8, Lot 9, N 9' Lot 10, EASTLAKE
6123 Olive Street	47-110-07-14-00-0-00-000	Lot 7, the N 30' Lot 8, EASTLAKE
6121 Olive Street	47-110-07-13-00-0-00-000	Lot 6, EASTLAKE
6117 Olive Street	47-110-07-12-00-0-00-000	Lot 5, EASTLAKE
6115 Olive Street	47-110-07-11-00-0-00-000	Lots 3-4, EASTLAKE
6107 Olive Street	47-110-07-10-00-0-00-000	Lots 1-2, EASTLAKE
2414 E 63rd Street	47-110-09-14-00-0-00-000	S 83' of Lots 40-42, BEACHWOOD
6234 Wabash Avenue	47-110-09-15-00-0-00-000	N 42' of Lots 40-42, BEACHWOOD
6232 Wabash Avenue	47-110-09-16-00-0-00-000	Lot 39, BEACHWOOD
6230 Wabash Avenue	47-110-09-17-00-0-00-000	Lot 38, BEACHWOOD
6228 Wabash Avenue	47-110-09-18-00-0-00-000	Lot 37, BEACHWOOD
6224 Wabash Avenue	47-110-09-19-00-0-00-000	Lot 36, BEACHWOOD
6220 Wabash Avenue	47-110-09-20-00-0-00-000	Lot 35, BEACHWOOD
6216 Wabash Avenue	47-110-09-21-00-0-00-000	Lot 34, BEACHWOOD
6214 Wabash Avenue	47-110-09-22-00-0-00-000	Lot 33, BEACHWOOD
6212 Wabash Avenue	47-110-09-23-00-0-00-000	Lot 32, BEACHWOOD
6206 Wabash Avenue	47-110-09-24-00-0-00-000	Lot 31, BEACHWOOD
6204 Wabash Avenue	47-110-09-01-00-0-00-000	Lots 29-30, BEACHWOOD
6140 Wabash Avenue	47-110-07-19-00-0-00-000	Lot 12, MILLER'S
6136 Wabash Avenue	47-110-07-20-00-0-00-000	Lot 13, MILLER'S
6132 Wabash Avenue	47-110-07-21-00-0-00-000	Lot 14, MILLER'S
6128 Wabash Avenue	47-110-07-22-00-0-00-000	Lot 15, MILLER'S
6124 Wabash Avenue	47-110-17-23-00-0-00-000	Lot 16, MILLER'S
6120 Wabash Avenue	47-110-17-24-00-0-00-000	Lot 17, MILLER'S
6116 Wabash Avenue	47-110-17-25-00-0-00-000	Lot 18, MILLER'S
6112 Wabash Avenue	47-110-17-26-00-0-00-000	Lot 19, MILLER'S
6108 Wabash Avenue	47-110-17-27-00-0-00-000	Lot 20, MILLER'S
6104 Wabash Avenue	47-110-17-28-00-0-00-000	Lot 21, MILLER'S
6100 Wabash Avenue	47-110-17-29-00-0-00-000	Lot 22, MILLER'S
2518 E 63rd Street	47-110-08-20-00-0-00-000	Lot 1, SUMMERS WHARF
6235 Wabash Avenue	47-110-08-11-00-0-00-000	Lot 18, BEACHWOOD
6231 Wabash Avenue	47-110-08-10-00-0-00-000	Lot 19, BEACHWOOD
6229 Wabash Avenue	47-110-08-09-00-0-00-000	Lot 20, BEACHWOOD
6227 Wabash Avenue	47-110-08-08-00-0-00-000	Lot 21, BEACHWOOD

Address	Tax Parcel	Legal Description
6219 Wabash Avenue	47-110-08-07-00-0-00-000	Lot 22, BEACHWOOD
6217 Wabash Avenue	47-110-08-06-00-0-00-000	Lot 23, BEACHWOOD
6215 Wabash Avenue	47-110-08-05-00-0-00-000	Lot 24, BEACHWOOD
6209 Wabash Avenue	47-110-08-04-00-0-00-000	Lot 25, BEACHWOOD
6205 Wabash Avenue	47-110-08-03-00-0-00-000	Lots 26-27, BEACHWOOD
6201 Wabash Avenue	47-110-08-02-00-0-00-000	Lot 28, BEACHWOOD
6141 Wabash Avenue	47-110-07-42-00-0-00-000	Lot 11, MILLER'S
6137 Wabash Avenue	47-110-07-41-00-0-00-000	Lot 10, MILLER'S
6135 Wabash Avenue	47-110-07-40-00-0-00-000	Lot 9, MILLER'S
6131 Wabash Avenue	47-110-07-39-00-0-00-000	Lot 8, MILLER'S
6127 Wabash Avenue	47-110-07-38-00-0-00-000	Lot 7, MILLER'S
6123 Wabash Avenue	47-110-07-37-00-0-00-000	Lot 6, MILLER'S
6119 Wabash Avenue	47-110-07-36-00-0-00-000	Lot 5, MILLER'S
6115 Wabash Avenue	47-110-07-35-00-0-00-000	Lot 4, MILLER'S
6109 Wabash Avenue	47-110-07-34-00-0-00-000	Lot 3, MILLER'S
6105 Wabash Avenue	47-110-07-33-00-0-00-000	Lot 2, MILLER'S
6101 Wabash Avenue	47-110-07-32-00-0-00-000	Lot 1, MILLER'S
6218 Prospect Avenue	47-110-08-16-00-0-00-000	Lot 6, S 10' Lot 5, BEACHWOOD
6216 Prospect Avenue	47-110-08-17-00-0-00-000	S 20' Lot 4, N 30' Lot 5, BEACHWOOD
6208 Prospect Avenue	47-110-08-18-00-0-00-000	Lot 3, N 20' Lot 4, BEACHWOOD
6204 Prospect Avenue	47-110-08-19-00-0-00-000	Lot 2, BEACHWOOD
6200 Prospect Avenue	47-110-08-01-00-0-00-000	Lot 1, BEACHWOOD
6140 Prospect Avenue	47-110-07-43-00-0-00-000	S-4, T-48, R-33 BEG AT NW COR OF 62 ND & PROSPECT AVE TH N 40' TH W 129' TH S 40' TH E TO BEG
6136 Prospect Avenue	47-110-07-44-00-0-00-000	S-4, T-48, R-33 BEG. 40' N OF NW COR. OF 62 ND ST. & PROSPECT AVE, TH N 40', TH W 129' TH S 40' TH E TO BEG
6134 Prospect Avenue	47-110-07-45-00-0-00-000	S-4, T-48, R-33 BEG 80' N OF NW COR OF 62 ND ST & PROSPECT AVE TH N 40' TH W 129' TH S 40' TH E TO BEG
6130 Prospect Avenue	47-110-07-46-00-0-00-000	S-4, T-48, R-33 BEG 120' N OF NW COR OF 62 ND ST & PROSPECT AVE TH N 40' TH W 129' TH S 40' TH E TO POB
6128 Prospect Avenue	47-110-07-47-00-0-00-000	S-4, T-48, R-33 BEG 160' N OF NW COR OF 62 ND ST & PROSPECT AVE TH N 40' TH W 129' TH S 40' TH E TO POB
6124 Prospect Avenue	47-110-07-69-00-0-00-000	S-4, T-48, R-33 PT SE¼ OF NE¼ DAF: BEG 845' N & 40' W OF SE COR OF NE¼ TH W 129' TH N 80' TH E 129' TO W LI OF PROSPECT AVE TH S ALG SD W LI OF PROSPECT AVE 80' TO POB
6116 Prospect Avenue	47-110-07-65-00-0-00-000	S-4, T-48, R-33 BEG ON W LI PROSPECT AVE 280' N OF 62 ND ST TH N120' TH W 129' TH S 120' TH E 129' TO POB
6108 Prospect Avenue	47-110-07-53-00-0-00-000	S-4, T-48, R-33 BEG 400' N OF NW COR OF 62 ND ST & PROSPECT AVE TH N 40' TH W 129' TH S 40' TH E TO BEG

Address	Tax Parcel	Legal Description
6104 Prospect Avenue	47-110-07-54-00-0-00-000	S-4, T-48, R-33 PT OF NE¼ DAF: BEG AT A PT 40' W OF E LI & 1,085' N OF S LI OF NE¼ SD PT BEING INTERSECTION OF W LI OF PROSPECT AVE & A LI 490' N OF S LI OF 62 ND ST TH RUNNING W PARALLEL WI S LI SD ¼ 129' TH N PARALLEL WI E LI OF SD ¼ 40' TH E PARALLEL WI S LI SD ¼ 129' TO A PT IN W LI OF PROSPECT AVE TH S 40' TO POB
6100 Prospect Avenue	47-110-07-70-00-0-00-000	S-4, T-48, R-33 BEG 20' MOL N OF NE COR LOT 3, MILLER'S ADD, TH CONT N 187.4' TH E 129' TH S 187.4' TH W 129' TO POB
6014 Prospect Avenue	47-110-07-67-00-0-00-000	S-4, T-48, R-33 ALL TH PT OF NE¼ DAF: BEG AT A PT ON W LI POSPECT AVE & 245' S OF S LI OF 60 TH ST TH W 129' TH S 281.43' TH E 129' TH N 281.43' TO POB
6245 Prospect Avenue	46-300-23-16-00-0-00-000	JOST PLAZA, LOTS 11-15 & PT OF SW¼ OF NW¼ DAF: BEG 50' N & 30' W OF SE COR OF NW¼ TH N 80' TH E 130' TH S 59.99' TH S 74 DEG W 45.75' TH S 81 DEG W 25.50' TH N 86 DEG W 61.39' TO POB
6221 Prospect Avenue	46-320-23-04-00-0-00-000	Lots 8-10, JOST PLAZA
6201 Prospect Avenue	46-320-23-03-00-0-00000	Lots 3-7, JOST PLAZA
6141 Prospect Avenue	46-320-22-14-00-0-00-000	Lots 1-2, W 10' Lot 28, JOST PLAZA
6135 Prospect Avenue	46-320-22-13-02-0-00-000	BEAUFORT, PT OF LOT 69 DAF: BEG NE COR SD LOT TH W 55' TO TRUE POB TH SWLY 75' TH W 135' TH N 84' TH E 145' TO POB
6127 Prospect Avenue	46-320-22-12-00-0-00-000	Lot 70, BEAUFORT
6119 Prospect Avenue	46-320-22-11-00-0-00-000	S½ Lot 71, BEAUFORT
6117 Prospect Avenue	46-320-22-10-00-0-00-000	N½ Lot 71, BEAUFORT
6115 Prospect Avenue	46-320-22-09-00-0-00-000	S 33⅓' Lot 72, BEAUFORT
6111 Prospect Avenue	46-320-22-08-00-0-00-000	S 33⅓' of N 66⅔' Lot 72, BEAUFORT
6109 Prospect Avenue	46-320-22-07-00-0-00-000	N 33⅓' of Lot 72, BEAUFORT
6107 Prospect Avenue	46-320-22-06-00-0-00-000	S½ of W½ of Lot 73, BEAUFORT
6101 Prospect Avenue	46-320-22-05-00-0-00-000	N½ of W½ of Lot 73, BEAUFORT
2611 E 61st Street	46-320-22-04-00-0-00-000	W 50' of E 100' of Lot 73, BEAUFORT
2611 E 61st Street	46-320-22-22-00-0-00-000	E 50' of Lot 73, BEAUFORT

Statutory Definition

The Missouri Revised Statutes provide the statutory definition of blight utilized by various local redevelopment authorities operating under the umbrella of the Economic Development Corporation of Kansas City, Missouri including the Tax Increment Financing Commission of Kansas City, Missouri (Section 99.805(1)) and the Planned Industrial Expansion Authority of Kansas City, Missouri (Section 100.310(2)). The statutory definition of a “blighted area” for these agencies is as follows:

“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use;

Statutory Redevelopment Rights

Blight Prevention

Both the PIEA authority and TIF commission are empowered to take actions deemed necessary to resolve or to prevent recurrence of blight within a properly established redevelopment area. The PIEA authority is granted the ability to establish a redevelopment area statutorily determined to be blighted, insanitary or undeveloped industrial areas (RSMo ch. 100.320(2)(a)). The TIF commission is granted the ability to establish a redevelopment area statutorily determined to be blighted, a conservation area, or an economic development area (RSMo ch. 99.810(1)). The statutory blight definition utilized by both agencies was included in the previous section.

Tax Abatement

RSMo ch. 100.570 provides for the ad valorem tax exemption benefits contained in RSMo ch. 353 (*The Urban Redevelopment Corporation Law*) to be made available to any redevelopment corporation on lands and improvements situated within an approved PIEA project area provided the governing body grants approval by a three-fourths vote. Upon compliance with Chapter 353 requirements, real property of urban redevelopment corporations shall not be subject to assessment or payment of general ad valorem taxes imposed by the city, state or any political subdivision, for a period not more than 10 years after the date upon which the corporation becomes owner of the real property. However, taxes may be collected on the assessed valuation of the land, exclusive of improvements, based upon the land assessment for the calendar year preceding the corporation's ownership. Such land assessment may not be increased during the 10-year period.

After completion of the initial 10-year abatement, for an ensuing period not more than 15 years, ad valorem taxes shall be based upon an assessment not to exceed 50% of the true value of the real property including any improvements. After a period not totaling more than 25 years, the real property shall be subject to assessment and payment of all ad valorem taxes based upon the full true value of the real property. By Committee Substitute For Ordinance No. 160383 dated October 6, 2016, the Kansas City, Missouri city council determined "in the absence of Extraordinary Qualifications" the maximum abatement limit in the first 10 years will be lowered from 100% to 75% and from 50% to 37.5% in the following 15 years. City council amended certain provisions of Ordinance No. 160383 by Second Committee Substitute For Ordinance No. 200497, As Amended passed on February 25, 2021 and lowered the abatement limits from 75% to 70% for years 1 to 10 and from 37.5% to 30.0% for up to 5 additional years.

RSMo ch. 99.845 provides for a TIF commission to set the certified total initial equalized assessed valuation of the taxable real property in an approved redevelopment area and thereafter when the subsequent total equalized assessed valuation exceeds that amount to utilize those funds (Special Allocation Fund) to reimburse approved redevelopment costs or obligations over a period of up to 23 years.

Eminent Domain

RSMo ch. 100.420.1 provides PIEA authorities with the power of eminent domain:

An authority shall have the right to acquire by the exercise of eminent domain any real property which it may deem necessary for a project or for its purposes under this law after the adoption by it of a resolution declaring the acquisition of the real property described therein is necessary for such purposes.

RSMo ch. 99.120 provides TIF authorities with the power of eminent domain:

An authority whose board members are appointed by one or more elected officials shall have the right to acquire by the exercise of the power of eminent domain any real property in fee simple or other estate which it may deem necessary for its purposes under sections 99.010 to 99.230 after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes. An authority may exercise the power of eminent domain in the manner provided for corporations in chapter 523. Property already devoted to a public use may be acquired in like manner, provided that no real property belonging to the city, the county, the state, or any political subdivision thereof may be acquired without its consent.

Bond Issuance

RSMo ch. 99.835 provides TIF authorities with the power to issue obligations secured by the Special Allocation Fund:

Obligations secured by the special allocation fund set forth in sections 99.845 and 99.850 for the redevelopment area or redevelopment project may be issued by the municipality pursuant to section 99.820 or by the tax increment financing commission to provide for redevelopment costs. Such obligations, when so issued, shall be retired in the manner provided in the ordinance or resolution authorizing the issuance of such obligations by the receipts of payments in lieu of taxes as specified in section 99.855 and, subject to annual appropriation, other tax revenue as specified in section 99.845.

RSMo ch. 100.430 provides authorities with the power to issue bonds:

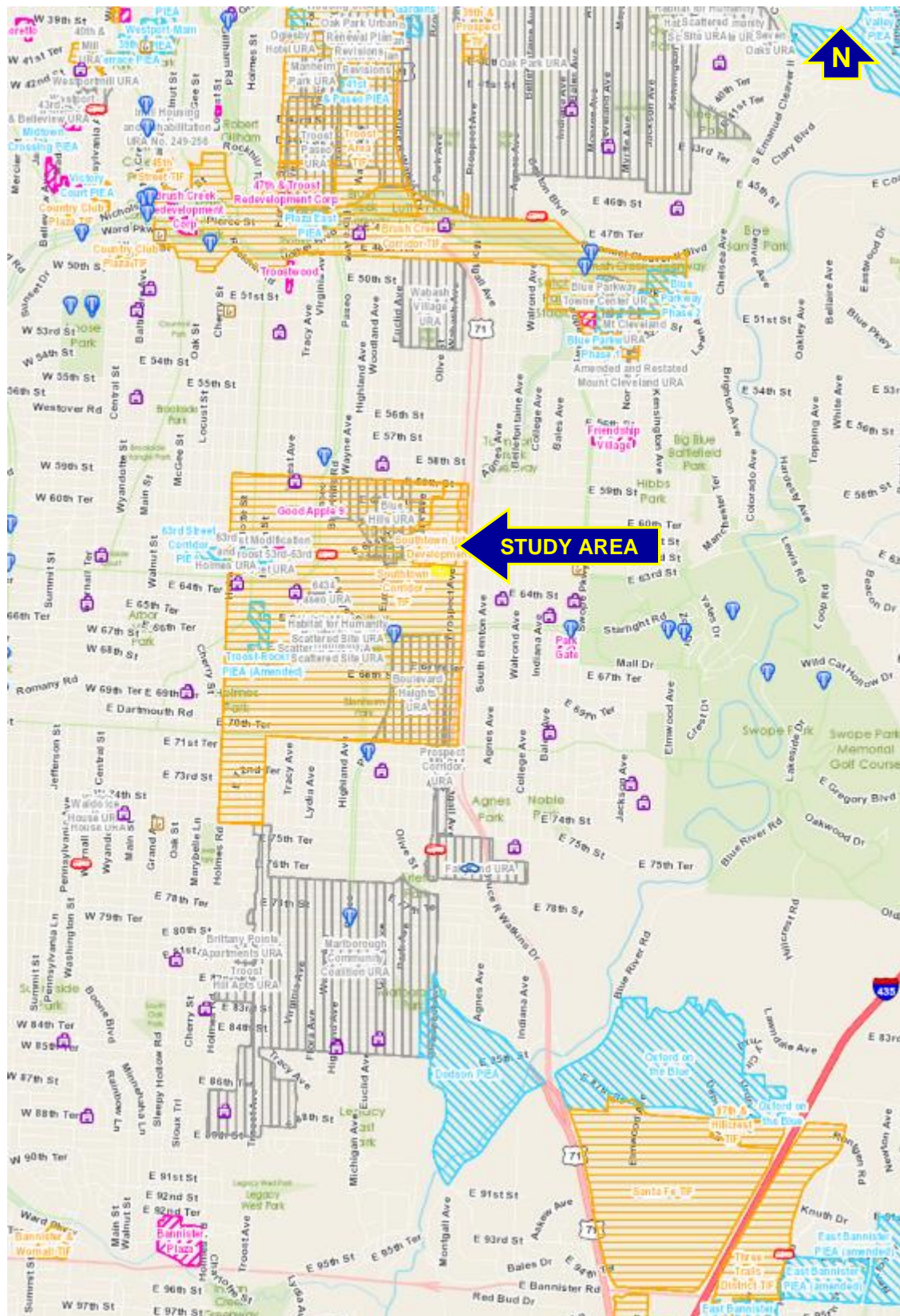
An authority shall have power to issue bonds from time to time in its discretion for any of its corporate purposes including the payment of principal and interest upon any advances for surveys and plans for projects. . . (2) An authority shall also have power to issue refunding bonds for the purpose of paying or retiring or in exchange for bonds previously issued by it.

Previous Blight Findings

General

City and state government must often provide incentives for redevelopment to occur in the urban core and first-ring suburbs. The entire study area lies within the existing Southtown Corridor TIF/31st & Baltimore TIF Plan Area (1994) as well as the Southtown Urban Life Development TIF (2008). (See the city incentive overlay map included on the following page.) The Brush Creek Corridor TIF is to the north (53rd Street). Approved PIEA plans are to the west (63rd Street Corridor PIEA), southwest (Troost Rockhill PIEA), and northeast (Blue Parkway PIEA) while approved URA plans are to the west (large Blue Hills URA), south (Prospect Corridor URA, Boulevard Heights URA), north Wabash Village URA, and northeast (Blue Parkway Towne Center URA, Mt. Cleveland URA, Amended And Restated Mount Cleveland URA). Smaller 353 plan areas are in the general vicinity of the study area (including Troostwood, Swope Parkway Estates, Friendship Village, Good Apple 9, Walgreens 63rd & Troost, and Park Gate). TIF, PIEA, URA, and 353 plans all generally require some finding of blight or tendency towards blight.

Urban Core Redevelopment & Incentive Areas



Southtown Corridor/31st & Baltimore TIF Plan

The Southtown Corridor/31st & Baltimore TIF Plan was approved over 27 year ago on April 25, 1994. The large plan area encompassed roundly 1,200 acres including the subject study area. Redevelopment costs were projected at \$167.2M including \$24.9M for a proposed 190,000-square-foot commercial building on south portion of the study area to be completed by 2003. A Conservation Area Analysis (RSMo Chapter 99.805(3)) was undertaken on the plan area and approved by the city. The statutory definition then current (1994) and the present definition are included below:

b) a "Conservation Area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary.

The current statutory definition of a Conservation Area is included below:

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

The original 1994 TIF plan was amended eleven times between 2002 and 2014 as outlined below:

Amendment	Date Passed	Proj. Redev. Costs	Affects Study Area	Conservation Area	Study Area Sq.Ft.	Study Area Proj. Costs	Projected Completion
Original	1994	\$167.2M	Yes	Determination	190,000	\$24.9M	2003
1st	2002	\$204.5M	Yes	Reaffirmed	569,500	\$56.0M	2017
2nd	2006	\$103.3M	Yes	Reaffirmed	380,106	\$49.2M	2007
3rd	2007	--	No	Reaffirmed	--	--	--
4th	2007	--	No	Reaffirmed	--	--	--
5th	2008	--	No	--	--	--	--
6th	not passed	--	--	--	--	--	--
7th	2008	--	No	--	--	--	--
8th	2010	\$237.0M	No	--	--	--	--
9th	2011	--	No	--	--	--	--
10th	not passed	--	--	--	--	--	--
11th	2014	\$247.2M	No	--	--	--	--

Three different redevelopment plans have been vetted for the study area (1994, 2002, 2006). Each of these plans proposed different developments (commercial building, Citadel Plaza, mixed-use center). The study area component of these approved plans included estimated completion dates ranging from 2003 to 2017.

The KCMO GIS Mapping website aerial overlays indicate most of the dilapidated improvements within the study were demolished between 2006 and 2008. Two commercial structures remained along the north side of E 63rd Street until between 2014 to 2016. Therefore, the study area was declared as moving toward blight on several occasions, was granted incentives, but still remains vacant and underutilized after 27 years (13 years after most of the dilapidated structures were demolished).

Ground Lease Affidavit

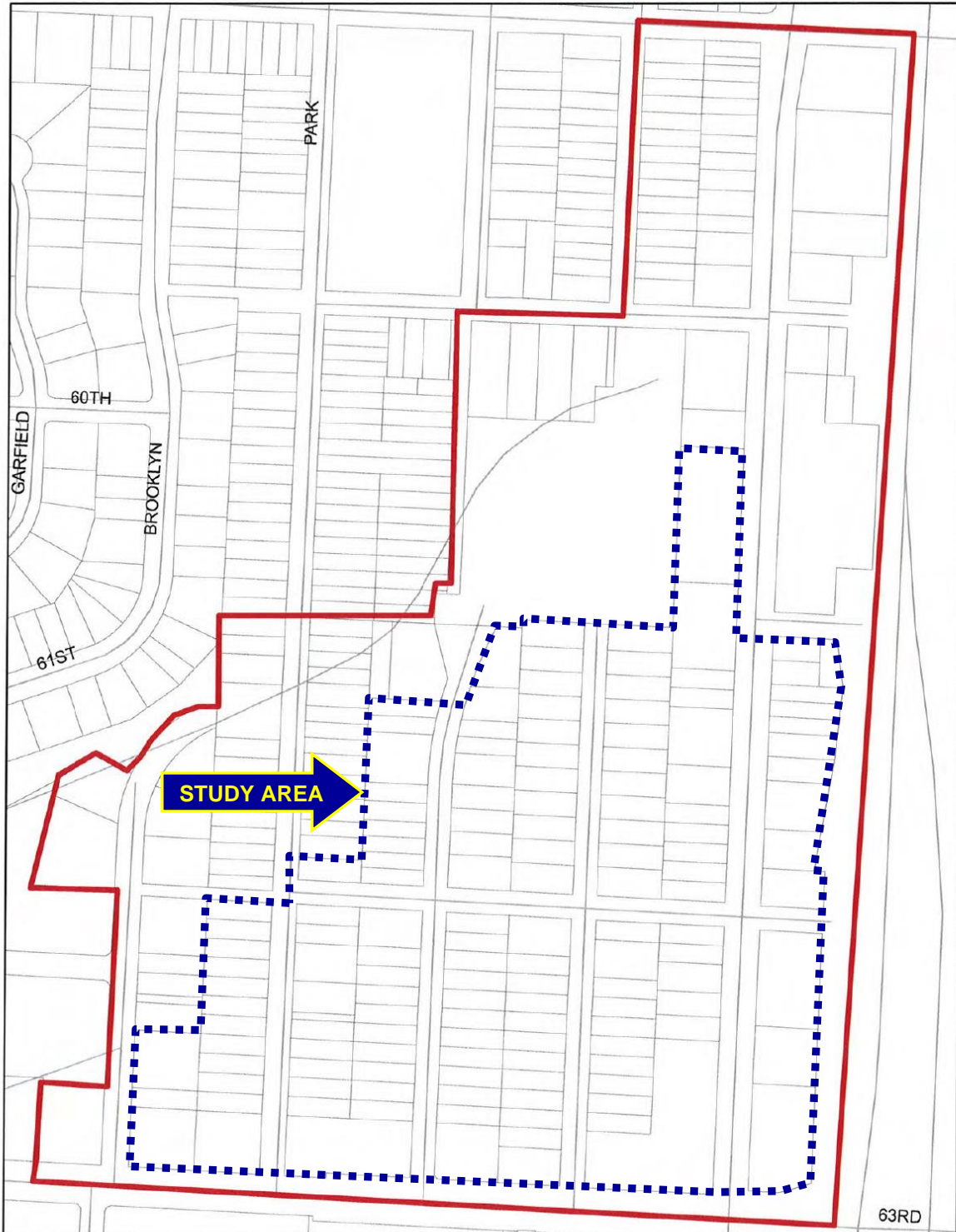
On February 29, 2012 the Tax Increment Financing Commission of Kansas City, Missouri (landlord) signed a 99-year ground lease with the City of Kansas City, Missouri (tenant) encompassing what was defined as Citadel Plaza (Projects G and G-1) in the Southtown Corridor/31st & Baltimore TIF Plan (approved by city council on February 9, 2012 by Ordinance No. 120120). The net lease includes 5 successive 99-year option periods. Contract rents are \$1 per year. In conjunction with this lease an Affidavit Concerning Ground Lease Agreement was filed on December 12, 2012 (Document 2015E0009525) wherein the TIF Commission was requesting an exemption from taxation from Jackson County on the property. The Deputy Director of the General Service Department of the city on behalf of the TIF Commission makes the following affidavit:

Per the request of the TIF Commission, I hereby state the property is being utilized for the following purposes: 1). Elimination of physical and economic blight through the assemblage and continued maintenance of parcels of real property, along with environmental remediation on certain parcels, 2). Public land assemblage for possible future commercial and/or residential development and 3). maintenance of existing, and future expansion of, the Property's real property tax base.

Southtown Urban Life Development TIF Plan

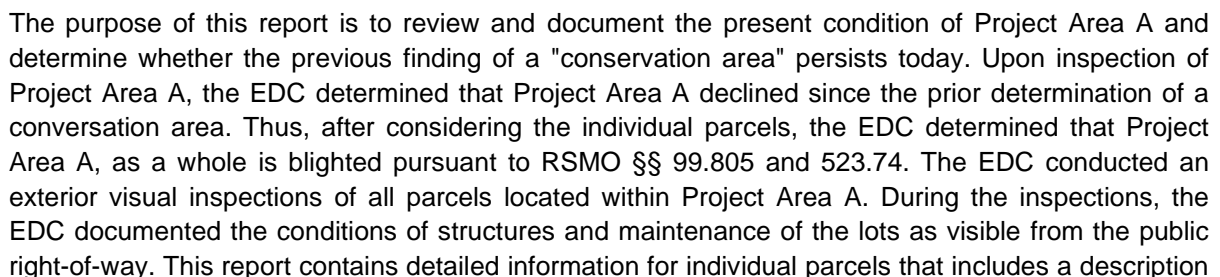
The Southtown Urban Life Development TIF Plan was approved by city council (Ordinance 080923) on August 25, 2008 (nearing 13 year ago). The 2008 plan encompasses a smaller portion of the Southtown Corridor/31st & Baltimore TIF plan area as indicated in the exhibit on the following page with the study area outlined in the dotted blue line. The plan area was further subdivided into three Project Areas (A, B, C) as indicated on the second following page:

Southtown Urban Life Development TIF Plan Redevelopment Area



Southtown Urban Life Development TIF Plan
Redevelopment Area





of the parcels' overall conditions and photographic documentation. The EDC also reviewed numerous public documents, maps, and other information in connection with preparing this report.

The blight conclusion above is based upon the following evidence observed within Project A:

Included in the following table is a summary of the number of parcels, square footage, and percentage of square footage that exhibited conditions of severely/seriously deteriorated, substandard condition, or good/excellent condition based upon individual parcel evaluations.

Overall Condition of Property	Number of Parcels	Square Footage of Parcels	Percentage of Square Footage of Parcels
Vacant Lots-Severely/Seriously Deteriorated	130	1,099,203	83.9%
Structures Severely/Seriously Deteriorated	6	68,564	5.2%
Structures Poor/Substandard	11	85,011	6.5%
Structures Good/Excellent	5	57,882	4.4%

The table above illustrates that more than 89.1% of the parcels in the Project Area A are in severely/seriously deteriorated condition when combining all the vacant lots and structures in Project Area A.

Southtown Urban Life Development TIF Plan
Blight Study for Project Area A

Conclusion of Overall Property Conditions in the Redevelopment Area

Project Area A, by itself, is a blighted area as defined in RSMO § 99.805. The Project Area contains a predominance of unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by cause of fire and other causes, and a combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to public health, safety, morals, or welfare in their present condition and use. In summary, the following conditions exist:

- Unsanitary or unsafe conditions
- Deterioration of site improvements
- Improper subdivision or obsolete platting
- Endanger life or property
- Economic or social liability
- Menace to public health, safety, morals, or welfare

The Patti Banks Associates blight study (August 4, 2008) proffers the following conclusions:

Overall Condition - 96% of the parcels and 97% of the acreage of all the parcels are rated as having an overall condition of being severely deteriorated, seriously deteriorated, substandard or vacant.

Deterioration of site improvement- 85% of the structures and 89% of the acreage of the developed parcels are rated as being in a severely deteriorated, seriously deteriorated or substandard condition.

Defective or inadequate street layout – Many of the platted streets in the area are dead end streets, fenced-off so they are inaccessible, and in poor condition. Dead ended streets include Wabash, Brooklyn, E. 60th, E. 61st and E. 62nd Streets. E. 61st and E. 62nd Streets are within a fenced in enclosure with no public access. E. 60th, E. 61st and E. 62nd Streets are in poor condition.

Improper subdivision or obsolete platting – Evidence of obsolete platting is in the form of residential lots that are smaller in size than would be allowed under existing zoning.

Unsanitary and unsafe conditions

- 86% of all the parcels and 93% of the acreage has maintenance conditions that are considered to be severely deteriorated, seriously deteriorated or substandard condition.
- 46% of all parcels are vacant lots, this is equal to 35% of the acreage.
- 16% of the residential structures are vacant and 31% of the built commercial space is vacant.
- There are 6 operating or formerly operating petroleum Brownfield sites.

Other economic or social liabilities - 90% of all buildings are 35 years or older with the average age between 64 and 65 years.

Findings

Project Areas B and C by themselves are a blighted area as defined in Section 99.805 of the Missouri Revised Statutes. The two Project Areas contain a predominance of unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, and a combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in their present condition and use. In summary the following conditions exist:

Because no projects were activated after 10 years from approval of the Southtown Urban Life Development TIF Plan, the TIF Commission decided to terminate the plan in February 2019.

Enhanced Enterprise Zone

The State of Missouri has designated much of the urban core as an Enterprise Zone. The study area is located within the Midtown to RG EEZ (see **EEZ 2** exhibit on the following page). EEZ incentives are designed to encourage job creation and investment by providing tax credits and local property tax abatement to new or expanding businesses located in an Enhanced Enterprise Zone (EEZ). State tax credits are available to companies based upon redevelopment and new hires created in the zone. Creation of an EEZ requires a determination of blight, pervasive poverty, unemployment and general distress.

Legend

- EEZ 2 - Midtown to RG
- Kansas City Boundary

The EEZ statutory definition of blight (R.S. Mo. 135.950 (2)) is identical to Section 99.805(1) R.S. Mo. (Real Property Tax Increment Allocation Redevelopment Act – utilized by the Tax Increment Financing Commission of Kansas City, Missouri) and Section 100.310 (2) R.S. Mo. (Industrial Development – utilized by the Planned Industrial Expansion Authority of Kansas City, Missouri).

Opportunity Zone

The entire study area lies within the Swope Park Opportunity Zone. (See the exhibit included on the following page.) The Opportunity Zones program encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designated census tracts. Zones are subject to approval by the U.S. Department of Treasury. The state of Missouri submitted 161 Opportunity Zones to the federal government for inclusion in the program.

The provision has two main tax incentives to encourage investment:

- Temporary deferral of inclusion in gross income for capital gains that are reinvested into Opportunity Funds.
 - Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.
 - If investors hold their Opportunity Fund investments for five years, the basis of their original investment is increased by 10 percent (meaning they will only owe taxes on 90 percent of the rolled-over capital gains.) If investors hold for seven years, the basis increases by a further five percent.
 - Investors can defer original tax bill until December 31, 2026, at the latest, or until they sell their Opportunity Zone investments, if earlier.
- Excludes from taxable income capital gains on Opportunity Fund investments held for at least 10 years

Ownership

The TIF Commission of Kansas City, Missouri owns the majority (96%) of the study area (137 of 143 tax parcels). As outlined below, the City of Kansas City, Missouri owns three tax parcels and private entities own three tax parcels:

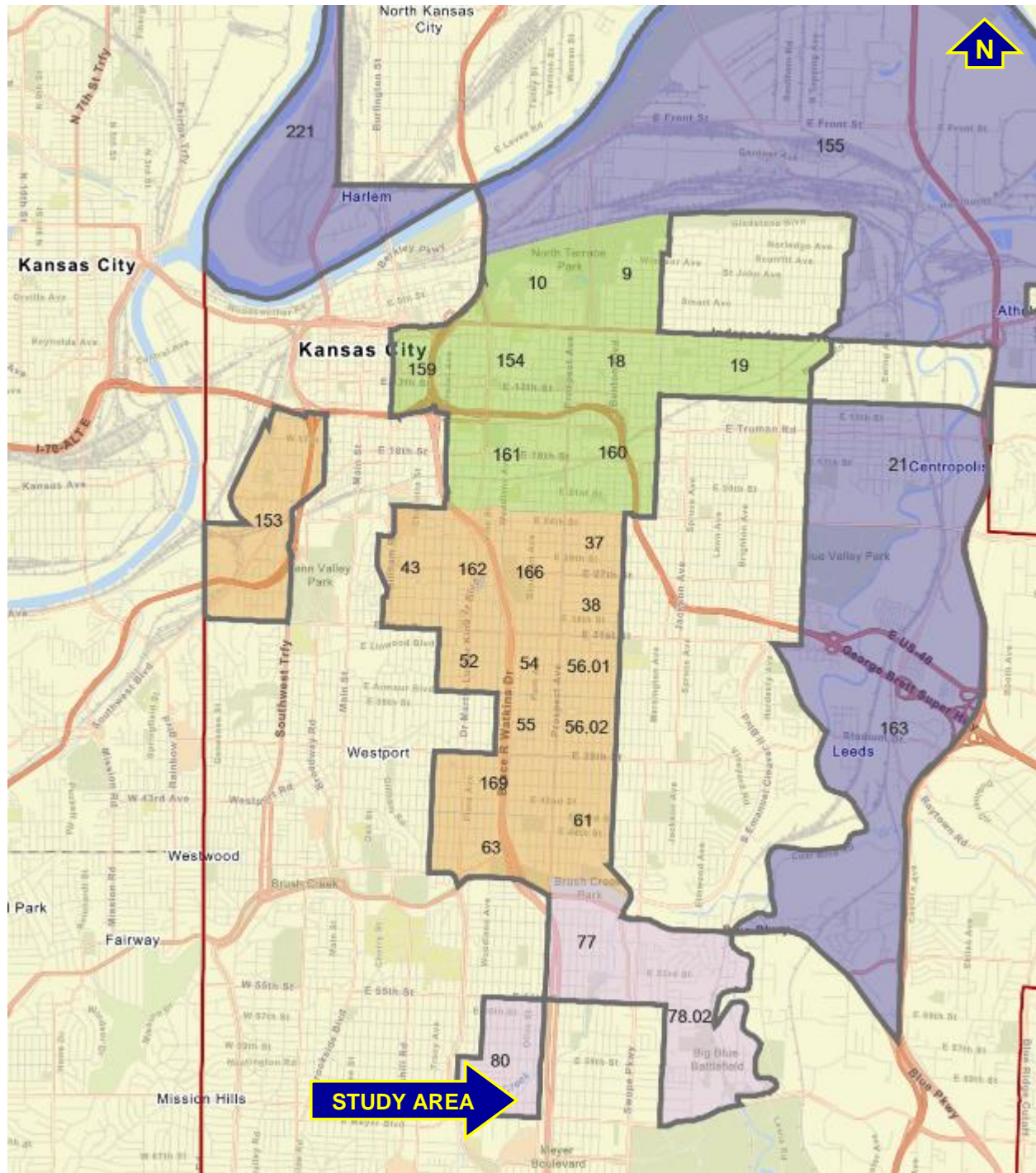
Address	Tax Parcel	Current Use	Ownership
6236 Park Avenue	47-110-11-25-00-0-00-000	Vacant Land	City of KCMO
6234 Park Avenue	47-110-11-13-00-0-00-000	Vacant Land	City of KCMO
2414 E 63 rd Street	47-110-09-14-00-0-00-000	Vacant Land	City of KCMO
6014 Prospect Avenue	47-110-07-67-00-0-00-000	MF Complex	David A. Crain
6245 Prospect Avenue	46-300-23-16-00-0-00-000	C-Store	Ary Holdings LLC
6221 Prospect Avenue	46-320-23-04-00-0-00-000	Billboard	Ad Trend Inc.

The assemblage of the TIF Commission tax parcels occurred in multiple deeds recorded between 2011 and 2014. The city acquired 6234 and 6236 Park Avenue in May 2018 and 2414 E 63rd Street in March 2013 (all by condemnation to alleviate blight).

David A. Crain obtained 6014 Prospect Avenue via Quitclaim Deed filed April 9, 2021 (Document 2021E0038572) from Mattie B. MacDonald.

Ary Holdings LLC obtained 6245 Prospect Avenue via Missouri Warranty Deed filed September 28, 2012 (Document 2012E0104235) from Anup and Ritu Singh.

KCMO Opportunity Zone Map



AD Trend Inc. obtained 6221 Prospect Avenue via Missouri Warranty Deed filed March 4, 2013 (Document 2013E0021137) from Daniel R. and Diane Blackford.

Experience

The consultant has over 25 years of experience preparing blight analyses on properties located within several local municipalities and utilizing various Missouri State Statutes (R.S. Mo. Chapters 99, 100, and 353) and Kansas State Statutes (K.S.A. Chapter 12). A full listing of redevelopment projects for which consulting services have been provided is included with the consultant's qualifications at the end of the study.

STUDY AREA NEIGHBORHOOD

Location

The 63rd & Prospect PIEA/TIF Study Area is defined by the intersection of the 63rd Street corridor and the US Highway 71 corridor on the southeast edge of urban Kansas City, Missouri transitioning into the suburban areas to the south and east. The study area, located at the northwest corner of the intersection of E 63rd Street and US Highway 71, lies within the northwest portion of Jackson County, Missouri, the south/central portion of Kansas City, Missouri, and is just southeast of the center of the greater metropolitan area. The prestigious Country Club Plaza is located just over 2 miles to the northwest (via US Highway 71 and Emmanuel Cleaver II Boulevard) while the CBD of Kansas City, Missouri is located on the south side of the Missouri River roundly 7 miles to the northwest of the study area via US Highway 71 (13 minute drivetime). The Missouri/Kansas state line is located 2.6 miles due west of the study area on E 63rd Street. Raytown, Missouri is located 3.9 miles to the east of the study area on E 63rd Street and Grandview, Missouri is located 7.4 miles to the southwest along US Highway 71/Interstate 49. KCI Airport is located 21 miles to the northwest in Platte County, Missouri.

Access

Access to the southeast portion of the metropolitan area improved in 2001 with the completion of the Bruce R. Watkins Memorial Drive. The new highway (aka US 71) connects the southeast corner of the CBD ("downtown loop") with Interstate 435 and the former Bannister Mall neighborhood (now Cerner Innovations campus) in the southeast portion of the city. US 71 Highway south of Bannister Road was upgraded to interstate status (Interstate 49) on December 12, 2012. US Highway 71 (aka Midtown Freeway) and Interstate 435 provide convenient linkage for the study area with other portions of the metropolitan area (including Interstates 470, 70, 29, 35, and 670).

Curving Interstate 435, located 3 miles east and 5 miles southeast of the study area, is the major circumferential (beltway) highway serving the Kansas City MSA. The federal highway runs a length of 83 miles from KCI Airport in the northwest of the metropolitan area (Platte County, Missouri) east to Clay County, Missouri (near Liberty, MO) then south into Jackson County, Missouri and eventually turning west into Johnson County, Kansas. The only longer beltway in the nation is located in the Cincinnati area (only one mile longer).

The interchange of Interstates 49, 435, and 470 to the southeast of the study area is known as the "Grandview Triangle." Considerable congestion caused by the Triangle was addressed by a \$200-million redesign performed by MoDOT over a seven-year period from 2001 through 2008. Upon completion, the interchange is now able to handle 360,000 vehicles per day. The interchange of Interstates 435 and 70 is located 4¾ miles northeast of the study area neighborhood and recently completed a major reconstruction. The I-70/I-435 interchange carries roundly 100,000 vehicles per day.

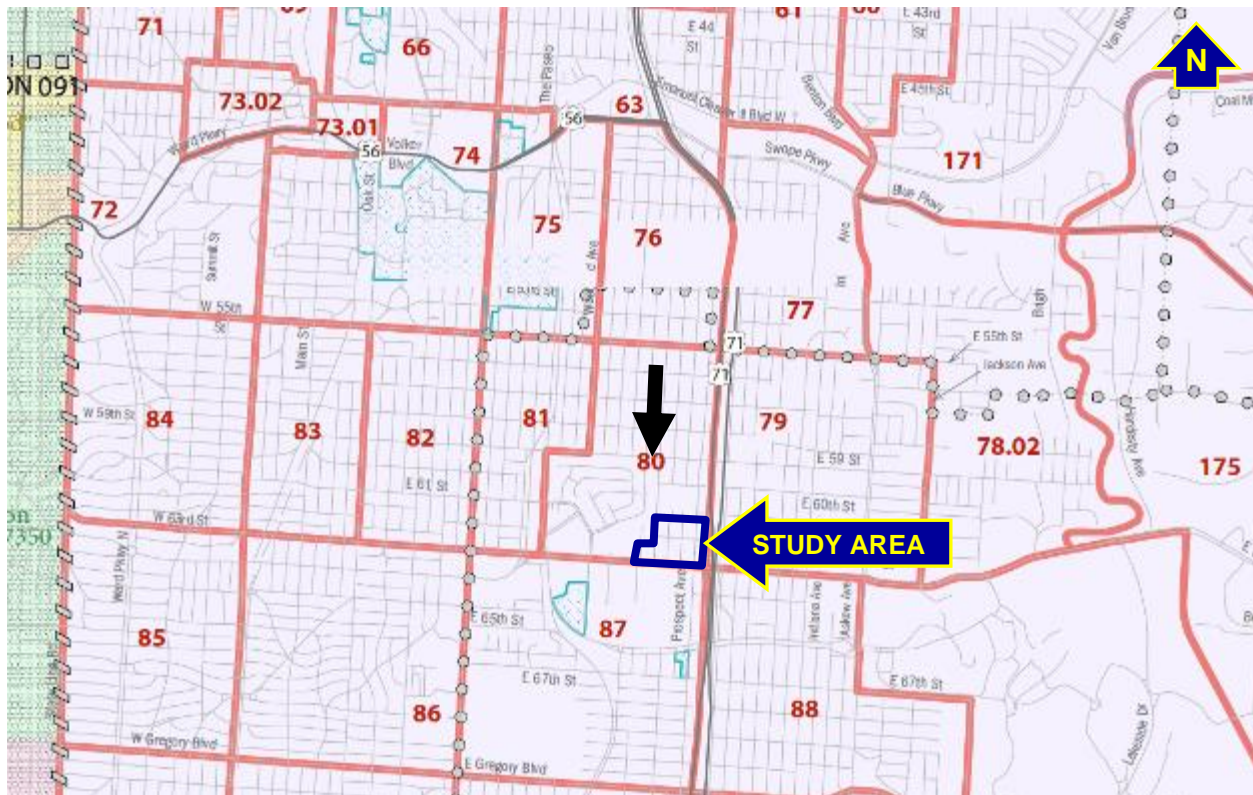
US 71/I-49 is designated as a "Transit Corridor" in the *Kansas City, Missouri Major Street Plan* while E 63rd Street and Prospect Avenue are designated "Local Link" in the vicinity of the study area. The study area neighborhood has an essentially rectilinear urban street design. Both E 63rd Street and Prospect Avenue carry two-way traffic in four lanes. US Highway 71 is of four lane divided design and E 63rd Street has an overpass at US Highway 71. The interchange includes an exit ramp for southbound US Highway 71 traffic at E 63rd Street and a northbound entrance ramp. Traffic desiring to access US Highway 71 southbound from E 63rd Street must utilize an entrance ramp that extends south past the E Meyer

Boulevard interchange before merging with the highway. Northbound traffic on US Highway 71 must exit south of the E Meyer Boulevard interchange and then continue north to E 63rd Street.

Neighborhood Demographics

A 2020 Census tract map is included below identifying subject Census Tract 80 and adjoining Census Tracts 76, 77, 79, 81, and 87. The tables on the following page provide population, households and income decadal trends (1970 through 2019) for the subject census tract (80) and the five adjoining census tracts. Data is provided from the US Census Bureau.

Jackson County Census 2020 Map



The age and urban to first-ring suburb location of the CBD give rise to a mixed set of demographics. The census figures indicate population and household decline in the subject census tract (80) and adjoining census tracts over the five previous decades. The loss in population in subject Census Tract 80 between 1980 and 2019 amounted to 26%. Total population loss in the adjoining five census tracts amounts to 46% between 1970 and 2019. Median household income in Census Tract 80 increased 36% between 1990 and 2000 and 16% between 2000 and 2010. The increase in median household income across the Kansas City metropolitan area was a higher 49% (\$31,246 to \$46,696) in 2000 and 29% (\$46,696 to \$60,442) in 2010. The median household income for the Kansas City metropolitan area in 2000 was 86% higher than in Census Tract 80 (\$46,696 vs. \$25,136) increasing to 108% higher in 2010 (\$60,442 to \$29,054). The median HHI of the adjoining census tracts in 2010 was 6% lower than in subject Census Tract 80 but 121% below the metropolitan median. A positive aspect of center city population is that density is high. The income per area of land (e.g., acre, square mile, etc.) somewhat compensates for the low income per household. Still, some retailers have not been attracted by the buying power of the working population in the center city.

Study Area Neighborhood Demographic Data

Census Tract	1970	1980	Population			
	1990	2000	2010	2019		
Plan Area						
80	4,079	4,388	3,985	3,606	3,412	3,239
% chg.		8%	-9%	-10%	-5%	-5%
chg. '70 to '19						-21%
Adjoining Area						
76	4,811	4,307	3,709	2,980	2,750	2,018
77	3,821	2,862	2,221	2,096	1,998	1,247
79	6,456	5,682	4,827	4,467	4,216	3,612
81	2,969	3,418	2,865	2,593	2,418	2,209
87	3,199	3,963	3,523	2,971	2,652	2,338
Total	21,256	20,232	17,145	15,107	14,034	11,424
% chg.		-5%	-15%	-12%	-7%	-19%
chg. '70 to '19						-46%
Combined Area						
Total	25,335	24,620	21,130	18,713	17,446	14,663
% chg.		-3%	-14%	-11%	-7%	-16%
chg. '70 to '19						-42%
Census Tract	1970	1980	Households			
	1990	2000	2010	2019		
Plan Area						
80	1,183	1,401	1,431	1,440	1,400	1,349
% chg.		18%	2%	1%	-3%	-4%
chg. '70 to '19						14%
Adjoining Area						
76	1,407	1,203	1,136	1,036	981	810
77	1,165	1,302	937	920	902	675
79	1,956	1,691	1,552	1,543	1,488	1,467
81	1,110	1,036	966	929	888	866
87	1,222	1,347	1,254	1,124	1,027	888
Total	6,860	6,579	5,845	5,552	5,286	4,706
% chg.		-4%	-11%	-5%	-5%	-11%
chg. '70 to '19						-31%
Combined Area						
Total	8,043	7,980	7,276	6,992	6,686	6,055
% chg.		-1%	-9%	-4%	-4%	-9%
chg. '70 to '19						-25%
Census Tract	1970	1980	Median HH Income			
	1990	2000	2010	2019		
Plan Area						
80	\$7,005	\$12,236	\$18,424	\$25,136	\$29,054	\$33,703
% chg.		75%	51%	36%	16%	16%
chg. '80 to '19						381%
Adjoining Area						
76	\$6,748	\$14,832	\$23,101	\$23,012	\$26,653	\$40,347
77	\$6,019	\$12,362	\$11,943	\$22,356	\$25,551	\$24,805
79	\$7,119	\$14,454	\$19,349	\$23,292	\$23,889	\$27,672
81	\$7,112	\$16,006	\$28,011	\$28,816	\$29,933	\$45,549
87	\$7,397	\$14,045	\$18,917	\$28,454	\$32,588	\$36,279
Total	\$6,904	\$14,270	\$20,230	\$25,054	\$27,391	\$34,356
% chg.		107%	42%	24%	9%	25%
chg. '70 to '19						398%

KCMO School District

The Kansas City Missouri Public School System, which serves mostly urban core areas, was mired in a long-standing desegregation suit. The lawsuit, however, resulted in a massive construction campaign that was completed in 1996. The lawsuit was settled/dismissed in 1997 and State funding has been reduced dramatically. Unfortunately, in 2011 the district lost accreditation. (The district attained provisional accreditation in 2016 but the state wants to see additional years of performance.) Missouri schools are hampered by a four-sevenths (57%) requirement for passage of levies (a two-thirds majority was required until 1987). Kansas schools are well supported and are judged to be of high quality.

The table below compares enrollment and ACT scores for various regional school districts and for Missouri, Kansas, and the nation.

School District	Students	ACT
Blue Valley (KS)	21,608	24.5
Olathe (KS)	28,994	22.7
Shawnee Mission (KS)	26,127	22.4
Park Hill (MO)	11,707	22.4
Blue Springs (MO)	14,708	21.9
Liberty (MO)	12,832	21.6
Lee's Summit (MO)	17,859	20.8
United States	56.6M	20.8
Missouri	881,352	20.6
Kansas	484,496	20.4
Independence (MO)	14,178	19.2
North Kansas City (MO)	21,179	19.1
Kansas City (KS)	21,108	16.2
Kansas City (MO)	15,157	16.1

School located in Missouri-side suburbs or Johnson County, Kansas tend to score well above the state and national figures while urban districts fall below state and national averages. The Kansas City Missouri Public School System scored lower than all the competing districts in the region. Much of the residential population within the greater downtown area is comprised of young professionals or empty nesters.

Area Plan

The entire study area lies within the Swope Area Plan (SAP; approved October 2, 2014 by Resolution Number 140770 and incorporating 20 previous plans dating back to 1971) defined by Emanuel Cleaver II Boulevard on the north, the Blue River and Swope Park on the east, the Trolley Track Trail on the south, and Troost Avenue/Paseo Boulevard on the west. A map delineating the area encompassed in the plan is included on the second following page. The study area is located at the northwest corner of the Swope Area Plan (Sub Area 1). The plan notes "The Swope Area is a unique blend of urban neighborhoods, employment centers and natural corridors and is home to some of the City's most treasured assets." The area contains diverse landmarks and districts such as:

- Brush Creek Corridor
- Blue River Corridor
- Troost Avenue Corridor

- 63rd Street Corridor
- Prospect Avenue Corridor
- Bruce R. Watkins Drive Corridor
- Historic Boulevards such as The Paseo, Meyer Boulevard, and Swope Parkway
- The Landing Shopping Center
- Swope Park, including the Kansas City Zoo and Starlight Theater
- Research Medical Center
- Business Parks such as Dodson, Byrums Ford, Blue Banks and Swope Park

The Vision Statement for Swope Area Plan is as follows:

The Swope area will be a community of desirable urban neighborhoods which provides a high quality of life by offering diverse choices for housing, transportation, shopping and services, employment, quality schools, culture, and recreation in a secure and well maintained environment.

The area plan espouses five aspirations as outlined below:

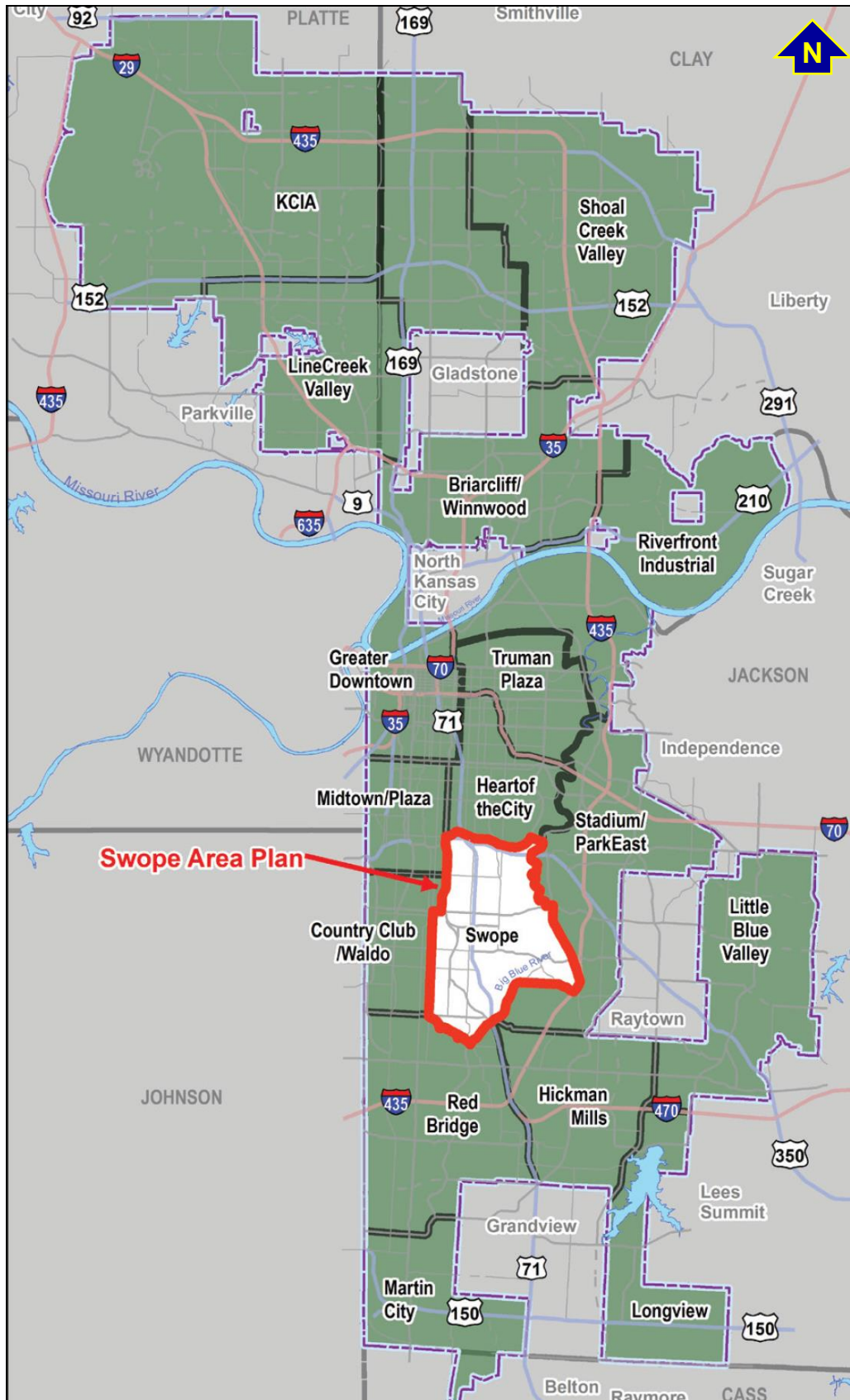
- **LIVABLE** – Revitalize neighborhoods and provide needed services and amenities
- **CONNECTED** – Improve connections and improve transportation options
- **THRIVING** – Support and enhance area employment and create thriving business districts
- **SUSTAINABLE** – Create a sustainable community that is economically, environmentally, and socially healthy and resilient
- **TARGETED** – Build on previous investments and areas of citywide impact

Unfortunately, over the past decades, the Swope Plan Area has “declined as a result of outmigration and disinvestment. High crime rates coupled with aging and deteriorating infrastructure has the plagued the area. Additionally, higher than average vacancy and foreclosure rates have added to the challenges facing the area.” Part of the Vision Statement and Livable Core Tactics for SAP includes replacing blighting uses with needed businesses, retail, services and amenities and implementation of a new vacant lot strategy to manage undeveloped/vacant areas and transform blighted properties into neighborhood amenities and productive uses. SAP cites redevelopment of vacant and underutilized areas as a guiding principle of the plan:

“Vacant lots are the 2nd largest land use in the Swope Area, including more than 2,100 properties. Most of these are residential lots. The Swope Area Plan contains a vacant lot strategy designed to holistically tackle this growing problem and return as many of these lots as possible to productive use.” (Page 29)

The issue of vacant lots in the urban setting is echoed in the northerly adjoining Heart Of The City Area Plan where the largest land owners plan area are the City of Kansas City, Missouri (366 acres), the Kansas City School District (122 acres), and the Land Trust of Jackson County, Missouri (121 acres). The former is a government corporation which sells properties (982 at writing) that have failed to sell on the courthouse steps to satisfy unpaid taxes. The New Tolls Task Force identifies the HOTC area as one of the most distressed areas in the city based upon nine indicators.

The study area contains 23.76 acres of vacant land encompassed in 140 county tax parcels and another 3 tax parcels containing 1.86 acres with existing improvements (c-store, apartments, billboard).



The overall Swope Area Plan is divided into five Sub Areas with the study area residing in Sub Area 1 (Brush Creek Corridor). The Land Use Plan for Sub Area 1 is included on the following page. The portion of the study area bounded by E 63rd Street (south), Park Avenue (west), E 62nd Street on the north, and Prospect Avenue (east) is designated for **Mixed Use Community**. Included in this designation are the two tax parcels on the north side of E 63rd Street between Brooklyn Avenue (west) and Park Avenue (east).

Mixed Use Community is primarily intended to accommodate and promote a variety of community-serving retail sales or service uses generally of a higher intensity and larger scale than what is allowed in Mixed Use Neighborhood areas. This category should include a mix of business and residential uses designed to enhance the pedestrian environment of the community and correspond with the B2 zoning category in the zoning ordinance.

That portion of the study area lying north of E 62nd Street and north of the two tax parcels mentioned above on the north side of E 63rd Street are designated **Residential Medium-High** with some of the northwest portion of this area overlaid with **Parks** potential.

Residential Medium-High includes single-family development, townhomes, two-unit houses, and multiunit houses (3 to 8 dwelling units) up to 17.4 units per acre. This land use classification corresponds with the R2-5 zoning category within the zoning ordinance.

The convenience store/petroleum facility at the northeast corner of E 63rd Street and Prospect Avenue is designated **Commercial**.

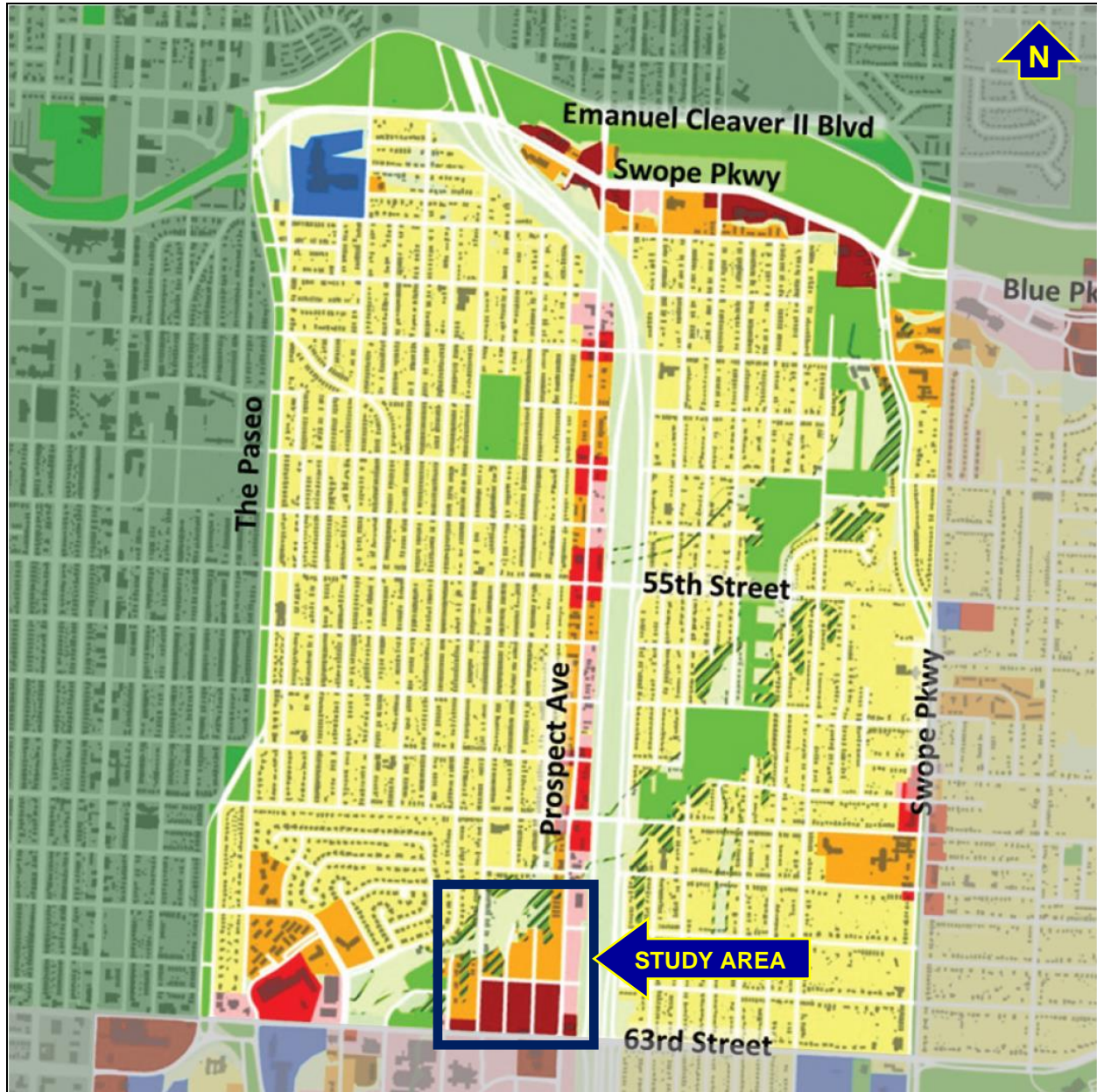
Commercial is primarily intended to accommodate “heavier” commercial activities and/or operations that are found in or compatible with mixed-use neighborhood oriented environments. Included are large-scale commercial development targeted in designated areas along major arterials with highway access. This land use classification corresponds with the “B3” and “B4” zoning category within the zoning ordinance.

Areas between Prospect Avenue and US Highway 71 north of the convenience store/petroleum facility are designated for **Office**.

Office is primarily intended to accommodate professional, administrative and corporate office uses (uses require a large public interface should be reserved for Commercial and Mixed-Use areas).

E 63rd Street is designated as a Focus Area for emerging investment within SAP. The plan addresses specific recommendations for the study area as outlined on the second page following. Apparently, at creation of the plan “Prospect Village” was a proposed use within the southern half of the study area along the north side of E 63rd Street.

Swope Area Plan – Land Use Plan – Sub Area 1

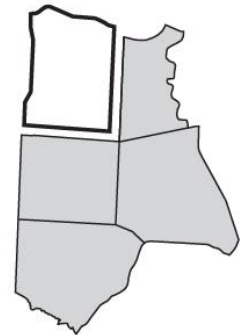


LAND USE CATEGORIES

- | | |
|--|---|
| Commercial | Residential High |
| Institutional | Residential Medium-High |
| Light Industrial | Residential Medium |
| Mixed Use Community | Residential Low |
| Mixed Use Neighborhood | |
| Office | |
| Open Space | |
| Parks | |

SUB AREA 1

Bounded by Emanuel Cleaver II Boulevard on the north, Swope Parkway on the east, 63rd Street on the south, and The Paseo on the west.



63rd Street Corridor SAP Recommendations

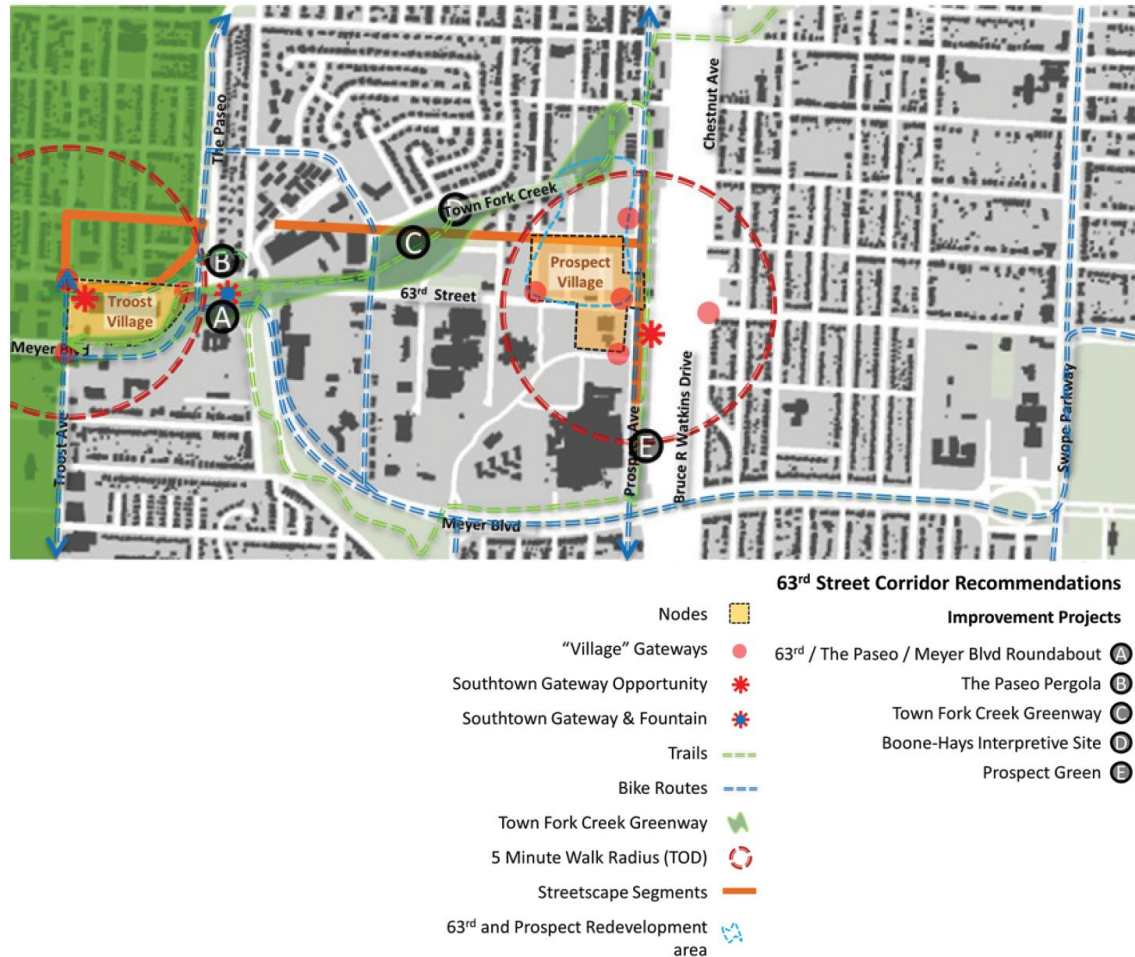


FIGURE 8.5 63RD STREET CORRIDOR RECOMMENDATIONS

The SAP is approaching 7 years in age and neither "Prospect Village" nor any other development has occurred at the property despite city economic incentives dating to 1994. The large study area (25.62 acres) is a noticeable economic underutilization of a rather well located and visible corner tract. The existing conditions within the study area evidence continued stagnation as well as deterioration of roadways and pedestrian connections, trespassing, loitering, vagrancy, illegal dumping, and trash. Resolution of blight and development of an attractive mixed-use development including new office, retail, apartment, lodging, and supporting parking provisions, will increase supervision, policing, lower crime rates, provide community services (retailing, housing, employment), foster community pride, and return this large swath of property to the tax rolls.

Area Development

Medical

The study area neighborhood is perhaps best known for the medical campus anchor (Research Medical Center) located south across E 63rd Street from the study area. Presently, Research Medical Center (RMC) provides 590 acute care hospital beds plus assorted support facilities on approximately 73 acres

located in the southwest quadrant of E 63rd Street and Prospect Avenue/US Highway 71. The roots of RMC go back to 1886, but the current campus opened in August 1963. In 1985, Research Medical Center joined with HCA Healthcare to open the 100-bed Research Psychiatric Center as a joint venture. Located on the northern side of the Research campus, the Center offers comprehensive in-patient mental healthcare, including specific programs to treat substance abuse, and provide care for adolescent and geriatric patients, among others.

Research opened the 75-bed Research Belton Hospital in Belton, Missouri in the mid-80s. Research extended physical coverage to the entire community in 1985 when the Research Eagle air ambulance began operation. In 2003, HCA Healthcare purchased Research and 10 other area hospitals, and invested more than \$100 million in capital for Research. The hospital now includes the Research Medical Center Brookside Campus (30 acres), which houses emergency services, the Center for Outpatient Surgery, Adult Specialty Care, the Pain Management Center, a Sleep Disorders lab, the Brookside Health and Fitness Center and Rehabilitation Services, the Center for Integrative Therapy and other outpatient services. The PIEA of Kansas City, Missouri has established the Troost-Rockhill PIEA Plan Area (20 acres) along the east side of the campus.

Despite the prominent presence of RMC in the study area for 58 years, the only three newer developments in the immediate area are the CVS Drugstore at 6300 Prospect Avenue (2001, 17,215 square feet), the Bank Of America branch at 6320 Prospect Avenue (2002, 3,927 square feet), and the Woodlands at Citadel Senior Multifamily Property (2000, 60 units). Some older buildings have been renovated (mostly for education use).

Educational

Educational uses in the study area neighborhood include the Ewing Marion Kauffman School (free public charter school created in 2013), a three-building complex encompassing 13 acres at 6401 Paseo. The campus includes two older structures that were renovated and a new structure (2014). Brookside Charter School is located at 1815 E 63rd Street and is also a renovation of an older structure with additional newer structure. The school was established in 1956 but purchased this location in 2008. University Academy (charter school) was established in 2000 and moved into a new campus located at 6801 Holmes Road in 2005. The campus contains 172,000 square feet. Hogan Preparatory Academy is located at 1221 E Meyer Boulevard. Founded in 1942, Bishop Hogan operated as a private Catholic school before converting to a public charter school in 1999. Nazarene Theological Seminary has been in the neighborhood for many years. The Rockhurst University campus is located to the north of the study area neighborhood at E 54th Street.

Retail

Neighborhood retailing service is provided at Metro Plaza (1614 E 63rd Street) and The Landing (1104 E Meyer Boulevard). Metro Plaza is a neighborhood shopping center encompassing 9.1 acres built in the 1960s but renovated in the 1980s and developed with 100,000 square feet divided into 15 tenant spaces. Current listing indicates only 8% vacancy at Metro Plaza. The Landing opened in 1960 as an open-air shopping center but was enclosed in 1970 and renamed New Landing Mall. The site encompasses 11.6 acres and is improved with a two-story neighborhood shopping center containing 220,000 square feet. Current listing indicates the center is sustaining 47% vacancy. Smaller retail uses (single occupant) are found along the Troost Avenue corridor at the west end of the study area neighborhood.

Office

The most prominent office structure in the neighborhood is the 1734 E 63rd Street building of 6-story design containing 100,254 rentable square feet. The structure was built in 1972 but was renovated in 1985. The 3-acres site contains 300 parking spaces. The office structure sold on December 3, 2020 from a Missouri LLC to a Nebraska LLC. The buyer is contemplating converting the property to multifamily use (LIHTC?) and is currently discussing economic incentives with the city. The property is well occupied but tenants are on month-to-month leases.

Highland Professional Tower was located at 6724 Troost Avenue. Built in 1972 and renovated in 1997, the 9-story office building housed 177,870 rentable square feet, 530 surface parking spaces, and 100 covered parking spaces. The property was purchased in 2013 when office vacancy was 46% for conversion to a senior living complex. After several attempted iterations, the property eventually opened as St. Anthony's – A Catholic Retirement Community at a reported cost of \$25 million. The tower was converted into 120 apartments for independent living (residents must be 62 years of age) while two wings of new construction were added to the west. One three-story wing holds 49 assisted-living apartments while the other wing holds 54 memory-care units. The two additions are joined by a new community gathering space and overlook an outdoor courtyard atop the tower's existing parking garage. The Planned Industrial Expansion Authority of Kansas City, Missouri, provided property tax abatements of 100% for 15 years, followed by 50% for 10 years.

AT&T owns a 13-acre campus at 2121 E 63rd Street that includes a 5-story office building, service building, and parking garage. A smaller 3-level structure located at 6500 Troost Avenue containing 35,400 square feet built in 1954 is currently 100% vacant and offered for sale/lease by the owner. Rockhill Plaza is located at 6301 Rockhill Road. The structure 4-story structure dates to 1964 and contains 56,800 square feet served by 210 parking spaces. Vacancy is currently 27%.

Multifamily

Multifamily properties clustered behind Metro Plaza include The Citadel (1970, 164 units), Charter Landing (1972, 108 units), St. James Place (1986, 56 units), and Woodlands at Citadel Senior Multifamily Property (2000, 60 units).

Single-Family Residential

The vast areas north of the study area, east of US Highway 71, and south E Meyer boulevard are single-family residential neighborhoods dating to the early to mid-1900s. Citadel Center was platted just north of Metro Plaza in 1982 and contains 269 lots of single-family residential or duplex design.

Other Features

The 155-acre Forest Hill & Calvary Cemetery is located along Troost Avenue south of E 67th Street. Rose Hill Cemetery is located across Troost Avenue to the west and encompasses a much smaller 8.8 acres. Daniel Morgan Boone Park is part of the Kansas City Parks system and is located on 14.64 acres at Euclid Drive and 63rd Street (adjoining to the west of the southwest corner of the study area).

Adjoining Development

North

Residential areas to the north of E 60th Street and west of Park Avenue are part of the Blue Hills Neighborhood Association. North of E 61st Street, adjoining the northeast corner of the study area, is a 1½-story commercial building (6025 Prospect Avenue) containing 25,166 square feet situated on 1.88 acres that was built in 1979 and completely renovated in 2015 and 2016. The building is now fully occupied by two tenants and listed for sale at \$1,900,000 or \$75.50 per square foot.

East

The US Highway 71 right-of-way (±400 feet) adjoins to the east. A wide landscaped median separates northbound and southbound lanes. Vast single-family residential neighborhoods on the east side of US Highway 71 are part of the Town Fork Creek Neighborhood Association.

South

Directly south across 63rd Street is the large Research Medical Center campus (73 acres). A CVS Drugstore (2001) is at the southwest corner of 63rd Street and Prospect Avenue and a Bank of America branch (2002) is south of the drugstore.

West

On the west side of Brooklyn Avenue is Daniel Morgan Boone city park (14.64 acres).

Neighborhood photographs are included on the following pages.

Looking East On E 63rd Street From Prospect Avenue



A View South On Prospect Avenue From E 63rd Street



Looking West On E 63rd Street From Prospect Avenue



A View East On E 63rd Street From Brooklyn Avenue



Looking West On E 63rd Street From Olive Street



A View South On Prospect Avenue From South Of E 63rd Street



Looking West From Prospect Avenue On 62nd Street



A View South From E 63rd Street On Wabash Avenue



Looking South On Olive Street From E 63rd Street



A View East On E 62nd Street From Park Avenue



Looking South On Brooklyn Avenue From Near E 63rd Street



A View South On Park Avenue From Near E 63rd Street



Westerly Adjoining Single-Family Residences Along Park Avenue



Northerly Adjoining Single-Family Residences Along Park Avenue



A View East On E 61st Street From Prospect Avenue



The Renovated Commercial Building North Of E 61st Street



Neighborhood Blight Influence Along Prospect Avenue



5700 Block Of Prospect Avenue



E 58th Street East Of Prospect Avenue



5749 Prospect Avenue



5700 Prospect Avenue



5649 Prospect Avenue



5649 Prospect Avenue

Neighborhood Blight Influence Along Prospect Avenue



5811 Prospect Avenue



5749 Prospect Avenue



2530 E 58th Street



5637 Prospect Avenue



5408 Prospect Avenue



5540 Prospect Avenue

Neighborhood Blight Influence Along Prospect Avenue



6909 Prospect Avenue



7135 Prospect Avenue



7233 Prospect Avenue



6005 Prospect Avenue

SITE & IMPROVEMENT DATA

Location

The study area is defined by the intersection of the 63rd Street corridor and the US Highway 71 corridor on the southeast edge of urban Kansas City, Missouri transitioning into the suburban areas to the south and east. The prestigious Country Club Plaza is located just over 2 miles to the northwest (via US Highway 71 and Emmanuel Cleaver II Boulevard) while the CBD of Kansas City, Missouri is located on the south side of the Missouri River roundly 7 miles to the northwest of the study area via US Highway 71 (13 minute drivetime). The Missouri/Kansas state line is located 2.6 miles due west of the study area on 63rd Street. Raytown, Missouri is located 3.9 miles to the east of the study area on 63rd Street and Grandview, Missouri is located 7.4 miles to the southwest along US Highway 71/Interstate 49. The official addresses of the study area (with corresponding county tax parcel number) were listed earlier in the report (see **Introduction**).

Aerial Photograph Of Study Area



Access

US Highway 71 (aka Bruce R. Watkins Drive) runs north/south along the east perimeter of the study area. US Highway 71 is of four lane divided design and E 63rd Street has an overpass at US Highway 71. The interchange includes an exit ramp for southbound US Highway 71 traffic at E 63rd Street and a

northbound entrance ramp. Traffic desiring to access US Highway 71 southbound from E 63rd Street must utilize an entrance ramp that extends south past the E Meyer Boulevard interchange before merging with the highway. Northbound traffic on US Highway 71 must exit south of the E Meyer Boulevard interchange and then continue north to E 63rd Street. US 71/I-49 is designated as a “Transit Corridor” in the *Kansas City, Missouri Major Street Plan* while 63rd Street and Prospect Avenue are designated “Local Link” in the vicinity of the study area.

The study area neighborhood has an essentially rectilinear urban street design. The rectilinear design through the study area consists of E 61st Street, E 62nd Street, and E 63rd Street in the east/west alignment and Brooklyn Avenue, Park Avenue, Olive Street, Wabash Avenue, and Prospect Avenue in the north/south alignment. Olive Street and Wabash Street terminate at the north perimeter of the study area while Brooklyn Avenue terminates just northwest of the study area. E 61st Street simply runs from the 71 right-of-way west to Prospect Avenue (±175 feet) while E 62nd Street begins at the US 71 Highway right-of-way and terminates at Park Avenue. Additionally, E 62nd Street, Olive Street, and Wabash Avenue have all been barricaded by the city to keep the public out of the study area. An electronic traffic signal controls the intersections of E 63rd Street with US Highway 71 and Prospect Avenue.

Land Area

The study area is of irregular shape comprising 143 county tax parcels containing 25.62 acres or 1,116,060 square feet. Individual tax parcels range in size from 0.04 to 1.32 acres and average 0.18 acre. The majority of lots in the study area are 40' in width or typically 50' in width along Wabash Avenue north of E 62nd Street. As discussed below, the current zoning lot width standard for the R-2.5 district (areas north of E 62nd Street) is 40' while R-5 (south of E 62nd Street) is 45' and B3-2 has no minimum lot area or lot width standards. The subject tax parcels have extensive frontage along the adjoining roadways. The land area (acres and square feet) and zoning of each subject tax parcel is shown in the tables on the following pages.

Zoning

Due to the large size, the study area has multiple residential and business zoning designations as outlined below:

Zoning District	Parcel Count	Land Area (Acres)	Percent
R-2.5	41	6.15	24.0%
R-5	64	8.47	33.0%
B3-2	37	9.69	37.8%
B4-2	1	1.32	5.1%
Total	143	25.62	100.0%

Residential zoning comprises 73.4% of the subject tax parcels and 57.0% of the land area while the business zonings comprise 26.6% of the tax parcels and 43.0% of the land area. The residential (R) zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The R district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers, and neighbors about the limits of what is allowed.

Address	Tax Parcel	Acres	Sq.Ft.	Zoning
2210 E 63 rd Street	47-110-11-24-00-0-00-000	0.39	17,196	B3-2
6233 Brooklyn Avenue	47-110-11-07-00-0-00-000	0.13	5,452	R-5
6227 Brooklyn Avenue	47-110-11-06-00-0-00-000	0.38	16,408	R-5
6236 Park Avenue	47-110-11-25-00-0-00-000	0.40	17,284	B3-2
6234 Park Avenue	47-110-11-13-00-0-00-000	0.13	5,457	R-5
6232 Park Avenue	47-110-11-14-00-0-00-000	0.13	5,456	R-5
6228 Park Avenue	47-110-11-15-00-0-00-000	0.12	5,433	R-5
6224 Park Avenue	47-110-11-16-00-0-00-000	0.12	5,432	R-5
6220 Park Avenue	47-110-11-17-00-0-00-000	0.12	5,431	R-5
6218 Park Avenue	47-110-11-18-00-0-00-000	0.12	5,421	R-5
6214 Park Avenue	47-110-11-19-00-0-00-000	0.12	5,408	R-5
6210 Park Avenue	47-110-11-20-00-0-00-000	0.12	5,410	R-5
6206 Park Avenue	47-110-11-21-00-0-00-000	0.12	5,402	R-5
6204 Park Avenue	47-110-11-22-00-0-00-000	0.12	5,392	R-5
6200 Park Avenue	47-110-11-01-00-0-00-000	0.12	5,393	R-5
2324 E 63 rd Street	47-110-10-13-00-0-00-000	0.71	31,018	B3-2
6235 Park Avenue	47-110-10-12-00-0-00-000	0.12	5,152	R-5
6233 Park Avenue	47-110-10-11-00-0-00-000	0.12	5,148	R-5
6229 Park Avenue	47-110-10-10-00-0-00-000	0.12	5,152	R-5
6227 Park Avenue	47-110-10-09-00-0-00-000	0.12	5,152	R-5
6221 Park Avenue	47-110-10-08-00-0-00-000	0.12	5,144	R-5
6219 Park Avenue	47-110-10-25-02-0-00-000	0.04	1,930	R-5
6219 Park Avenue	47-110-10-25-01-0-00-000	0.19	8,375	R-5
6215 Park Avenue	47-110-10-24-00-0-00-000	0.24	10,284	R-5
6205 Park Avenue	47-110-10-03-00-0-00-000	0.12	5,148	R-5
6201 Park Avenue	47-110-10-02-00-0-00-000	0.12	5,150	R-5
2300 E 62 nd Street	47-110-06-38-00-0-00-000	0.14	6,117	R-2.5
6232 Olive Street	47-110-10-14-00-0-00-000	0.12	5,208	R-5
6224 Olive Street	47-110-10-15-00-0-00-000	0.12	5,207	R-5
6222 Olive Street	47-110-10-16-00-0-00-000	0.12	5,208	R-5
6220 Olive Street	47-110-10-17-00-0-00-000	0.12	5,208	R-5
6218 Olive Street	47-110-10-18-00-0-00-000	0.12	5,204	R-5
6216 Olive Street	47-110-10-19-00-0-00-000	0.12	5,208	R-5
6214 Olive Street	47-110-10-20-00-0-00-000	0.12	5,209	R-5
6208 Olive Street	47-110-10-21-00-0-00-000	0.12	5,218	R-5
6206 Olive Street	47-110-10-22-00-0-00-000	0.12	5,215	R-5
6202 Olive Street	47-110-10-01-00-0-00-000	0.24	10,432	R-5
6144 Olive Street	47-110-06-39-00-0-00-000	0.10	4,323	R-2.5
6142 Olive Street	47-110-06-40-00-0-00-000	0.10	4,303	R-2.5
6138 Olive Street	47-110-06-41-00-0-00-000	0.10	4,299	R-2.5
6136 Olive Street	47-110-06-42-00-0-00-000	0.10	4,310	R-2.5
6134 Olive Street	47-110-06-66-00-0-00-000	0.12	5,223	R-2.5
6132 Olive Street	47-110-06-65-00-0-00-000	0.11	4,955	R-2.5
6128 Olive Street	47-110-06-44-00-0-00-000	0.32	13,882	R-2.5
6116 Olive Street	47-110-06-45-01-0-00-000	0.11	4,866	R-2.5
6112 Olive Street	47-110-06-45-02-0-00-000	0.12	5,080	R-2.5
2400 E 63 rd Street	47-110-09-13-00-0-00-000	0.35	15,325	B3-2
6231 Olive Street	47-110-09-12-00-0-00-000	0.12	5,250	R-5
6229 Olive Street	47-110-09-11-00-0-00-000	0.12	5,251	R-5
6225 Olive Street	47-110-09-10-00-0-00-000	0.12	5,243	R-5
6223 Olive Street	47-110-09-09-00-0-00-000	0.12	5,243	R-5

Address	Tax Parcel	Acres	Sq.Ft.	Zoning
6219 Olive Street	47-110-09-08-00-0-00-000	0.12	5,243	R-5
6215 Olive Street	47-110-09-07-00-0-00-000	0.12	5,229	R-5
6211 Olive Street	47-110-09-06-00-0-00-000	0.12	5,227	R-5
6207 Olive Street	47-110-09-05-00-0-00-000	0.12	5,225	R-5
6205 Olive Street	47-110-09-04-00-0-00-000	0.12	5,219	R-5
6203 Olive Street	47-110-09-03-00-0-00-000	0.12	5,223	R-5
6201 Olive Street	47-110-09-02-00-0-00-000	0.12	5,213	R-5
6141 Olive Street	47-110-07-18-00-0-00-000	0.21	9,104	R-2.5
6135 Olive Street	47-110-07-17-00-0-00-000	0.14	6,238	R-2.5
6131 Olive Street	47-110-07-16-00-0-00-000	0.14	6,227	R-2.5
6127 Olive Street	47-110-07-15-00-0-00-000	0.15	6,358	R-2.5
6123 Olive Street	47-110-07-14-00-0-00-000	0.19	8,373	R-2.5
6121 Olive Street	47-110-07-13-00-0-00-000	0.10	4,376	R-2.5
6117 Olive Street	47-110-07-12-00-0-00-000	0.10	4,214	R-2.5
6115 Olive Street	47-110-07-11-00-0-00-000	0.18	7,691	R-2.5
6107 Olive Street	47-110-07-10-00-0-00-000	0.23	10,047	R-2.5
2414 E 63 rd Street	47-110-09-14-00-0-00-000	0.22	9,764	B3-2
6234 Wabash Avenue	47-110-09-15-00-0-00-000	0.13	5,478	B3-2
6232 Wabash Avenue	47-110-09-16-00-0-00-000	0.12	5,217	R-5
6230 Wabash Avenue	47-110-09-17-00-0-00-000	0.12	5,220	R-5
6228 Wabash Avenue	47-110-09-18-00-0-00-000	0.12	5,221	R-5
6224 Wabash Avenue	47-110-09-19-00-0-00-000	0.12	5,214	R-5
6220 Wabash Avenue	47-110-09-20-00-0-00-000	0.12	5,211	R-5
6216 Wabash Avenue	47-110-09-21-00-0-00-000	0.12	5,206	R-5
6214 Wabash Avenue	47-110-09-22-00-0-00-000	0.12	5,212	R-5
6212 Wabash Avenue	47-110-09-23-00-0-00-000	0.12	5,213	R-5
6206 Wabash Avenue	47-110-09-24-00-0-00-000	0.12	5,203	R-5
6204 Wabash Avenue	47-110-09-01-00-0-00-000	0.24	10,415	R-5
6140 Wabash Avenue	47-110-07-19-00-0-00-000	0.18	7,798	R-2.5
6136 Wabash Avenue	47-110-07-20-00-0-00-000	0.15	6,493	R-2.5
6132 Wabash Avenue	47-110-07-21-00-0-00-000	0.15	6,495	R-2.5
6128 Wabash Avenue	47-110-07-22-00-0-00-000	0.16	6,846	R-2.5
6124 Wabash Avenue	47-110-17-23-00-0-00-000	0.14	6,132	R-2.5
6120 Wabash Avenue	47-110-17-24-00-0-00-000	0.15	6,498	R-2.5
6116 Wabash Avenue	47-110-17-25-00-0-00-000	0.15	6,488	R-2.5
6112 Wabash Avenue	47-110-17-26-00-0-00-000	0.15	6,481	R-2.5
6108 Wabash Avenue	47-110-17-27-00-0-00-000	0.15	6,485	R-2.5
6104 Wabash Avenue	47-110-17-28-00-0-00-000	0.15	6,488	R-2.5
6100 Wabash Avenue	47-110-17-29-00-0-00-000	0.16	6,963	R-2.5
2518 E 63 rd Street	47-110-08-20-00-0-00-000	1.32	57,392	B4-2
6235 Wabash Avenue	47-110-08-11-00-0-00-000	0.12	5,327	R-5
6231 Wabash Avenue	47-110-08-10-00-0-00-000	0.12	5,329	R-5
6229 Wabash Avenue	47-110-08-09-00-0-00-000	0.12	5,321	R-5
6227 Wabash Avenue	47-110-08-08-00-0-00-000	0.12	5,322	R-5
6219 Wabash Avenue	47-110-08-07-00-0-00-000	0.12	5,320	R-5
6217 Wabash Avenue	47-110-08-06-00-0-00-000	0.12	5,318	R-5
6215 Wabash Avenue	47-110-08-05-00-0-00-000	0.12	5,319	R-5
6209 Wabash Avenue	47-110-08-04-00-0-00-000	0.12	5,313	R-5
6205 Wabash Avenue	47-110-08-03-00-0-00-000	0.24	10,614	R-5
6201 Wabash Avenue	47-110-08-02-00-0-00-000	0.12	5,313	R-5

Address	Tax Parcel	Acres	Sq.Ft.	Zoning
6141 Wabash Avenue	47-110-07-42-00-0-00-000	0.18	7,950	R-2.5
6137 Wabash Avenue	47-110-07-41-00-0-00-000	0.15	6,624	R-2.5
6135 Wabash Avenue	47-110-07-40-00-0-00-000	0.15	6,632	R-2.5
6131 Wabash Avenue	47-110-07-39-00-0-00-000	0.15	6,617	R-2.5
6127 Wabash Avenue	47-110-07-38-00-0-00-000	0.15	6,615	R-2.5
6123 Wabash Avenue	47-110-07-37-00-0-00-000	0.15	6,612	R-2.5
6119 Wabash Avenue	47-110-07-36-00-0-00-000	0.15	6,615	R-2.5
6115 Wabash Avenue	47-110-07-35-00-0-00-000	0.15	6,608	R-2.5
6109 Wabash Avenue	47-110-07-34-00-0-00-000	0.15	6,606	R-2.5
6105 Wabash Avenue	47-110-07-33-00-0-00-000	0.15	6,608	R-2.5
6101 Wabash Avenue	47-110-07-32-00-0-00-000	0.16	7,077	R-2.5
6218 Prospect Avenue	47-110-08-16-00-0-00-000	0.15	6,560	B3-2
6216 Prospect Avenue	47-110-08-17-00-0-00-000	0.15	6,555	B3-2
6208 Prospect Avenue	47-110-08-18-00-0-00-000	0.18	7,859	B3-2
6204 Prospect Avenue	47-110-08-19-00-0-00-000	0.12	5,240	B3-2
6200 Prospect Avenue	47-110-08-01-00-0-00-000	0.12	5,241	B3-2
6140 Prospect Avenue	47-110-07-43-00-0-00-000	0.12	5,220	B3-2
6136 Prospect Avenue	47-110-07-44-00-0-00-000	0.12	5,225	B3-2
6134 Prospect Avenue	47-110-07-45-00-0-00-000	0.12	5,219	B3-2
6130 Prospect Avenue	47-110-07-46-00-0-00-000	0.12	5,205	B3-2
6128 Prospect Avenue	47-110-07-47-00-0-00-000	0.12	5,206	B3-2
6124 Prospect Avenue	47-110-07-69-00-0-00-000	0.24	10,397	B3-2
6116 Prospect Avenue	47-110-07-65-00-0-00-000	0.36	15,561	B3-2
6108 Prospect Avenue	47-110-07-53-00-0-00-000	0.12	5,177	B3-2
6104 Prospect Avenue	47-110-07-54-00-0-00-000	0.12	5,175	B3-2
6100 Prospect Avenue	47-110-07-70-00-0-00-000	0.54	23,466	B3-2
6014 Prospect Avenue	47-110-07-67-00-0-00-000	0.84	36,514	B3-2
6245 Prospect Avenue	46-300-23-16-00-0-00-000	0.66	28,663	B3-2
6221 Prospect Avenue	46-320-23-04-00-0-00-000	0.36	15,730	B3-2
6201 Prospect Avenue	46-320-23-03-00-0-00-000	0.60	26,226	B3-2
6141 Prospect Avenue	46-320-22-14-00-0-00-000	0.23	10,220	B3-2
6135 Prospect Avenue	46-320-22-13-02-0-00-000	0.27	11,619	B3-2
6127 Prospect Avenue	46-320-22-12-00-0-00-000	0.44	19,041	B3-2
6119 Prospect Avenue	46-320-22-11-00-0-00-000	0.23	10,084	B3-2
6117 Prospect Avenue	46-320-22-10-00-0-00-000	0.23	10,161	B3-2
6115 Prospect Avenue	46-320-22-09-00-0-00-000	0.16	6,786	B3-2
6111 Prospect Avenue	46-320-22-08-00-0-00-000	0.15	6,720	B3-2
6109 Prospect Avenue	46-320-22-07-00-0-00-000	0.16	6,788	B3-2
6107 Prospect Avenue	46-320-22-06-00-0-00-000	0.12	5,046	B3-2
6101 Prospect Avenue	46-320-22-05-00-0-00-000	0.12	5,049	B3-2
2611 E 61 st Street	46-320-22-04-00-0-00-000	0.12	5,014	B3-2
2611 E 61 st Street	46-320-22-22-00-0-00-000	0.12	5,078	B3-2

The R district names (map symbols) are intended to provide a general indication of what is allowed in the district, with the "R" denoting the residential orientation of the district and the numeral providing a general indication of the allowed density, expressed in terms of the required minimum lot area per dwelling unit (in thousands). The R-1.5 district, for example, is a short-hand reference to a residential district that generally allows one dwelling unit per 1,500 square feet of gross site area (29 units per acre).

B zoning districts are primarily intended to accommodate and promote neighborhood- and community-serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development is encouraged in many areas of the city because it reflects the city's traditional urban, pedestrian-oriented character. Encouraging residential development in mixed-use zoning districts also provides increased housing choice and opportunities to promote higher density housing. The B districts are distinguished primarily on the basis of allowed uses and commercial floor area limits.

The primary purpose of the B3, Community Business district is to accommodate a broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than typically found in B1 and B2 districts, the B3 district is also intended to accommodate some types of destination-oriented commercial uses that draw from a larger trade area than the types of neighborhood-serving uses found in B1 and B2 districts. The B3 district is primarily intended to be applied to large sites that have primary access to major streets. It may also be used along smaller streets to accommodate retail and service use types that are not allowed in B1 and B2 districts.

The primary purpose of the B4, Heavy Business/Commercial district is to accommodate "heavier" commercial activities and a limited range of industrial uses with operating characteristics that make them generally incompatible with mixed-use or neighborhood-oriented environments.

A **Zoning Map** identifying the study area is included on the following page. The Research Medical Center campus to the south of E 63rd Street and the areas west of the study area are zoned R-0.5, Residential 0.5. North of E 60th Street the R-6, Residential 6 zoning predominates. East of US Highway 71 vast areas are zoned R-2.5, Residential 2.5. If the blight determination of this analysis is approved by the city, then the study area would be eligible to be rezoned to UR, Urban Redevelopment. The UR designation identifies property that has gone through the city redevelopment process and allows the city significant input into development parameters.

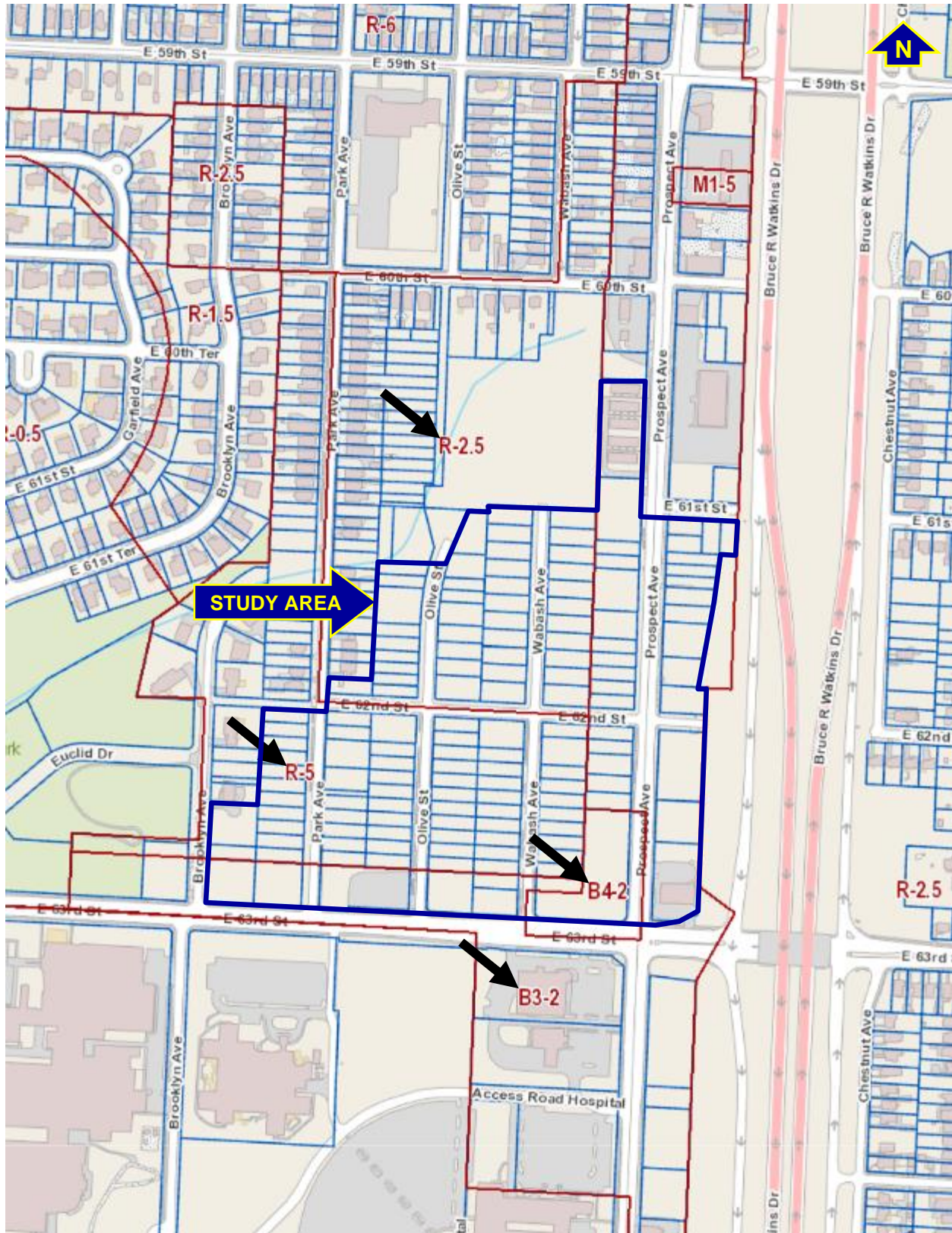
Topography

As the KCMO GIS Mapping Topographic Overlay included on the second following page indicates the topography of the study area is quite undulating (85' elevation differential) and approximately 35% of the study area is covered with thick woods. In general the slope within the study area is downward from E 63rd Street to the north but the study area drains in various directions. Significant site grading will be needed prior to development of the study area.

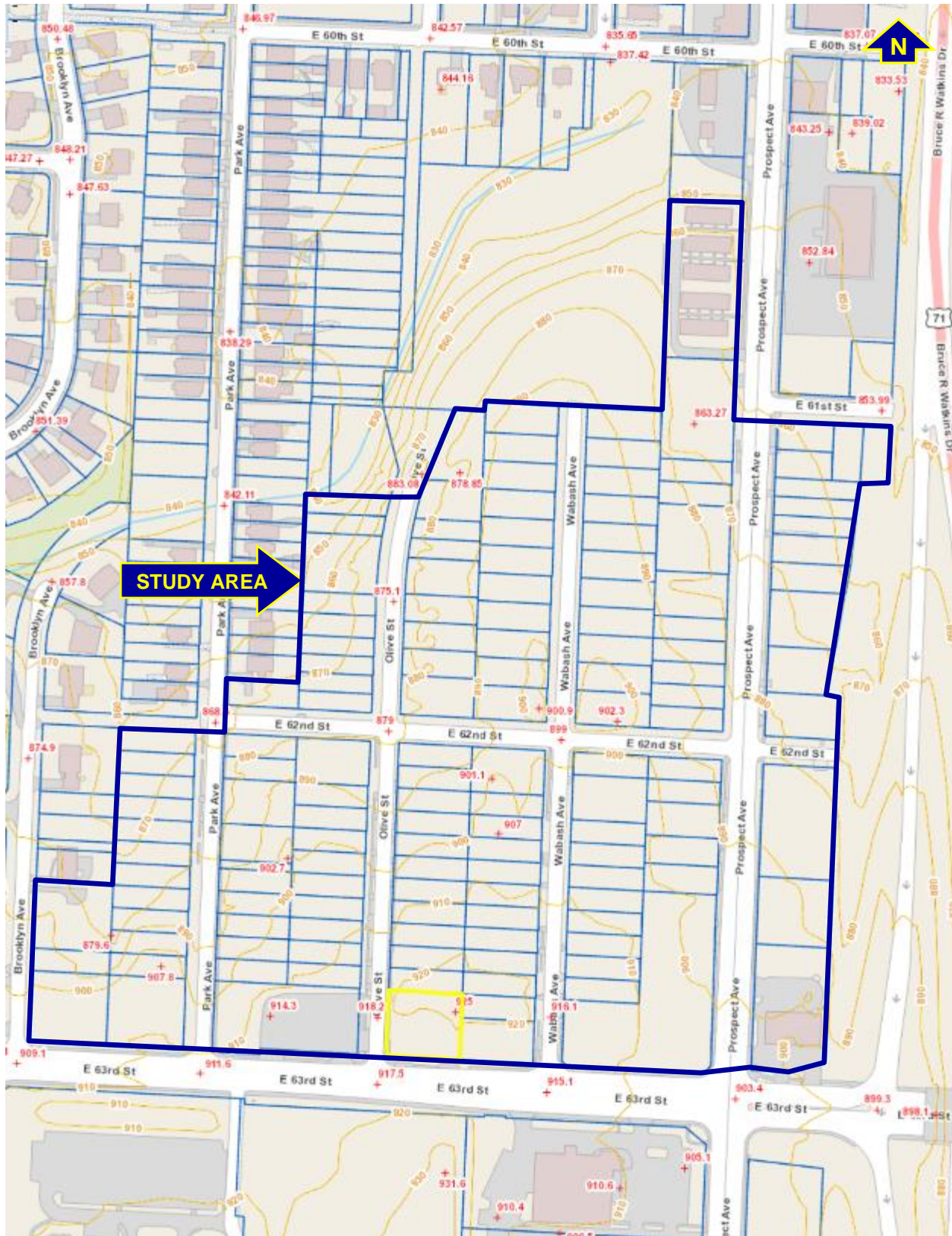
FEMA

According to FIRM Community Panel 29095C0268G (dated 1/20/17), the study area generally lies outside the 100-year floodplain (Zone X – Areas of Minimal Flood Hazard). However, two tax parcels within the study area have floodway/flood plain infringement (west side of Olive Street near northerly termination) of Mill Creek. Most of the residential lots along Park Avenue north of the study area are located in the flood plain or floodway of Mill Creek. The FEMA flood panel is included on the third page following.

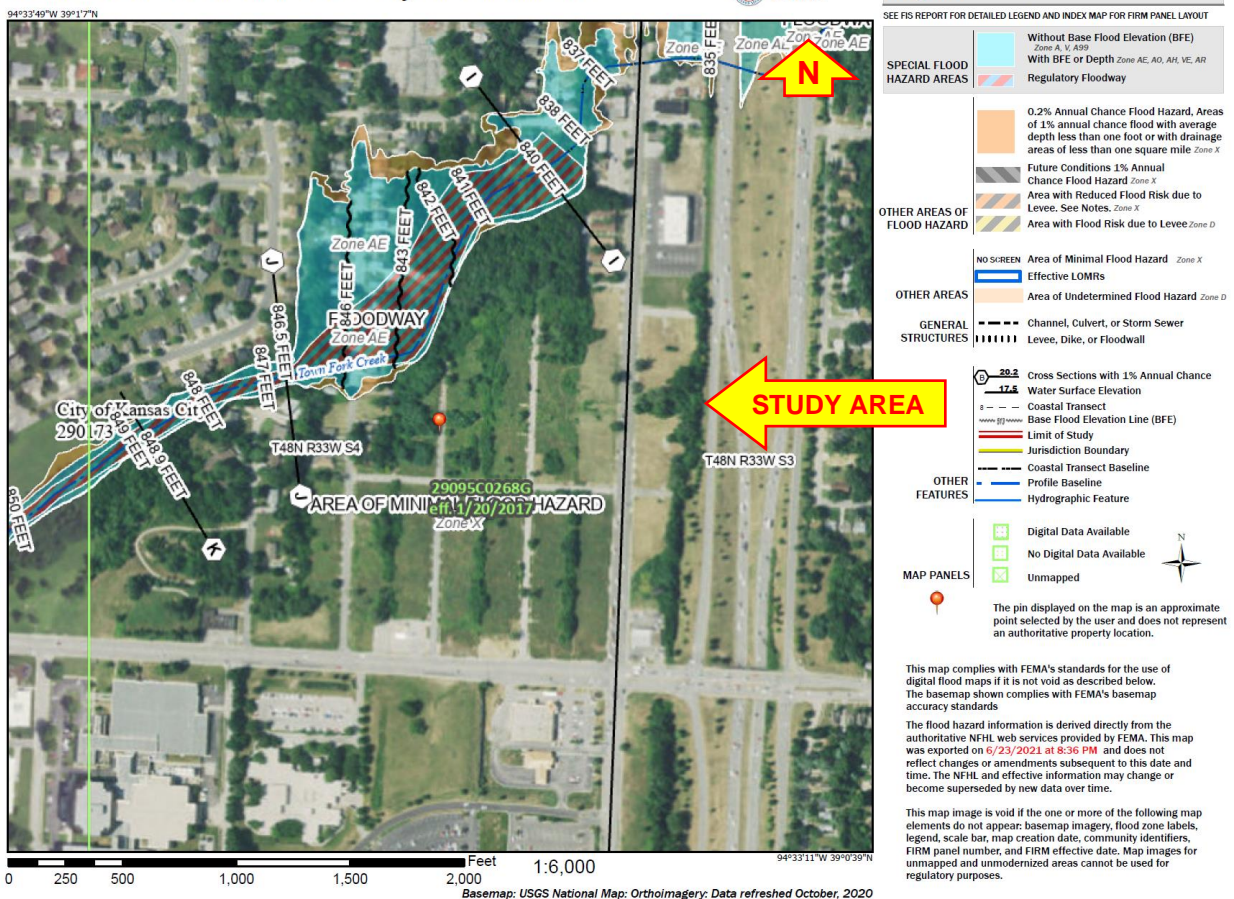
Zoning Map



KCMO GIS Mapping – Topographic Overlay



National Flood Hazard Layer FIRMeTte



Utilities

The study area is adequately served by utilities as described below.

Water

The City of Kansas City, Missouri provides water to its residents.

Sewers

The City of Kansas City, Missouri provides stormwater and sanitary sewers to its residents.

Electricity

Evergy, a private regulated utility recently formed by the merger of KCP&L with Westar Energy, provides electricity to residents of Kansas City, Missouri. Overhead utility lines are along all of the streets within the study area as well as through the middle of the two square blocks bounded by Prospect Avenue (E), E 63rd Street (S), Wabash Avenue (W), and E 61st Street (N). The lines along E 63rd Street are quite unsightly and should be placed underground prior to development. Within the portion of the study area where streets have been barricaded vegetation has overgrown portions of the electrical lines.

Natural Gas

Spire Inc. (publicly traded and state regulated) provides natural gas service to residents in Kansas City, Missouri.

Assessment & Taxation

The trend in appraised valuation for the 143 subject tax parcels over the past 4 years is shown in the table on the following pages and summarized by year below:

Year	AppVal	chg.	AV	chg.
2018	\$1,467,273		\$422,604	
2019	\$3,155,362	115%	\$779,526	84%
2020	\$3,155,362	0%	\$779,526	0%
2021	\$3,289,000	4%	\$812,240	4%

All property in Missouri is supposed to be reassessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year. The state mandated the assessor in Jackson County to increase overall assessment in 2019. Significant controversy and appeals resulted due to the increase. The 143 subject tax parcels within the study area have a 2019 assessment 115% higher (\$3,155,362) than 2018 (\$1,467,273). Whether large increases in assessment are justified within an area influenced by blight with mostly vacant properties is debatable.

The assessment and taxation of the three improved properties (c-store, billboard, and apartments) located in the study area are summarized below:

Tax Parcel #	Use	2018	2019	2020	2021
APPRAISED VALUE					
46-300-23-16-00-0-00-000	C-Store	\$248,584	\$285,872	\$285,872	\$328,000
46-320-23-04-00-0-00-000	Billboard	52,600	60,490	60,490	67,000
47-110-07-67-00-0-00-000	Apts.	195,429	224,743	224,743	256,000
TOTAL		\$496,613	\$571,105	\$571,105	\$651,000
Annual chg.			15%	0%	14%
Chg. '18 to '21					31%
ASSESSED VALUE					
46-300-23-16-00-0-00-000	C-Store	\$79,547	\$91,479	\$91,479	\$104,960
46-320-23-04-00-0-00-000	Billboard	16,832	19,357	19,357	21,440
47-110-07-67-00-0-00-000	Apts.	37,132	42,701	42,701	48,640
TOTAL		\$133,511	\$153,537	\$153,537	\$175,040
Annual chg.			15%	0%	14%
Chg. '18 to '21					31%
REAL ESTATE TAXES					
46-300-23-16-00-0-00-000	C-Store	\$7,741.99	\$8,750.69	\$8,908.68	
46-320-23-04-00-0-00-000	Billboard	1,638.20	1,851.65	1,885.08	
47-110-07-67-00-0-00-000	Apts.	3,080.32	3,471.08	3,534.41	
TOTAL		\$12,460.51	\$14,073.42	\$14,328.17	
Annual chg.			13%	2%	
Chg. '18 to '20				15%	

The subject c-store and billboard are classified as commercial property at the 32% ratio while apartments are assessed at a lower 19% ratio. The real estate taxes for 2020 for the subject apartment tax parcel were paid in arrears in the amount of \$3,911.05. The delinquency may have resulted from a recent sale of the property.

Tax Parcel	App 2018	App 2019	App 2020	App 2021	AV 2018	AV 2019	AV 2020	AV 2021
47-110-11-24-00-0-00-000	\$43,373	\$49,879	\$49,879	\$50,000	\$13,879	\$15,961	\$15,961	\$16,000
47-110-11-07-00-0-00-000	\$304	\$12,250	\$12,250	\$13,000	\$58	\$2,328	\$2,328	\$2,470
47-110-11-06-00-0-00-000	\$8,085	\$28,350	\$28,350	\$29,000	\$1,536	\$5,387	\$5,387	\$5,510
47-110-11-25-00-0-00-000	\$13,000	\$19,500	\$19,500	\$20,000	\$4,160	\$6,240	\$6,240	\$6,400
47-110-11-13-00-0-00-000	\$410	\$12,300	\$12,300	\$13,000	\$78	\$2,337	\$2,337	\$2,470
47-110-11-14-00-0-00-000	\$3,017	\$12,250	\$12,250	\$13,000	\$573	\$2,328	\$2,328	\$2,470
47-110-11-15-00-0-00-000	\$3,017	\$12,200	\$12,200	\$13,000	\$573	\$2,318	\$2,318	\$2,470
47-110-11-16-00-0-00-000	\$478	\$12,200	\$12,200	\$13,000	\$91	\$2,318	\$2,318	\$2,470
47-110-11-17-00-0-00-000	\$304	\$12,200	\$12,200	\$13,000	\$58	\$2,318	\$2,318	\$2,470
47-110-11-18-00-0-00-000	\$304	\$12,200	\$12,200	\$13,000	\$58	\$2,318	\$2,318	\$2,470
47-110-11-19-00-0-00-000	\$304	\$12,150	\$12,150	\$13,000	\$58	\$2,309	\$2,309	\$2,470
47-110-11-20-00-0-00-000	\$3,017	\$12,150	\$12,150	\$13,000	\$573	\$2,309	\$2,309	\$2,470
47-110-11-21-00-0-00-000	\$304	\$12,150	\$12,150	\$13,000	\$58	\$2,309	\$2,309	\$2,470
47-110-11-22-00-0-00-000	\$304	\$12,150	\$12,150	\$13,000	\$58	\$2,309	\$2,309	\$2,470
47-110-11-01-00-0-00-000	\$304	\$12,150	\$12,150	\$13,000	\$58	\$2,309	\$2,309	\$2,470
47-110-10-13-00-0-00-000	\$115,397	\$132,707	\$132,707	\$133,000	\$36,927	\$42,466	\$42,466	\$42,560
47-110-10-12-00-0-00-000	\$2,936	\$11,600	\$11,600	\$12,000	\$558	\$2,204	\$2,204	\$2,280
47-110-10-11-00-0-00-000	\$2,936	\$11,600	\$11,600	\$12,000	\$558	\$2,204	\$2,204	\$2,280
47-110-10-10-00-0-00-000	\$2,936	\$11,600	\$11,600	\$12,000	\$558	\$2,204	\$2,204	\$2,280
47-110-10-09-00-0-00-000	\$313	\$11,600	\$11,600	\$12,000	\$59	\$2,204	\$2,204	\$2,280
47-110-10-08-00-0-00-000	\$304	\$11,550	\$11,550	\$12,000	\$58	\$2,195	\$2,195	\$2,280
47-110-10-25-02-0-00-000	\$176	\$4,350	\$4,350	\$4,500	\$33	\$827	\$827	\$855
47-110-10-25-01-0-00-000	\$4,539	\$15,900	\$15,900	\$16,000	\$862	\$3,021	\$3,021	\$3,040
47-110-10-24-00-0-00-000	\$607	\$19,150	\$19,150	\$20,000	\$115	\$3,639	\$3,639	\$3,800
47-110-10-03-00-0-00-000	\$304	\$11,600	\$11,600	\$12,000	\$58	\$2,204	\$2,204	\$2,280
47-110-10-02-00-0-00-000	\$304	\$11,600	\$11,600	\$12,000	\$58	\$2,204	\$2,204	\$2,280
47-110-06-38-00-0-00-000	\$1,514	\$12,850	\$12,850	\$13,000	\$288	\$2,442	\$2,442	\$2,470
47-110-10-14-00-0-00-000	\$2,398	\$11,700	\$11,700	\$12,000	\$456	\$2,223	\$2,223	\$2,280
47-110-10-15-00-0-00-000	\$2,398	\$11,700	\$11,700	\$12,000	\$456	\$2,223	\$2,223	\$2,280
47-110-10-16-00-0-00-000	\$2,936	\$11,700	\$11,700	\$12,000	\$558	\$2,223	\$2,223	\$2,280
47-110-10-17-00-0-00-000	\$304	\$11,700	\$11,700	\$12,000	\$58	\$2,223	\$2,223	\$2,280
47-110-10-18-00-0-00-000	\$2,936	\$11,700	\$11,700	\$12,000	\$558	\$2,223	\$2,223	\$2,280
47-110-10-19-00-0-00-000	\$2,936	\$11,700	\$11,700	\$12,000	\$558	\$2,223	\$2,223	\$2,280
47-110-10-20-00-0-00-000	\$281	\$11,700	\$11,700	\$12,000	\$53	\$2,223	\$2,223	\$2,280
47-110-10-21-00-0-00-000	\$2,936	\$11,750	\$11,750	\$12,000	\$558	\$2,233	\$2,233	\$2,280
47-110-10-22-00-0-00-000	\$2,936	\$11,750	\$11,750	\$12,000	\$558	\$2,233	\$2,233	\$2,280
47-110-10-01-00-0-00-000	\$607	\$19,350	\$19,350	\$20,000	\$115	\$3,677	\$3,677	\$3,800
47-110-06-39-00-0-00-000	\$488	\$9,750	\$9,750	\$10,000	\$93	\$1,853	\$1,853	\$1,900
47-110-06-40-00-0-00-000	\$1,931	\$9,700	\$9,700	\$10,000	\$367	\$1,843	\$1,843	\$1,900
47-110-06-41-00-0-00-000	\$281	\$9,650	\$9,650	\$10,000	\$53	\$1,834	\$1,834	\$1,900
47-110-06-42-00-0-00-000	\$2,050	\$9,700	\$9,700	\$10,000	\$390	\$1,843	\$1,843	\$1,900
47-110-06-66-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-06-65-00-0-00-000	\$507	\$11,150	\$11,150	\$12,000	\$96	\$2,119	\$2,119	\$2,280
47-110-06-44-00-0-00-000	\$5,187	\$24,750	\$24,750	\$25,000	\$986	\$4,703	\$4,703	\$4,750
47-110-06-45-01-0-00-000	\$877	\$10,950	\$10,950	\$11,000	\$167	\$2,081	\$2,081	\$2,090
47-110-06-45-02-0-00-000	\$889	\$11,450	\$11,450	\$12,000	\$169	\$2,176	\$2,176	\$2,280
47-110-09-13-00-0-00-000	\$55,782	\$64,149	\$64,149	\$65,000	\$17,850	\$20,528	\$20,528	\$20,800
47-110-09-12-00-0-00-000	\$2,936	\$11,800	\$11,800	\$12,000	\$558	\$2,242	\$2,242	\$2,280
47-110-09-11-00-0-00-000	\$364	\$11,800	\$11,800	\$12,000	\$69	\$2,242	\$2,242	\$2,280
47-110-09-10-00-0-00-000	\$2,936	\$11,800	\$11,800	\$12,000	\$558	\$2,242	\$2,242	\$2,280
47-110-09-09-00-0-00-000	\$2,936	\$11,800	\$11,800	\$12,000	\$558	\$2,242	\$2,242	\$2,280
47-110-09-08-00-0-00-000	\$304	\$11,800	\$11,800	\$12,000	\$58	\$2,242	\$2,242	\$2,280
47-110-09-07-00-0-00-000	\$2,936	\$11,750	\$11,750	\$12,000	\$558	\$2,233	\$2,233	\$2,280
47-110-09-06-00-0-00-000	\$2,936	\$11,750	\$11,750	\$12,000	\$558	\$2,233	\$2,233	\$2,280
47-110-09-05-00-0-00-000	\$2,936	\$11,750	\$11,750	\$12,000	\$558	\$2,233	\$2,233	\$2,280
47-110-09-04-00-0-00-000	\$364	\$11,750	\$11,750	\$12,000	\$69	\$2,233	\$2,233	\$2,280
47-110-09-03-00-0-00-000	\$2,936	\$11,750	\$11,750	\$12,000	\$558	\$2,233	\$2,233	\$2,280
47-110-09-02-00-0-00-000	\$266	\$11,750	\$11,750	\$12,000	\$51	\$2,233	\$2,233	\$2,280
47-110-07-18-00-0-00-000	\$531	\$17,150	\$17,150	\$18,000	\$101	\$3,259	\$3,259	\$3,420
47-110-07-17-00-0-00-000	\$364	\$13,000	\$13,000	\$13,000	\$69	\$2,470	\$2,470	\$2,470
47-110-07-16-00-0-00-000	\$304	\$13,000	\$13,000	\$13,000	\$58	\$2,470	\$2,470	\$2,470
47-110-07-15-00-0-00-000	\$372	\$13,200	\$13,200	\$14,000	\$71	\$2,508	\$2,508	\$2,660
47-110-07-14-00-0-00-000	\$3,981	\$15,900	\$15,900	\$16,000	\$756	\$3,021	\$3,021	\$3,040

Tax Parcel	App 2018	App 2019	App 2020	App 2021	AV 2018	AV 2019	AV 2020	AV 2021
47-110-07-13-00-0-00-000	\$266	\$9,850	\$9,850	\$10,000	\$51	\$1,872	\$1,872	\$1,900
47-110-07-12-00-0-00-000	\$270	\$9,500	\$9,500	\$9,500	\$51	\$1,805	\$1,805	\$1,805
47-110-07-11-00-0-00-000	\$568	\$14,850	\$14,850	\$15,000	\$108	\$2,822	\$2,822	\$2,850
47-110-07-10-00-0-00-000	\$1,037	\$18,750	\$18,750	\$19,000	\$197	\$3,563	\$3,563	\$3,610
47-110-09-14-00-0-00-000	\$87,587	\$100,725	\$100,725	\$101,000	\$28,028	\$32,232	\$32,232	\$32,320
47-110-09-15-00-0-00-000	\$319	\$12,350	\$12,350	\$13,000	\$61	\$2,347	\$2,347	\$2,470
47-110-09-16-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-09-17-00-0-00-000	\$2,936	\$11,750	\$11,750	\$12,000	\$558	\$2,233	\$2,233	\$2,280
47-110-09-18-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-09-19-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-09-20-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-09-21-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-09-22-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-09-23-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-09-24-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-09-01-00-0-00-000	\$626	\$19,350	\$19,350	\$20,000	\$119	\$3,677	\$3,677	\$3,800
47-110-07-19-00-0-00-000	\$455	\$14,950	\$14,950	\$15,000	\$86	\$2,841	\$2,841	\$2,850
47-110-07-20-00-0-00-000	\$380	\$13,350	\$13,350	\$14,000	\$72	\$2,537	\$2,537	\$2,660
47-110-07-21-00-0-00-000	\$380	\$13,350	\$13,350	\$14,000	\$72	\$2,537	\$2,537	\$2,660
47-110-07-22-00-0-00-000	\$380	\$13,800	\$13,800	\$14,000	\$72	\$2,622	\$2,622	\$2,660
47-110-17-23-00-0-00-000	\$380	\$12,850	\$12,850	\$13,000	\$72	\$2,442	\$2,442	\$2,470
47-110-17-24-00-0-00-000	\$380	\$13,350	\$13,350	\$14,000	\$72	\$2,537	\$2,537	\$2,660
47-110-17-25-00-0-00-000	\$380	\$13,350	\$13,350	\$14,000	\$72	\$2,537	\$2,537	\$2,660
47-110-17-26-00-0-00-000	\$380	\$13,350	\$13,350	\$14,000	\$72	\$2,537	\$2,537	\$2,660
47-110-17-27-00-0-00-000	\$380	\$13,350	\$13,350	\$14,000	\$72	\$2,537	\$2,537	\$2,660
47-110-17-28-00-0-00-000	\$380	\$13,350	\$13,350	\$14,000	\$72	\$2,537	\$2,537	\$2,660
47-110-17-29-00-0-00-000	\$417	\$14,000	\$14,000	\$14,000	\$79	\$2,660	\$2,660	\$2,660
47-110-08-20-00-0-00-000	\$158,041	\$237,100	\$237,100	\$238,000	\$50,573	\$75,872	\$75,872	\$76,160
47-110-08-11-00-0-00-000	\$304	\$12,000	\$12,000	\$12,000	\$58	\$2,280	\$2,280	\$2,280
47-110-08-10-00-0-00-000	\$2,936	\$12,000	\$12,000	\$12,000	\$558	\$2,280	\$2,280	\$2,280
47-110-08-09-00-0-00-000	\$304	\$11,950	\$11,950	\$12,000	\$58	\$2,271	\$2,271	\$2,280
47-110-08-08-00-0-00-000	\$326	\$12,000	\$12,000	\$12,000	\$62	\$2,280	\$2,280	\$2,280
47-110-08-07-00-0-00-000	\$313	\$11,950	\$11,950	\$12,000	\$59	\$2,271	\$2,271	\$2,280
47-110-08-06-00-0-00-000	\$304	\$11,950	\$11,950	\$12,000	\$58	\$2,271	\$2,271	\$2,280
47-110-08-05-00-0-00-000	\$304	\$11,950	\$11,950	\$12,000	\$58	\$2,271	\$2,271	\$2,280
47-110-08-04-00-0-00-000	\$304	\$11,950	\$11,950	\$12,000	\$58	\$2,271	\$2,271	\$2,280
47-110-08-03-00-0-00-000	\$607	\$19,650	\$19,650	\$20,000	\$115	\$3,734	\$3,734	\$3,800
47-110-08-02-00-0-00-000	\$304	\$11,950	\$11,950	\$12,000	\$58	\$2,271	\$2,271	\$2,280
47-110-07-42-00-0-00-000	\$455	\$15,200	\$15,200	\$16,000	\$86	\$2,888	\$2,888	\$3,040
47-110-07-41-00-0-00-000	\$380	\$13,550	\$13,550	\$14,000	\$72	\$2,575	\$2,575	\$2,660
47-110-07-40-00-0-00-000	\$380	\$13,550	\$13,550	\$14,000	\$72	\$2,575	\$2,575	\$2,660
47-110-07-39-00-0-00-000	\$380	\$13,500	\$13,500	\$14,000	\$72	\$2,565	\$2,565	\$2,660
47-110-07-38-00-0-00-000	\$380	\$13,500	\$13,500	\$14,000	\$72	\$2,565	\$2,565	\$2,660
47-110-07-37-00-0-00-000	\$380	\$13,500	\$13,500	\$14,000	\$72	\$2,565	\$2,565	\$2,660
47-110-07-36-00-0-00-000	\$380	\$13,500	\$13,500	\$14,000	\$72	\$2,565	\$2,565	\$2,660
47-110-07-35-00-0-00-000	\$380	\$13,500	\$13,500	\$14,000	\$72	\$2,565	\$2,565	\$2,660
47-110-07-34-00-0-00-000	\$3,661	\$13,500	\$13,500	\$14,000	\$696	\$2,565	\$2,565	\$2,660
47-110-07-33-00-0-00-000	\$3,661	\$13,500	\$13,500	\$14,000	\$696	\$2,565	\$2,565	\$2,660
47-110-07-32-00-0-00-000	\$417	\$14,100	\$14,100	\$15,000	\$79	\$2,679	\$2,679	\$2,850
47-110-08-16-00-0-00-000	\$17,432	\$20,047	\$20,047	\$21,000	\$5,578	\$6,415	\$6,415	\$6,720
47-110-08-17-00-0-00-000	\$14,898	\$22,400	\$22,400	\$23,000	\$4,767	\$7,168	\$7,168	\$7,360
47-110-08-18-00-0-00-000	\$3,981	\$15,050	\$15,050	\$16,000	\$756	\$2,860	\$2,860	\$3,040
47-110-08-19-00-0-00-000	\$2,398	\$11,800	\$11,800	\$12,000	\$456	\$2,242	\$2,242	\$2,280
47-110-08-01-00-0-00-000	\$2,936	\$11,800	\$11,800	\$12,000	\$558	\$2,242	\$2,242	\$2,280
47-110-07-43-00-0-00-000	\$12,336	\$18,500	\$18,500	\$19,000	\$3,948	\$5,920	\$5,920	\$6,080
47-110-07-44-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-07-45-00-0-00-000	\$304	\$11,750	\$11,750	\$12,000	\$58	\$2,233	\$2,233	\$2,280
47-110-07-46-00-0-00-000	\$2,977	\$11,700	\$11,700	\$12,000	\$566	\$2,223	\$2,223	\$2,280
47-110-07-47-00-0-00-000	\$2,977	\$11,700	\$11,700	\$12,000	\$566	\$2,223	\$2,223	\$2,280
47-110-07-69-00-0-00-000	\$607	\$19,300	\$19,300	\$20,000	\$115	\$3,667	\$3,667	\$3,800
47-110-07-65-00-0-00-000	\$911	\$27,150	\$27,150	\$28,000	\$173	\$5,159	\$5,159	\$5,320
47-110-07-53-00-0-00-000	\$2,936	\$11,650	\$11,650	\$12,000	\$558	\$2,214	\$2,214	\$2,280
47-110-07-54-00-0-00-000	\$10,227	\$11,761	\$11,761	\$12,000	\$3,273	\$3,764	\$3,764	\$3,840

Tax Parcel	App 2018	App 2019	App 2020	App 2021	AV 2018	AV 2019	AV 2020	AV 2021
47-110-07-70-00-0-00-000	\$50,175	\$57,701	\$57,701	\$58,000	\$16,056	\$18,464	\$18,464	\$18,560
47-110-07-67-00-0-00-000	\$195,429	\$224,743	\$224,743	\$256,000	\$37,132	\$42,701	\$42,701	\$48,640
46-300-23-16-00-0-00-000	\$248,584	\$285,872	\$285,872	\$328,000	\$79,547	\$91,479	\$91,479	\$104,960
46-320-23-04-00-0-00-000	\$52,600	\$60,490	\$60,490	\$67,000	\$16,832	\$19,357	\$19,357	\$21,440
46-320-23-03-00-0-00000	\$63,237	\$72,723	\$72,723	\$73,000	\$20,236	\$23,271	\$23,271	\$23,360
46-320-22-14-00-0-00-000	\$29,452	\$33,870	\$33,870	\$34,000	\$9,425	\$10,838	\$10,838	\$10,880
46-320-22-13-02-0-00-000	\$22,502	\$33,800	\$33,800	\$34,000	\$7,201	\$10,816	\$10,816	\$10,880
46-320-22-12-00-0-00-000	\$37,670	\$56,500	\$56,500	\$57,000	\$12,054	\$18,080	\$18,080	\$18,240
46-320-22-11-00-0-00-000	\$19,347	\$29,000	\$29,000	\$29,000	\$6,191	\$9,280	\$9,280	\$9,280
46-320-22-10-00-0-00-000	\$16,917	\$25,400	\$25,400	\$26,000	\$5,413	\$8,128	\$8,128	\$8,320
46-320-22-09-00-0-00-000	\$5,992	\$13,750	\$13,750	\$14,000	\$1,138	\$2,613	\$2,613	\$2,660
46-320-22-08-00-0-00-000	\$5,992	\$13,650	\$13,650	\$14,000	\$1,138	\$2,594	\$2,594	\$2,660
46-320-22-07-00-0-00-000	\$5,992	\$13,750	\$13,750	\$14,000	\$1,138	\$2,613	\$2,613	\$2,660
46-320-22-06-00-0-00-000	\$11,952	\$18,000	\$18,000	\$18,000	\$3,825	\$5,760	\$5,760	\$5,760
46-320-22-05-00-0-00-000	\$11,952	\$13,745	\$13,745	\$14,000	\$3,825	\$4,398	\$4,398	\$4,480
46-320-22-04-00-0-00-000	\$3,985	\$6,000	\$6,000	\$6,000	\$1,275	\$1,920	\$1,920	\$1,920
46-320-22-22-00-0-00-000	\$9,880	\$14,800	\$14,800	\$15,000	\$3,162	\$4,736	\$4,736	\$4,800
Total	\$1,467,273	\$3,155,362	\$3,155,362	\$3,289,000	\$422,604	\$779,526	\$779,526	\$812,240

Easements & Restrictions

The consultant requested but was not provided with a title report. Therefore, no evaluation can be made of easements or other restrictions.

Historic Designations

National Register of Historic Places

No portion of the study area has been listed on the National Register of Historic Places (NRHP).

Kansas City Historic Registry

No portion of the study area has been listed on the Kansas City Historic Registry (KCHR).

Real Estate Improvements

Building Improvements

6245 Prospect Avenue:

Tax Parcel 46-300-23-16-00-0-00-000 is improved with a combination convenience store/petroleum facility (affiliated with BP Amoco brand). The store structure dates to 1987 (age=34 years) and contains 1,959 square feet. The exterior is brick, windows are metal frame, and the roof is of flat design with tar and gravel covering. A canopy (metal) measuring roundly 68' x 55' (3,740 square feet) is west of the building. Beneath the canopy are 6 double-sided fueling pumps in 2 fueling lanes. Four striped parking spaces are south of the store and nine are to the north. Tire inflators are on the north side of the parking lot. The site has approximately 12,325 square feet of asphalt paving and 2,700 square feet of concrete paving. The facility is well lighted and an electronic high-sign is in the southwest corner of the site. Landscaped areas are in poor to fair condition. Vacant land at the north end of the tax parcel comprising roundly 7,550 square feet is overgrown with weeds.

Overall, the improvements at 6245 Prospect Avenue are judged to be of fair quality (due to materials and size (new c-stores tend to be much larger (over 5,000 square feet)) and fair condition.

6014 Prospect Avenue:

Tax Parcel 47-110-07-67-00-0-00-000 is improved with 5 apartment structures of one-story design dating to 1962 (age=59 years) each containing roundly 2,550 square feet GBA of 12,750 square feet). The wood frame structures have brick, plaster, and vinyl siding exteriors with double-hung or sliding windows (single pane), and gable roofs with asphalt-composition shingle covering drained by gutters and downspouts. Each building contains 4 units of 1BR-1BA design (20 total units containing roundly 638 square feet each). The complex has no laundry facilities or amenities. A driveway from Prospect Avenue wraps around the south and west perimeter of the site providing limited off-street parking (roundly 8 space or 0.4 per unit). Units lack air conditioning and tenants must provide their own window units. A single gas-fired heater (wall unit) is in the living rooms. The kitchens lack dishwashers, disposals, and vent hoods. Each unit has an individual water heater. (The owner supplies water, and the tenants pay for gas and electric.) The buildings sit above Prospect Avenue and are accessed from deteriorating concrete stairways. A rock retaining wall along the Prospect Avenue frontage is severely deteriorated and has collapsed near the public sidewalk in some areas. The railings (metal) along the stairways up from Prospect Avenue are partially broken off. Modest landscaping is generally in poor condition.

Marshall & Swift published by CoreLogic® indicates low and fair cost quality garden apartments have an estimated economic life of 45 years, if properly maintained. The subject apartments structures are now 59 years in age and have not been well maintained. The brick exterior walls appear to be in acceptable condition. However, the plaster and vinyl siding is damaged or deteriorating (although ownership was repainting some exteriors during the inspection). Windows and doors are generally in poor to fair condition. (Screen doors and entry doors lack uniformity.) Roofs appear to be sagging. The asphalt-composition shingle covering appears to have been replaced on 2 of the 5 buildings. The flashing needs repair and the gutters have separated from the roof in several places.

Units with older interior finish have asphalt-composition tile flooring or vinyl roll. Bedrooms in units that have turned over recently reportedly have carpeting. Appliances appear to be dated. Bathroom fixtures were also dated. Units that were reportedly in turnover had large ceiling holes and wall cracks.

The driveway from Prospect Avenue to the rear parking area is dirt. The asphalt paving in the west parking area is in fair condition. The parking area is quite narrow and abuts the apartment buildings (safety concern). Sidewalks and front stoops are in poor to fair condition. Fencing and handrails have been compromised. The handrails (metal) on the stairs from Prospect Avenue up to the buildings have separated from the concrete bases. The limited landscaping is generally in poor condition. The dumpster lacks an enclosure.

Due to the advanced age, the subject structures also exhibit considerable functional obsolescence. The windows are single pane and energy inefficient. Units lack air conditioning. Heat is from a wall unit (natural gas) located in the living room (no duct work). Kitchens lack dishwashers, disposals, and vent hoods and have very limited room to eat in. Cabinet and counter space is very limited. Closet space is limited. The complex does not have any laundry facilities. Parking at the west end of the project is limited (0.4 spaces per unit), is quite narrow, and is accessed from Prospect Avenue by a dirt driveway. No recreational amenities exist other than a wood picnic table.

Overall, due to the advancing age and apparent minimal maintenance and updating, the apartments are considered to be of poor quality and condition.

Billboard Improvements

Billboards are assessed as real property in Missouri. 6221 Prospect Avenue is improved with a two-sided billboard (illuminated sign face). A single metal post (monopole) supports the two sign faces (vee flag) directed toward US Highway 71. The billboard is of average quality and appears to be in average condition.

Site Improvements

Minimal site improvements remain within the study area. Concrete pavement (former parking lot and pad site for gas station) of roundly 20,000 square feet remains at 2330 E 63rd Street. The pavement is in poor condition and subject to illegal parking. A small storage shed is on 6227 Brooklyn Avenue either constructed by the adjoining ownership (outside study area) or was left standing by the TIF Commission. The owner of 6133 Park Avenue (outside study area) has constructed a wood fence and is utilizing a portion of 2300 E 62nd Street as backyard space. Concrete rubble, metal rebar, chain and pole fencing, concrete sidewalks and stairways, concrete curbcuts, and crumbling stone and mortar retaining walls remaining from demolished residences is spread throughout the study area and will need to be removed prior to redevelopment. Pedestrian sidewalks and public roadways within the study area have substantially deteriorated. Large trees have grown up in some of the barricaded streets. Pedestrian sidewalks available to the public along Prospect Avenue, E 63rd Street, Brooklyn Avenue and Park Avenue are in unsafe condition and are judged public hazards.

Blight Analysis

BLIGHT ANALYSIS

Required Finding

Pursuant to RSMo Chapters 99.800 to 99.865 (Real Property Tax Increment Allocation Redevelopment Act) and RSMo Chapters 100.300 to 100.620 (The Planned Industrial Expansion Law) a municipality may not adopt a redevelopment plan without a finding that the redevelopment area on the whole is a blighted area. It is important to note that the finding of blight is based on the area as a whole and not on a parcel by parcel basis, although each parcel must be analyzed individually for blighting conditions.

Blight Defined

As presented earlier, blight is defined in both Chapter 99 and 100 as follows:

“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; (RSMo Chapter 99.805(1) and RSMo Chapter 100.310(2))

Court Decisions

Several court cases provide additional direction in the consideration of blight:

- The courts have determined that it is not necessary for an area to be what commonly would be considered a “slum” in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).
- The courts have determined that in order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Methodology

The various components of the statutory definition serve as the basis for further discussion concerning whether 63rd & Prospect PIEA/TIF Study Area qualifies as statutorily blighted. The blight determination is a two-step process with the first step being examination of each tax parcel within the study area to see if the five statutory blight components exist in a predominate measure. The second step is to see if the five statutory blight components lead to any of the three statutory blight conditions. This two-step process is diagramed on the following page:

BLIGHT COMPONENTS

Defective Or Inadequate Street Layout
 Insanitary Or Unsafe Conditions
 Deterioration Of Site Improvements
 Improper Subdivision Or Obsolete Platting
 Endangerment By Fire Or Other Causes

**BLIGHT CONDITIONS**

Retards Housing Accommodation
 Economic Or Social Liability
 Menace To Public Health, Safety, Morals Or Welfare

The research and analysis carried out during the multiple inspections presented below and evidenced by the 1,384 photographs taken while in the study area and neighborhood lead to the conclusion that defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, and endangerment by fire or other causes are clearly present in predominance within the study area. Furthermore, these multiple and predominant statutory blight components retards housing accommodations, constitute economic or social liability, and are a menace to the public health, safety, morals or welfare in its present condition and use. These conditions have existed at the study area despite the availability of public economic incentives since 1994 (extended span of 27 years). Analysis of the five blight components follows below.

Component 1: Defective or Inadequate Street Layout

Potential negative conditions associated with defective or inadequate street layout include poor vehicular access and/or internal circulation patterns, substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points), improperly offset or angled intersections or irregular intersections, substandard or nonexistent pedestrian circulation (sidewalks, etc.), and lack of proper drainage (sewer inlets, curbs, gutters). Attractive well-kept streetscapes also add appeal to a study area and neighborhood.

The study area is centrally located and thus has acceptable linkage to other portions of the metropolitan area. Typically, access within the urban setting is good due to rectilinear road systems. Immediate access to highways within the urban core is at times indirect or inconvenient, but the study area has convenient (though somewhat convoluted) access to US Highway 71 (adjoining to east) and curving Interstate 435 (east and south). The study area is bounded by the west US Highway 71 right-of-way and Prospect Avenue on the east and E 63rd Street on the south, has perimeter access from Brooklyn Avenue and Park Avenue, and includes barricaded interior roadways at Olive Street, Wabash Avenue, and E 62nd Street. However, it should be noted Olive Street and Wabash Avenue terminate at the north boundary of the study area, as does Brooklyn Avenue to the west (adjoining but outside the study area). Barricaded streets in the urban fabric (including concrete median blocks and metal railings) give the impression of neighborhood decline, lack of maintenance, and safety concerns.

The roadbed paving in Prospect Avenue is in fair to average condition. E 63rd Street is in poor to fair condition. Brooklyn Avenue and Park Avenue are in fair condition. The barricaded interior streets are in very poor condition and would presently be unusable. Asphalt paving has deteriorated severely. Grass, bushes and even large trees have grown up in the roadway. Illegal dumping and trash are also strewn in all roadways. Sewer outlets are overgrown with vegetation or damaged. The small extensions of E 61st Street and E 62nd Street east of Prospect Avenue (terminating at US Highway 71 right-of-way) are in poor to fair condition.

Pedestrian sidewalks both on the perimeter streets and the interior barricaded streets are severely deteriorated and in unsafe condition and do not promote safe pedestrian connection. Large portions of roadway frontage lack any sidewalk provision. Pedestrian sidewalks were covered with trash, illegal dumping, and construction rubble.

Concrete curbs and gutters, which would aid drainage in the area, are deteriorated or missing throughout the study area (including along Prospect Avenue and E 63rd Street). Sewer inlets are available throughout the study area but several were clogged with dirt, weeds, or trash.

All told, defective or inadequate street layout is considered to contribute a significant blighting influence within the study area. Several issues create a noticeable negative appearance and influence on the study area and neighborhood including lack of sidewalks, curbs, or gutters and the poor condition of most of these provisions resulting in an appearance of lack of oversight/supervision and maintenance. No streetscapes are present within the study area. These issues detract from the vitality, appeal, and safety of the study area and surrounding neighborhoods. If large scale redevelopment of the study area were to occur, it is likely many of these interior roadways would have to be removed or repaired and improved at considerable expense.

Photographs reflecting the blighting influence of defective and inadequate street layout are provided on the following pages.

Defective & Inadequate Street Layout – Public Roadways



Deteriorating Roadbed, Gutters, Curbs, & Sidewalks Along The North Side Of E 63rd Street



Deteriorating Roadbed In The Center Turn Lane Of E 63rd Street

Defective & Inadequate Street Layout – Public Roadways



Deteriorating Roadbed, Gutters, Curbs, & Sidewalks Along Prospect Avenue Turn Lane



Deteriorating Roadbed, Gutters, Curbs, & Sidewalk Along Prospect Avenue

Defective & Inadequate Street Layout – Public Roadways



Deteriorating Roadbed, Gutters, Curbs, & Sidewalks Along E 63rd Street



Deteriorating Roadbed, Gutters, Curbs, & Sidewalks Along E 63rd Street

Defective & Inadequate Street Layout – Unsightly Barricaded Roadways



Unsightly Barricade & Deteriorating Road Condition On Wabash Avenue North Of E 63rd Street



Unsightly Barricade & Deteriorating Road Condition On Olive Street North Of E 63rd Street

Defective & Inadequate Street Layout – Unsightly Barricaded Roadways



Unsightly Barricade, Deteriorating Road Condition, & Illegal Dumping At E 62nd Street & Park Avenue



Unappealing Barricade & Deteriorating Road Condition At E 62nd Street & Prospect Avenue Intersection

Defective & Inadequate Street Layout – Deteriorating Interior Roadways

Deteriorating E 62nd Street Between Olive Street & Park Avenue



Deteriorating E 62nd Street Between Prospect Avenue & Wabash Avenue

Defective & Inadequate Street Layout – Deteriorating Interior Roadways

Deteriorating Olive Street South Of E 62nd Street



Deteriorating Olive Street North Of E 62nd Street

Defective & Inadequate Street Layout – Deteriorating Interior Roadways

Deteriorating Wabash Avenue North Of E 63rd Street



Deteriorating Wabash Avenue North Of E 62nd Street

Defective & Inadequate Street Layout – Deterioration Interior Roadways

Wabash Avenue



Wabash Avenue



Wabash Avenue

E 62nd Street

Olive Street



Olive Street

Defective & Inadequate Street Layout – Deterioration Interior Roadways



Olive Street



E 62nd Street



Prospect Avenue



Olive Street

Defective & Inadequate Street Layout – Termination Of Roadways



Termination & Illegal Dumping At North End Of Wabash Avenue



Termination & Illegal Dumping At North End Of Olive Street

Defective & Inadequate Street Layout – Deterioration Curbs & Gutters



Prospect Avenue



Olive Street



E 63rd Street (South Side)



E 63rd Street



E 63rd Street



Prospect Avenue

Defective & Inadequate Street Layout – Deterioration Curbs & Gutters



E 63rd Street



E 63rd Street



E 62nd Street



Prospect Avenue



Prospect Avenue



Prospect Avenue

Defective & Inadequate Street Layout – Deterioration Curbs & Gutters



Prospect Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue

Defective & Inadequate Street Layout – Lack Of Safe Pedestrian Sidewalks

Prospect Avenue

E 62nd Street

Olive Street



Olive Street

E 62nd Street

Wabash Avenue

Defective & Inadequate Street Layout – Lack Of Safe Pedestrian Sidewalks



E 62nd Street



Prospect Avenue



E 62nd Street



Brooklyn Avenue

Defective & Inadequate Street Layout – Deterioration/Unsafe Sidewalks

Prospect Avenue

E 63rd Street

Olive Street



Park Avenue

E 63rd StreetE 63rd Street

Defective & Inadequate Street Layout – Deterioration/Unsafe Sidewalks



Olive Street



Park Avenue



Park Avenue



Park Avenue



Park Avenue



Wabash Avenue

Defective & Inadequate Street Layout – Deterioration/Unsafe Sidewalks



Wabash Avenue



Wabash Avenue



Wabash Avenue



Wabash Avenue



Wabash Avenue



Wabash Avenue

Defective & Inadequate Street Layout – Deterioration/Unsafe Sidewalks



Prospect Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue

Defective & Inadequate Street Layout – Deterioration/Unsafe Sidewalks



E 61st Street



E 61st Street



E 61st Street



Prospect Avenue



Prospect Avenue



Prospect Avenue

Defective & Inadequate Street Layout – Trees In Roadways



Wabash Avenue



Wabash Avenue



Wabash Avenue



Olive Street



Olive Street



E 62nd Street

Defective & Inadequate Street Layout – Trees In Roadways



Wabash Avenue



Wabash Avenue



Wabash Avenue



E 62nd Street



E 62nd Street



Prospect Avenue

Defective & Inadequate Street Layout – Deterioration Of Sewer Inlets



Olive Street



Park Avenue

Component 2: Insanitary Or Unsafe Conditions

The multiple blighting influences discussed in the previous section (defective or inadequate street layout) result in insanitary (curbs, gutters, sewer inlets) or unsafe (deterioration, nonexistent or substandard or unsafe pedestrian circulation, trees in roadways) conditions. Additionally, barricaded roadways lead to lack of proper supervision and maintenance, deterioration, and negative neighborhood characteristics (trespassing, loitering, vagrancy illegal dumping, trash), resulting in insanitary and unsafe conditions. Aging and deteriorating site improvements can be sources of insanitary or unsafe conditions. Only the apartments, c-store, and billboard remain at the study area. However, the apartments are of poor quality and condition and lack air conditioning, central heating (wall unit), vent hoods, disposals, and dishwashers. Safety railings, sidewalks, and guttering have been compromised. The rear parking drive is quite narrow and directly abuts the apartment buildings.

Environmental Issues

Environmental issues generally result from aging and deteriorating site improvements. Aging building materials may contain asbestos-containing materials (ACM), lead-based paint and piping, polychlorinated biphenyls (PCBs), mold, moss, and radon. Flooding can lead to or exacerbate environmental issues. Flood plain and floodway of Mill Creek is located in the northwest corner of the study area and in the areas to the north, west, and south. Leaking underground storage tanks can result in significant remediation and monitoring costs.

Prior to 2010, several aging and deteriorating single-family residences were scattered throughout the study area. Previous studies found blighting or potential blighting influence from many of these structures which were subsequently demolished (between 2008 and 2010). However, demolition was improperly performed and the EPA required remediation of asbestos-containing materials (ACM) buried in the soil (former basements). This issue was resolved and a Certificate of Completion was issued on January 5, 2015 and recorded on February 3, 2015 at the Jackson County Register of Deeds (Document 2015E0009524). Stigma is an important negative consideration at environmental sites. Due to the nature and closure of the ACM issue in the study area, it is likely the negative impact of stigma is minimalized.

The EPA indicates seven closed underground storage tanks (USTs) at a former Valero gas station located at 2324 E 63rd Street, two USTs at 2400 E 63rd Street, seven USTs at 2518 E 63rd Street, and three operating USTs at the BP Amoco station at 6245 Prospect Avenue.

It is possible the apartments at 6014 Prospect Avenue (built in 1962) have asbestos containing materials (not banned until 1973) or lead-based paint and pipes (not banned until 1978). Older asphalt-composition tile flooring and mastic, and joint compounds are typical ACMs.

Trespassing

Due to the interior roadways within the study area being barricaded, trespassing, loitering, illegal dumping, and accumulation of trash has occurred within the study area. During the inspection areas where vagrancy had occurred were observed (sleeping areas, food containers, defecation, urine in bottles). Empty alcohol containers are strewn throughout the study area. The subject lots along the north side of E 63rd Street are subject to trespassing, illegal parking, illegal storage, illegal dumping, and trash. The TIF Commission reportedly has no agreement for parking on or use of these sites. During the numerous inspections, semi-tractors, multiple empty semi-trailers, heavy construction equipment, abandoned vehicles, and illegally parked vehicles were observed. Trespassing also has led to illegal dumping (construction materials, tires, furniture, yard waste) and trash (including broken glass).

Trash & Illegal Dumping

Trash was observed throughout the study area which detracts from the vibrancy of the neighborhood. Illegal dumping included old tire piles, varied types of construction materials, furniture, mattresses, strollers, shopping carts, lawn rubbish, wood pallets, and concrete parking stops.

Disease/Pests

Trash and illegal dumping was observed throughout the study area which is conducive to the spread of vermin, pests and disease. Stagnant water in discarded tires can be a breeding ground for mosquitoes. Tall weeds also facilitate the spread of vermin.

Falling Tree Branches

Numerous fallen tree branches were observed throughout the study area including in roadways or pedestrian walkways. Besides safety concerns, fallen limbs suggest lack of neighborhood pride and maintenance.

Overgrown Weeds

Unkempt vegetation has impinged into the interior roadway system and along the east side of Prospect Avenue. Overgrown weeds were observed on some lots, although it does appear ownership has attempted to maintain mowing. Overgrown weeds can lead to the spread of vermin and disease and appears unsightly and projects lack of neighborhood pride.

Overgrown Electrical Lines

Several of the overhead electrical lines within the study area are overgrown which could lead to line failure and safety issues.

Collapsing Retaining Walls

Retaining walls along public sidewalks or roadways were collapsing and create safety concerns for pedestrians and vehicles.

Exposed Rebar/Piping

Exposed metal rebar or metal piping protrudes from the ground in several locations within the study area and is considered a safety issue and a redevelopment expense (removal).

Photographs depicting the multiple blighting factors discussed above, are included on the following pages.

Insanitary Or Unsafe Conditions – Trespassing



Trespassing & Illegal Parking Along E 63rd Street



Trespassing & Illegal Parking Along E 63rd Street

Insanitary Or Unsafe Conditions – Trash



Park Avenue



E 63rd Street

Insanitary Or Unsafe Conditions – Trash

Park Avenue



Park Avenue

E 63rd Street

Prospect Avenue



Wabash Avenue

E 63rd Street

Insanitary Or Unsafe Conditions – Trash



Insanitary Or Unsafe Conditions – Trash

Insanitary Or Unsafe Conditions – Trash



Insanitary Or Unsafe Conditions – Illegal Dumping



Wabash Avenue



Olive Street

Insanitary Or Unsafe Conditions – Illegal Dumping



Park Avenue



Olive Street

Insanitary Or Unsafe Conditions – Illegal Dumping



Wabash Avenue



Olive Street

Insanitary Or Unsafe Conditions – Illegal Dumping



E 63rd Street



E 63rd Street

Insanitary Or Unsafe Conditions – Illegal Dumping



E 63rd Street



E 63rd Street



Park Avenue



E 63rd Street



E 63rd Street



Park Avenue

Insanitary Or Unsafe Conditions – Illegal Dumping



Brooklyn Avenue



Park Avenue



Park Avenue



Brooklyn Avenue



Park Avenue



Park Avenue

Insanitary Or Unsafe Conditions – Illegal Dumping



Park Avenue



Park Avenue



Olive Street



Olive Street



Wabash Avenue



Olive Street

Insanitary Or Unsafe Conditions – Illegal Dumping



Olive Street



Prospect Avenue



Prospect Avenue



E 62nd Street



Park Avenue



E 61st Street

Insanitary Or Unsafe Conditions – Illegal Dumping



E 63rd Street



E 63rd Street



Park Avenue



E 63rd Street

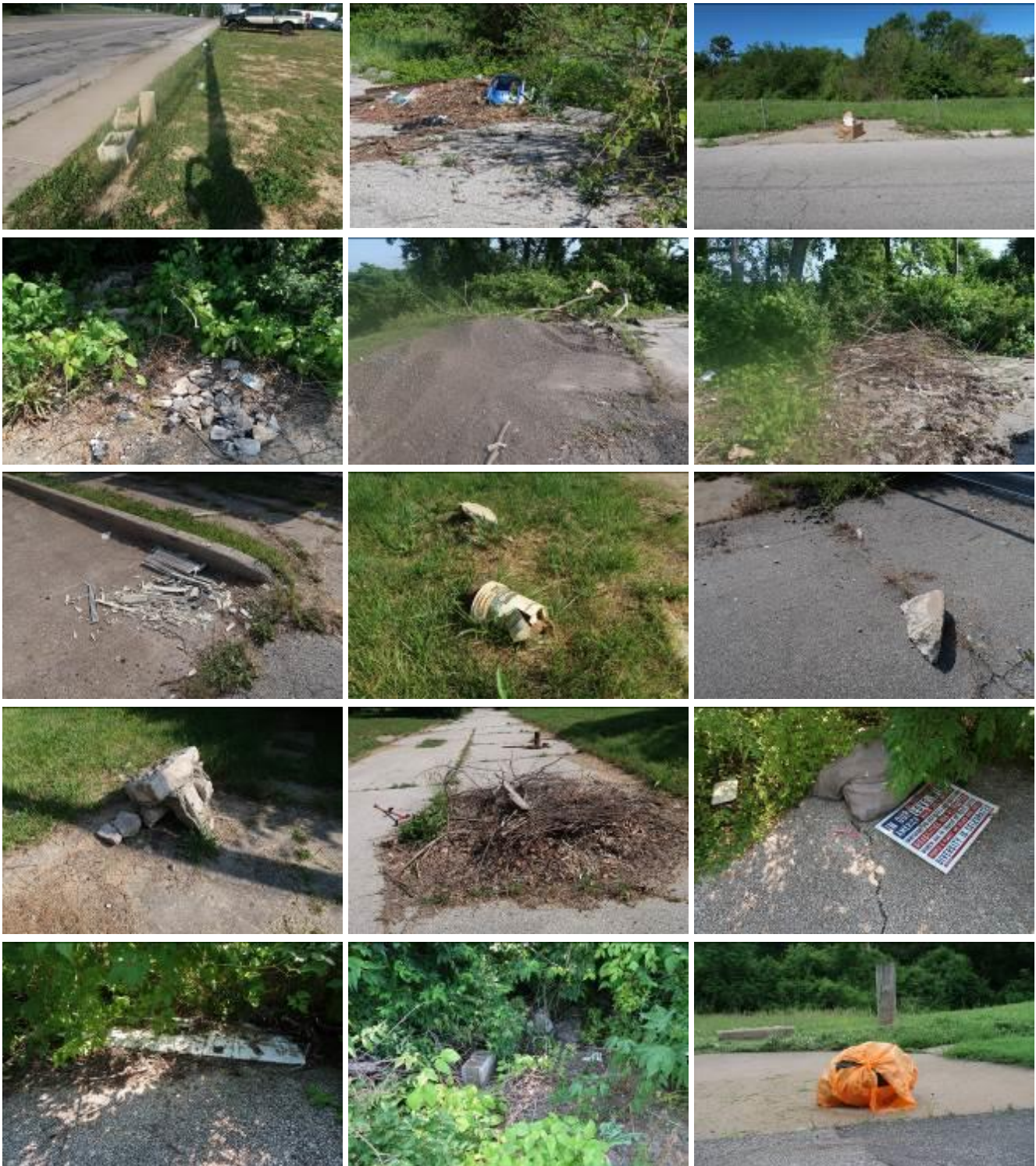


E 63rd Street



E 63rd Street

Insanitary Or Unsafe Conditions – Illegal Dumping



Insanitary Or Unsafe Conditions – Falling Tree Branches



Large Fallen Tree On Pedestrian Sidewalk On Park Avenue



Fallen Tree Limb In Right-Of-Way Of Prospect Avenue

Insanitary Or Unsafe Conditions – Fallen Branches



E 62nd Street



E 63rd Street



Prospect Avenue



E 62nd Street



E 62nd Street



Park Avenue

Insanitary Or Unsafe Conditions – Fallen Branches



Olive Street



Olive Street



Wabash Avenue



Wabash Avenue



Prospect Avenue



Prospect Avenue

Insanitary Or Unsafe Conditions – Overgrowth & Weeds



Interior Of Study Area



Interior Of Study Area



Interior Of Study Area



Interior Of Study Area



Prospect Avenue



Prospect Avenue

Insanitary Or Unsafe Conditions – Collapsing Retaining Walls



Collapsing Retaining Wall Along Pedestrian Sidewalk On Prospect Avenue



Collapsing Retaining Wall Along E 62nd Street

Insanitary Or Unsafe Conditions – Exposed Rebar & Piping



Interior Of Study Area



Interior Of Study Area



Interior Of Study Area



Interior Of Study Area



Interior Of Study Area



Interior Of Study Area

Component 3: Deterioration Of Site Improvements

General

Deterioration of improvements involves both building and site improvements. Except for the c-store, apartments, and billboard, no vertical building improvements exist within the 143-parcel study area. Site improvements would include sidewalks, curbs and gutters, landscaping, and abandoned parking lots, driveways, stairways, and retaining walls. Several blighting influences exist due to the former residential uses and incomplete demolition that are detrimental to the appeal and safety of the neighborhood. While taking photographs of the blighting influences along E 63rd Street with the Executive Director of the PIEA of KCMO, a citizen driving passed rolled down their window and yelled “Finally!”

Site Improvements

Sidewalks

Sidewalks were previously discussed under Component 1 (**Defective Or Inadequate Street Layout**). Much of the study area lacks pedestrian sidewalks. Areas where pedestrian sidewalks do exist are significantly deteriorated and pose safety concerns.

Curbs & Gutters

Curbs and gutters were previously discussed under Component 1 (**Defective Or Inadequate Street Layout**). Much of the study area lacks curbs and gutters which assist drainage from roadways and preservation of safe pedestrian sidewalks. Areas where curbs and gutters do exist are significantly deteriorated and pose safety and drainage concerns.

Abandoned Driveways

Abandoned driveways (from demolished residences) were previously discussed under Component 1 (**Defective Or Inadequate Street Layout**). Numerous abandoned and deteriorating driveways negatively impact the appearance and pedestrian connects in the study area.

Building Pad/Parking Lot

The concrete building pad and parking lot remaining along E 63rd Street has deteriorated significantly and is unsightly and a detrimental influence along the heavily travelled E 63rd Street corridor. The pad and lot invite trespassing and illegal parking.

Retaining Walls

Collapsing limestone retaining walls are in several locations within the study area, but most notably along Prospect Avenue. These retaining walls are quite advanced in age and are crumbling due to age and overgrowth by vegetation and have collapsed in some areas into adjoining pedestrian sidewalks.

Abandoned Stairways

Multiple deteriorating stairways (to former residences above grade of Prospect Avenue) and adjoining retaining walls are unsightly, deteriorating and cause the neighborhood to appear distressed.

Concrete Rubble

Extensive amount of concrete rubble is strewn throughout the study area and portions of concrete foundations and driveways are exposed. Removal of this extensive widespread rubble prior to redevelopment will be costly.

Deteriorating Fencing

Rusted pole and chain fencing throughout the study area is in poor condition with some posts and concrete base pulled from the ground. Safety railings at the apartments are compromised.

Landscaping

Much of the proposed redevelopment area is covered with weeds and grass. However, many spots are bare. Trees and dense vegetation throughout the study area is unkempt and unsightly.

Building Improvements

Deterioration of improvements involves both building and site improvements. The study area is improved with the following uses:

Address	JackMO Tax Parcel No.	Use	Quality	Condition
6014 Prospect	47-110-07-67-00-0-00-000	Apartments	Poor	Poor
6221 Prospect	46-320-23-04-00-0-00-000	Billboard	Average	Average
6245 Prospect	46-300-23-16-00-0-00-000	C-store	Fair	Fair

The c-store and billboard appear to have been reasonably well maintained. However, the apartments are now 59 years in age and have not been well maintained. Marshall & Swift (CoreLogic®) indicates low and fair cost quality garden apartments have an estimated economic life of 45 years, assuming adequate maintenance. The subject apartments structures are now 59 years in age and exhibit extensive curable physical deterioration (deferred maintenance), incurable physical deterioration, and functional obsolescence. Due to the advanced age, environmental issues (ACMs and lead-based paint and piping) may also exist.

Physical Deterioration

Brick walls may need tuckpointing. Vinyl siding in the roof gable is damaged. Plaster areas are also damaged. Windows appear to be the original provision and are energy inefficient (single glazed panes). A few window are boarded over. Doors are wood and are deteriorated. Screen doors do not match and are deteriorated. Roofs appear to have swales. Three of the buildings have older asphalt-composition shingle roof covering. Gutters have detached from the structure in several areas. Front stoops and sidewalks are generally deteriorating. Flooring consists of asphalt-composition tile flooring (living area) or vinyl roll (kitchen). Floors viewed were in poor condition. Some of the walls and ceilings viewed were extensively damaged. The apartments lack air conditioning and tenants must supply their own window unit. Heat is provided by a single wall unit (natural gas) mounted in the living room (no ductwork). Kitchen in apartment units are equipped with an electric stove and refrigerator but lack dishwasher, disposal, and vent hood. Counter space and cabinet space is minimal (well below modern standards). The smallish kitchens would have minimal eat-in space. Appliances are dated and cabinets and counters are in poor to fair condition. The bathroom in the apartment units are equipped with tub/shower, tank-flush stool, and sink in cabinet with mirror above. Fixtures were generally in poor to fair condition.

Functional Obsolescence

Due to the advanced age of the improvements significant functional obsolescence was observed including, energy inefficiency, lack of air conditioning, inadequate heating (distribution), no dishwasher, no disposal, no vent hood, limited counter and cabinet space, minimal closet space, no laundry facilities, inadequate parking (0.4 spaces per unit), narrow poorly placed driveways and parking, no recreational amenities.

Potential Environmental Issues

It is possible the apartments at 6014 Prospect Avenue (built in 1962) have asbestos containing materials (not banned until 1973) or lead-based paint and pipes (not banned until 1978). Older asphalt-composition tile flooring, mastic, and caulk are typical sources of ACMs.

Deterioration Of Site Improvements – Concrete Rubble & Foundations



Park Avenue



Prospect Avenue

Deterioration Of Site Improvements – Concrete Rubble & Foundations



Park Avenue



Prospect Avenue

Deterioration Of Site Improvements – Concrete Rubble & Foundations



E 61st Street



E 61st Street

Deterioration Of Site Improvements – Concrete Rubble & Foundations



Olive Street



Prospect Avenue



Prospect Avenue



Olive Street



Wabash Avenue

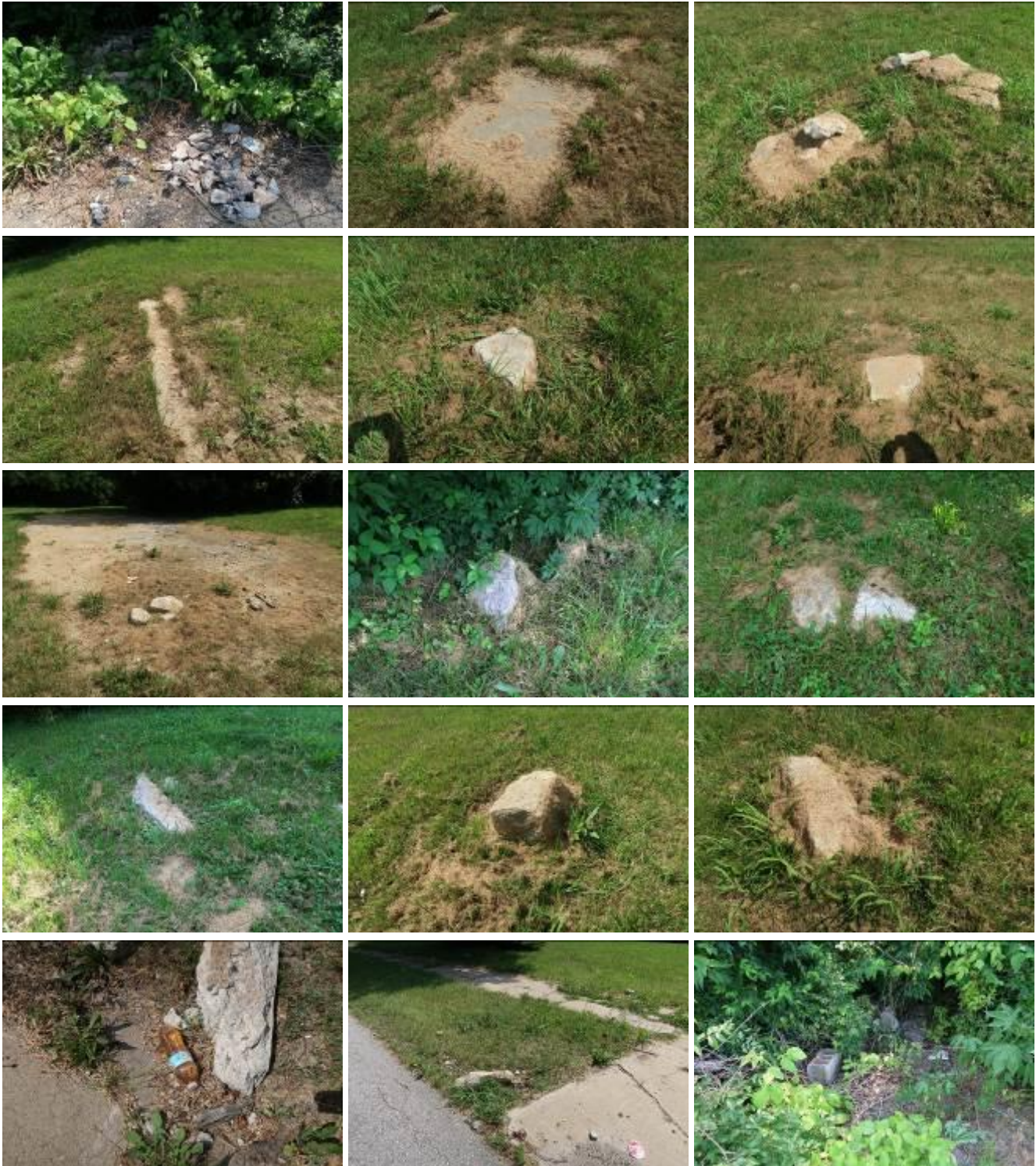


Wabash Avenue

Deterioration Of Site Improvements – Concrete Rubble & Foundations

Deterioration Of Site Improvements – Concrete Rubble & Foundations

Deterioration Of Site Improvements – Concrete Rubble & Foundations

Deterioration Of Site Improvements – Concrete Rubble & Foundations

Deterioration Of Site Improvements – Abandoned Residential Stairways



Prospect Avenue



Prospect Avenue

Deterioration Of Site Improvements – Abandoned Residential Stairways



Prospect Avenue



Prospect Avenue

Deterioration Of Site Improvements – Abandoned Residential Stairways



Prospect Avenue



Prospect Avenue

Deterioration Of Site Improvements – Abandoned Driveway



6227 Brooklyn Avenue

Deterioration Of Site Improvements – Abandoned Curbcuts & Driveways



Prospect Avenue



Northwest Corner Prospect Avenue & E 63rd Street

Deterioration Of Site Improvements – Abandoned Curbcuts & Driveways



Prospect Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue



Park Avenue



Park Avenue

Deterioration Of Site Improvements – Abandoned Curbcuts & Driveways



Park Avenue



Park Avenue



Wabash Avenue



E 62nd Street



E 62nd Street



Wabash Avenue

Deterioration Of Site Improvements – Abandoned Curbcuts & Driveways



Wabash Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue



Prospect Avenue

Deterioration Of Site Improvements – Abandoned Curbcuts & Driveways



Prospect Avenue



Prospect Avenue



Prospect Avenue

Deterioration Of Site Improvements – Abandoned Concrete Pad & Parking



E 63rd Street



E 63rd Street

Deterioration Of Site Improvements – Abandoned Concrete Pad & Parking



E 63rd Street



E 63rd Street



E 63rd Street



E 61st Street



E 63rd Street



E 63rd Street

Deterioration Of Site Improvements – Pole & Chain Fencing



Prospect Avenue



Park Avenue

Deterioration Of Site Improvements – Pole & Chain Fencing



E 63rd Street



Brooklyn Avenue



Prospect Avenue



Prospect Avenue



E 63rd Street



E 63rd Street

Deterioration Of Site Improvements – Collapsing Retaining Walls



Prospect Avenue



E 63rd Street

Deterioration Of Site Improvements – Collapsing Retaining Walls



Prospect Avenue



Prospect Avenue

Deterioration Of Site Improvements – Collapsing Retaining Walls



Prospect Avenue



Prospect Avenue

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)



6014 Prospect Avenue



6014 Prospect Avenue

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)



6014 Prospect Avenue



6014 Prospect Avenue

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)



Ceiling Damage & Mold



Wall Damage (Inverted Photograph)

Deterioration Of Site Improvements – Functional Obsolescence – Apartments



Wall Mounted Heating Unit (No Ductwork)

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)



Guttering Damage



Guttering Damage



Guttering Damage



Guttering Damage



Soffit Damage



Siding Damage

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)



Window Damage



Window Damage



Window Damage



Window Damage



Window Damage



Window Damage

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)

Deteriorating Retaining Wall



Deteriorating Retaining Wall



Damaged Safety Railing



Damaged Safety Railing



Narrow & Deteriorating Parking Area



Dirt Driveway

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)



Deteriorating Front Stoop



Deteriorating Sidewalk



Deteriorating Sidewalk



Deteriorating Sidewalk



Damaged Fencing

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)



Living Room



Bedroom



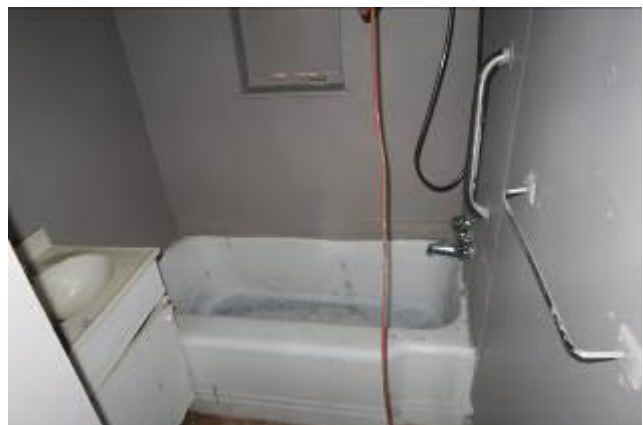
Kitchen



Closet



Bath



Bath

Deterioration Of Site Improvements – Apartments (6014 Prospect Avenue)



Living Room



Bedroom



Kitchen



Ceiling Damage



Bath



Bath

Component 4: Improper Subdivision Or Obsolete Platting

This component of blight generally applies to the following:

- Urban settings where fractionated interests prohibit development of modern functional structures (e.g., numerous 25-foot wide city lots must be combined to create a footprint for an office building).
- Lot(s) with dysfunctional layout, size, or configuration
- Lot(s) with poor access
- Lack of conforming uses

The study area is of irregular shape comprising 143 county tax parcels containing 25.62 acres or 1,116,060 square feet. Individual tax parcels range in size from 0.04 to 1.32 acres and average 0.18 acre. The majority of lots within the study area are 40' in width, but typically 50' in width along Wabash Avenue north of E 62nd Street. The current zoning lot width standard for the R-2.5 district (areas north of E 62nd Street) is 40' while R-5 (south of E 62nd Street) is 45' and B3-2 has no minimum lot area or lot width standards.

Presently, 14 of the 143 subject tax parcels lack the width prescribed in the current zoning ordinance. However, improper subdivision is more an issue for assemblage or continued residential use. The vast majority of the subject tax parcels are owned by entities related to the city. The subject will likely be replatted and reassessed when developed into a mixed use development. Although, improper subdivision and obsolete platting were once contributing factors to blight within the study area, now that the study area has been assembled into essentially one ownership and the residential uses removed this component no longer negatively impacts the study area.

Component 5: Endangerment By Fire Or Other Causes

The study area is conveniently located for police and fire service. Fire Station #29 is located at 1414 E 63rd Street just ½ mile west of the study area. Fire hydrants are spread throughout the study area but are often several feet above grade. The Metro Patrol Police Station is located 1½ miles south at 7601 Prospect Avenue. The numerous blighting factors previously discussed concerning defective or inadequate street layout, insanitary or unsafe conditions, and deteriorating site improvements are also considered negative influences under this Component.

Vacant land in the urban core can be subject to illegal activity (trespassing, loitering, vagrancy, dumping, etc.) if not closely supervised and policed. This activity detracts from the appearance and appeal of the neighborhood and creates safety concerns. Due to the internal street barricades supervision and policing is lacking and trespassing, loitering, vagrancy, accumulation of trash, and illegal dumping are all negative issues. Numerous empty alcohol containers are strewn throughout the study area.

Several negative factors within the study area are judged to endanger life by fire or other causes and the following pages contain photographs of blighting influences within the study area.

2020 Aerial (KCMO GIS Website) Showing Illegal Tire Dumping At Termination Of Wabash Avenue



Endangerment By Fire Or Other Causes – Lack Of Supervision



6227 Brooklyn Avenue – Illegal Use By Neighbor Of City-Owned Property



2300 E 62nd Street – Illegal Use By Neighbor Of City-Owned Property

Endangerment By Fire Or Other Causes – Trespassing/Loitering/Alcohol



Park Avenue



Olive Street

Endangerment By Fire Or Other Causes – Trespassing/Loitering/Alcohol



Endangerment By Fire Or Other Causes – Trespassing/Loitering/Alcohol

Endangerment By Fire Or Other Causes – Trespassing/Loitering/Alcohol



Blight Component Conclusion

The study area was previously determined to be a conservation area (RSMo Chapter 99.805(3)) in 1994, a blighted area (RSMo Chapter 99.805(1)) in 2008, and is also part of the Midtown to East KCMO EEZ which requires a finding of blight (RSMo 135.950 (2)). The consultant's investigation of the study area leads to the determination that four of the five blight components/factors described in the Revised Statutes are present in predominance within the study area as outline below:

Blight Component	Predominance
Defective of Inadequate Street Layout	Yes
Insanitary of Unsafe Conditions	Yes
Deterioration of Site Improvements	Yes
Improper Subdivision or Obsolete Platting	No
Endangerment by Fire or Other Causes	Yes

Due to the barricading of E 62nd Street, Olive Street, and Wabash Avenue, internal circulation within the study area is hindered. The interior roadways as well as the perimeter roadways (Prospect Avenue and E 63rd Street) exhibit deterioration and lack safe pedestrian connections. Illegal dumping, widespread trash, loitering and trespassing, vagrancy, illegal parking, fallen tree branches, and overgrown electrical lines create safety issues. The extensive concrete rubble spread throughout the study area combined with abandoned and deteriorating driveways, retaining walls, stairways, and fencing are unsightly and issues inhibiting redevelopment. The apartment project is in poor condition and evidences advanced physical deterioration and functional obsolescence. The study area also has a somewhat difficult topography that is overgrown in many areas. Flood plain is an issue in a small portion of the northwest corner of the study area but additional negative impact could result from the adjoining flood plain and floodway of Mill Creek.

The following discussion addresses whether the predominance of the five blight factors lead to any of the three statutory blight conditions.

Blighting Condition #1: Hindrance to Housing Accommodation

The intent of this component of the blight definition appears to deal with the natural process of growth and development of a neighborhood, particularly from a residential perspective. Blight conditions would retard this natural growth. No single-family residential use currently exists in the study area. The small apartment property might house roundly 30 residents (1.5 per bedroom) reflecting extremely low population density for the large 25.62-acre study area.

The subject census tract suffered 26% population loss between 1970 and 2019 while total population loss was a higher 46% in the five surrounding census tracts. Median household income in Census Tract 80 increased 36% between 1990 and 2000 and 16% between 2000 and 2010. The increase in median household income across the Kansas City metropolitan area was a higher 49% (\$31,246 to \$46,696) in 2000 and 29% (\$46,696 to \$60,442) in 2010. The median household income for the Kansas City metropolitan area in 2000 was 86% higher than in Census Tract 80 (\$46,696 vs. \$25,136) increasing to 108% higher in 2010 (\$60,442 to \$29,054). The median HHI of the adjoining census tracts in 2010 was 6% lower than in subject Census Tract 80 and 121% below the metropolitan median.

The subject census tract is designated by the city as continuously distressed, lies within an approved Enhanced Enterprise Zone (finding of blight) and Opportunity Zone, was declared a conservation area (1994), and then a blight area (2008, 2012), and is in a broad area with multiple PIEA, TIF, and URA incentive areas. Therefore, the study area has continuously had economic development incentives available for 27 years to no avail and remains vacant, underutilized, and blighted.

The subject has essentially been vacant land since 2008 (per KCMO GIS website aerial photographs). Only 3 of 143 tax parcels have site improvements (c-store, apartment, billboard). Due to extended vacancy the study area is subject to trespassing, loitering, vagrancy, accumulation of trash and illegal dumping, and public streets have been barricaded and are deteriorating. Topographic issues, excessive concrete rubble, and abandoned site improvements (retaining walls, stairways, foundations, driveways) will inhibit redevelop and detract from the appeal of the neighborhood.

One of the Core Tactics of the Swope Area Plan is to “Manage Vacant Lots.” The plan indicates vacant lots are the 2nd largest land use in the Swope area, including 2,100 properties (mostly residential lots). The plan seeks to establish strategy designed “to holistically tackle the growing problem and return as many of these lots as possible to productive use.” Also, the plan seeks to create special districts and incentive areas to assist with revitalization efforts in struggling commercial areas.

The extensive blighting influences within the study area, the adjoining neighborhood, and Swope plan area, are judged hindrances to housing accommodation, growth, vitality, and vibrancy of this urban neighborhood.

Hindrance To Housing Accommodation – Difficult Topography



Park Avenue



Park Avenue

Hindrance To Housing Accommodation – Difficult Topography



Park Avenue



Olive Street

Hindrance To Housing Accommodation – Difficult Topography



Wabash Avenue



Between Prospect Avenue and Wabash Avenue

Hindrance To Housing Accommodation – Difficult Topography



Prospect Avenue



Prospect Avenue

Hindrance To Housing Accommodation – Difficult Topography



Prospect Avenue



Prospect Avenue

Blighting Condition #2: Economic Or Social Liabilities

Economic Liabilities

Foregone Economic Impact

Due to the excessive and extended vacancy within the study area, potential economic impact within the neighborhood is foregone. The study area comprises a large 25.62 acres, 1,116,060 square feet, and 143 tax parcels. Due to lack of development, the study area generates miniscule economic impetus to support needed commercial improvements in the neighborhood such as the nearby Metro Plaza and the New Landing Mall as well as other commercial development along E 63rd Street and Troost Avenue.

Unrealized Assessment & Taxation

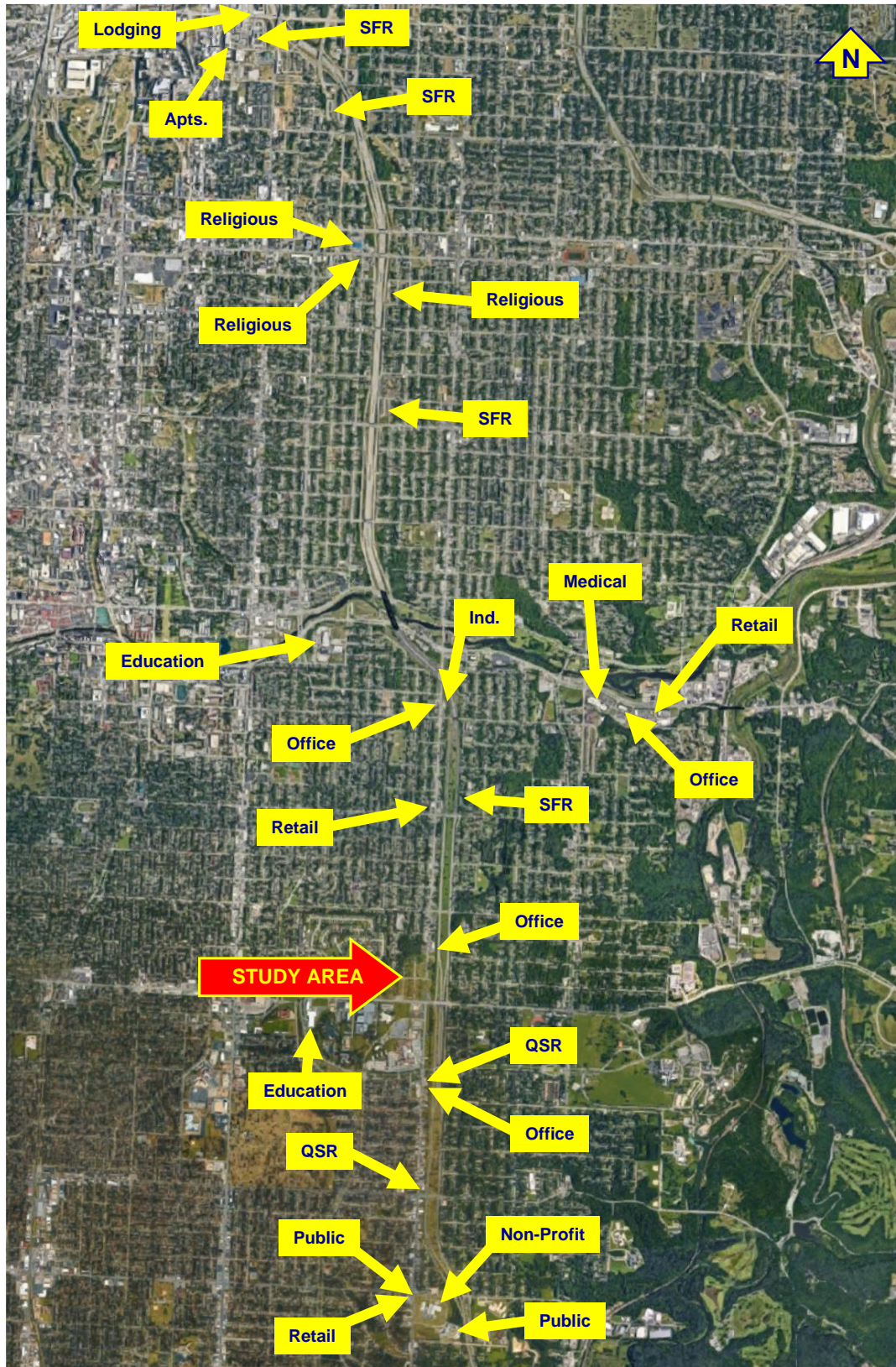
The study area encompasses 25.62 acres and 143 tax parcels and has contributed minimally to the tax base since 1994 (and especially since 2008 by which time most of the improvements were demolished) due to city-related ownership. The three modest existing improvements within the study area generated only \$14,328.17 in real estate taxes in 2020. In the present (and continuing) blighted and underused condition, the study area is not generating nearly the levels of real estate, personal property, sales, utility, and employment-tax that should be generated from an urban location adjoining a well-travelled highway. Therefore, the property is not contributing its appropriate share of taxation to offset municipal, county, state, and federal services.

Economic Underutilization

The Missouri Supreme Court has determined that “the concept of urban redevelopment has gone far beyond ‘slum clearance’ and the concept of economic underutilization is a valid one.” Per the county assessor, the study area includes 1,116,060 square feet of land but only 12,584 square feet of improvements (c-store and 20 apartment units). The resulting land-to-building ratio is a high 89 : 1 (reflecting low density) while the floor-area ratio (FAR) is a tiny 0.01 : 1. The study area has a prominent site adjoining US Highway 71 at the E 63rd Street intersection across from the Research Medical Center campus. Extensive commercial development exists to the west along E 63rd Street and along the Troost Avenue corridor. As indicated on the exhibit included on the following page, significant development or redevelopment has occurred along the US Highway 71 corridor of varied property uses. However, the last construction at the study area occurred in 1987 (34 years ago; the c-store), despite the availability of economic incentives since 1994 (27 years).

Vacant lots lacking supervision and subject to trespassing, loitering, vagrancy, trash and dumping, detract from the vitality and economics of the neighborhood. The long-term vacancy and lack of development at the study area is judged a clear economic underutilization.

US Highway 71 Corridor Recent Development



Social Liabilities

Kansas City, Missouri GIS Mapping website indicates 95 of the 143 study area tax parcels have had reported 311 cases (totaling 418 cases dating to 2007). These issues might be deterioration or sanitary or social liabilities or infrastructure concerns. Multiple issues discussed previously result in social liabilities including:

- Pedestrian and vehicular circulation is absent or needs repairs to create safe movement through and around the study area
- Barricaded public streets detract from the vibrancy and functionality of the neighborhood
- Deteriorating, unsafe, abandoned site improvements
- Functional obsolescence and physical deterioration of the 20 apartment units (dating to 1962)
- Safety and sanitary concerns (trash, illegal dumping, trespassing, loitering, vagrancy, exposed metal rebar, illegal parking)
- Extensive land holding that has remained vacant for the long-term and that is underutilized and lacks proper supervision, policing, and maintenance
- Hindrance to housing accommodations (excessive and extended vacancy; Swope Area Plan)
- Foregone economic impact and taxation
- Negative influences from adjoining and nearby blighting conditions

The study area exhibits multiple social liabilities due to lack of supervision, policing, and maintenance resulting in safety and sanitary issues and has generated 418 filed 311 cases with the city since 2007. Both the subject Swope Area Plan (2,100 vacant lots) and the northerly adjoining Heart of the City Area Plan (609 acres publicly owned) lament the economic and social liability of excessive vacant lots within the urban core.

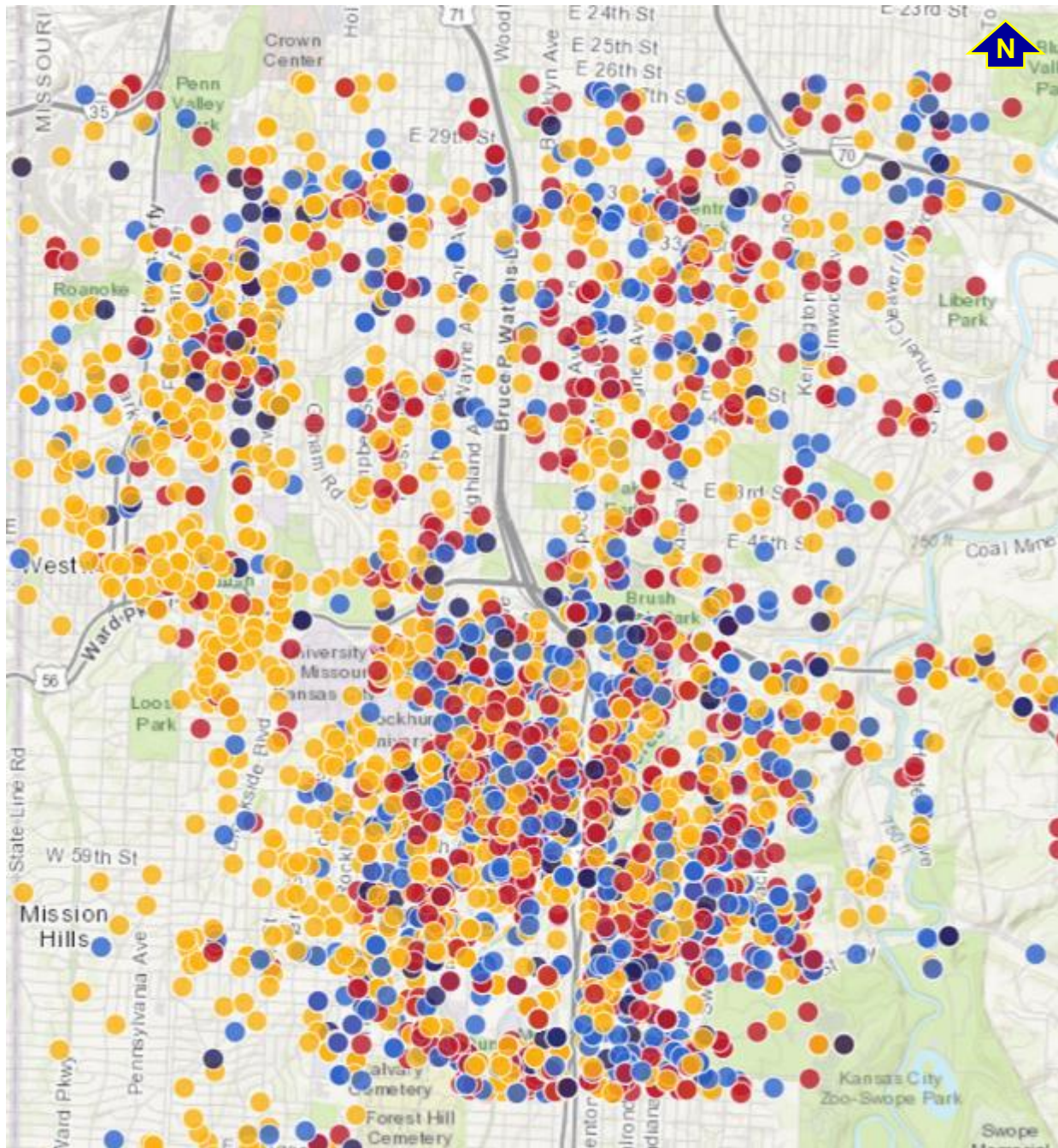
Blighting Condition #3: Menace To The Public Health, Safety, Morals, Or Welfare

Here again, the varied and extensive blighting factors and conditions discussed above contribute menace to the public **health** (trash, illegal dumping), **safety** (trespassing, loitering, vagrancy, illegal parking, exposed rebar), **morals** (crime), or **welfare** (extensive and extended vacancy and underutilization, unrealized assessment and taxation, diminished housing opportunities and economic impact).

The CityProtect crime map (included on the following page) reveals extensive criminal reporting in the Kansas City urban core over the past 12 months. Reporting is notably intensified in the areas adjoining US Highway 71 between Brush Creek (north) and East Gregory Boulevard (south), which includes the study area and adjoining neighborhood. Reporting runs the gamut of reportable incidents.

Vacant lots in the urban core lacking supervision, policing, and maintenance detract from the vibrancy and safety of the study area and neighborhood. Redevelopment of the study area would revitalize the immediate area thereby improving the health, safety, morals, welfare, housing opportunity and economic impact to the community.

CityProtect Crime Report Mapping



Study Conclusion

Four of the five components of the blight definition contained in Chapters 99 and 100 of the Missouri Revised Statutes are present in predominate levels within the study area. (Obsolete platting or subdivision is the only blight component not seriously affecting the study area.) Defective or inadequate roads and safety and insanitary concerns are major blighting influences. Due to lack of supervision, widespread accumulation of trash, illegal dumping, trespassing, loitering, and illegal parking detract from the vibrancy of the neighborhood. Although most former residences have been demolished, widespread concrete rubble, exposed rebar, and abandoned and deteriorating driveways and curbcuts, stairways, retaining walls, and fencing combined with topographic and vegetation issues negatively impact/hinder the potential redevelopment of this large, well-located, and highly visible tract of urban land.


The entire study area was declared a conservation area tending towards blight in 1994 and then declared a blighted area in 2008 with a reaffirmation of blight in 2012. TIF plans were approved in 1994 and 2008. Therefore, the study area has continuously had economic development incentives available for an extended period of 27 years to no avail and remains mired in long-term vacancy, underutilization, and blight. The subject census tract (80) is designated by the city as continuously distressed and lies within an approved Enhanced Enterprise Zone (requiring finding of blight) and an Opportunity Zone (Swope).

Considering all factors, the consultant has determined the 63rd & Prospect PIEA/TIF Study Area in Kansas City, Missouri, as of July 5, 2021, qualifies as a “blighted area” per the definition provided in Missouri Revised Statutes RSMo Chapter 99.805(1) and RSMo Chapter 100.310(2) and is hindering housing accommodation, is an economic and social liability, and remains a menace to the public health, safety, morals or welfare.

It has been a distinct pleasure to serve you in this assignment.

Sincerely,

BELKE APPRAISAL & CONSULTING SERVICES, INC.



Scott J. Belke, MAI
President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

Addenda

**AGREEMENT FOR SERVICES
OF
REAL ESTATE CONSULTANT**

AGREEMENT made this 7th day of May 2021, by and between David Macoubrie (Executive Director) of the Planned Industrial Expansion Authority of Kansas City, Missouri AND Heather Brown (Executive Director) of the Tax Increment Financing Commission of Kansas City, Missouri hereinafter referred to as "Clients", and BELKE APPRAISAL & CONSULTING SERVICES, INC., hereinafter referred to as "Consultant".

THE PARTIES RECITE AND DECLARE THAT;

1. Clients have instructed Consultant to prepare a blight study (PIEA and TIF) and general development plan (PIEA) for certain real estate, more particularly described as 140 tax parcels located in Jackson County, Missouri tax and Kansas City, Missouri as identified in Exhibit A (attachment) and including all improvements, structures, appurtenances, or other elements of value as Consultant shall deem appropriate.

2. Consultant represents that he is authorized and qualified to develop such blight analysis (per RSMO Chapters 99 and 100) and general development plan (per RSMO Chapter 100) and is familiar with the standards required for determining blight.

Clients and Consultant, for the reasons set forth above and for the considerations and under the conditions set forth in this Agreement, agree as follows:

1. Consultant shall make a personal inspection of the real estate described in Exhibit A (the Plan Area), including all improvements, structures, appurtenances, or other elements of value thereon, and to advise Clients, in written reports, of his opinion as to whether blight exists at the Plan Area (one report) and the appropriate general development plan (one report).

2. Consultant shall receive compensation from Clients for the blight study (\$6,000.00), the general development plan (\$4,000.00), and testimony (\$2,000.00) performed under this Agreement in the total amount of Twelve Thousand Dollars (\$12,000.00), which shall include such supplemental services as may be necessary or desirable to enable Consultant to perform the services herein. Testimony includes presentations to the PIEA Board, TIF Commission, City Plan Commission, and the Neighborhood Planning & Development Committee. Other testimony or presentations to city agencies or personnel will be charged at the rate of One Hundred Eighty-Five Dollars (\$185.00) per hour (preparation, travel, and testimony).

3. Consultant will provide the Clients with PDFs of the two reports. Hard copies will be provided at cost to the Clients of One Hundred Fifty Dollars (\$150.00) for each color copy of the blight study and of One Hundred Dollars (\$100.00) for each black and white copy of the blight study provided. In addition, Consultant shall receive payment of One Hundred Dollars (\$100.00) for each color copy of the general development plan provided and of Seventy-Five Dollars (\$75.00) for each black and white copy of the general development plan provided.

4. The Consultant will bill the Clients at completion of the blight study and general development plan and then submit a second billing for testimony and additional copies at the conclusion of all testimony.

5. Work product will be delivered in time for the July 2021 Board Meeting of the Planned Industrial Expansion Authority of Kansas City, Missouri and the August 2021 Board Meeting of the Tax Increment Financing Commission of Kansas City, Missouri.

6. Compensation is due upon submission of report(s) and invoice and after 30 days, interest of 1½% per month compounded will be added to the compensation.

7. Any further work or testimony on any of the properties (Plan Area) that are included in the scope of work described above, such as but not limited to condemnation proceedings, will be addressed in a separate agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.



, Client

David Macoubrie, Executive Director

, Client



BELKE APPRAISAL & CONSULTING SERVICES, INC., Consultant
by President, Scott J. Belke, MAI

EXHIBIT A

6232 Prospect Ave	6233 Park Ave	6116 Wabash Ave
6218 Prospect Ave	6229 Park Ave	6112 Wabash Ave
6216 Prospect Ave	6227 Park Ave	6108 Wabash Ave
6208 Prospect Ave	6221 Park Ave	6104 Wabash Ave
6204 Prospect Ave	6219 Park Ave	6100 Wabash Ave
6200 Prospect Ave	6217 Park Ave	6141 Olive St
6235 Wabash Ave	6215 Park Ave	6135 Olive St
6229 Wabash Ave	6205 Park Ave	6131 Olive St
6227 Wabash Ave	6201 Park Ave	6127 Olive St
6219 Wabash Ave	6235 Brooklyn Ave	6123 Olive St
6217 Wabash Ave	6233 Brooklyn Ave	6121 Olive St
6215 Wabash Ave	6227 Brooklyn Ave	6117 Olive St
6209 Wabash Ave	6200 Park	6115 Olive St
6205 Wabash Ave	6204 Park	6107 Olive St
6201 Wabash Ave	6206 Park	6144 Olive St
2414 E 63rd St	6210 Park	6142 Olive St
6234 Wabash Ave	6214 PARK	6138 Olive St
6232 Wabash Ave	6218 Park	6136 Olive St
6230 Wabash Ave	6220 Park	6134 Olive St
6228 Wabash Ave	6224 Park	6132 Olive St
6224 Wabash Ave	6228 Park	6128 Olive St
6220 Wabash Ave	6232 Park	6116 Olive St
6216 Wabash Ave	6234 Park	6112 Olive St
6214 Wabash Ave	6236 Park	6245 Prospect
6212 Wabash Ave	6014 Prospect Ave	6211/6221 Prospect
6206 Wabash Ave	6140 Prospect Ave	6201 Prospect
6204 Wabash Ave	6136 Prospect Ave	6141 Prospect
2408 E 63rd St	6134 Prospect Ave	6135 Prospect
6231 Olive St	6130 Prospect Ave	6127 Prospect
6229 Olive St	6128 Prospect Ave	6119 Prospect
6225 Olive St	6124 Prospect Ave	6117 Prospect
6223 Olive St	6116 Prospect Ave	6115 Prospect
6219 Olive St	6108 Prospect Ave	6111 Prospect
6215 Olive St	6104 Prospect Ave	6109 Prospect
6211 Olive St	6100 Prospect Ave	6107 Prospect
6207 Olive St	6141 Wabash Ave	6101 Prospect
6205 Olive St	6137 Wabash Ave	2611 E 61st
6203 Olive St	6135 Wabash Ave	2611 E 61st (*)
6201 Olive St	6131 Wabash Ave	
2330 E 63rd St	6127 Wabash Ave	
6232 Olive St	6123 Wabash Ave	
6224 Olive St	6119 Wabash Ave	
6222 Olive St	6109 Wabash Ave	
6220 Olive St	6105 Wabash Ave	
6218 Olive St	6101 Wabash Ave	
6216 Olive St	6140 Wabash Ave	
6214 Olive St	6136 Wabash Ave	
6208 Olive St	6132 Wabash Ave	
6206 Olive St	6128 Wabash Ave	
6202 Olive St	6124 Wabash Ave	
6235 Park Ave	6120 Wabash Ave	

QUALIFICATIONS OF SCOTT J. BELKE, MAI

Education

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies (1975–1977)
 William Jewell College, Liberty, Missouri, Bachelor of Arts, Religion (1978–1979)
 St. Peter's College, Oxford University, Oxford, England, Theological/Historical Studies (1979–1980)
 Denver Seminary, Denver, Colorado, Master of Divinity (1980–1983)

The Appraisal Institute

Designation

Scott completed all of his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990.

Continuing Education

Analyzing Commercial Lease Clauses	Mark to Market Seminar
Analyzing Operating Expenses	Market Analysis and the STDB
Appraisal Institute–Business Practices & Ethics	Mortgage Fraud Awareness
Appraisal Consulting	Rates, Ratios and Reasonableness
Appraising Distressed Real Estate	Retail Valuation
Appraising From Blueprints and Specifications	Scope of Work
Appraising The Appraisal (Appraisal Review)	Small Hotel/Motel Valuation
Case Studies in Commercial HBU	Solving Land Valuation Puzzles
Comprehensive Examination Workshop	Standards of Professional Practice, Part A
Cost Approach to Commercial Appraising	Standards of Professional Practice, Part B
Effective Appraisal Writing	Standards of Professional Practice, Part C
Eminent Domain & Condemnation Appraising	Supporting Capitalization Rates
Evaluating Commercial Construction	The High-Tech Appraisal Office
Feasibility Analyst & Highest And Best Use	The Internet and Appraising
Gramm-Leach-Bliley Act	The Road Less Traveled: Special Purpose Properties
HP12C Financial Calculator	USPAP Update
Income Property Demonstration Appraisal	Understanding and Using DCF Software
Industrial Valuation	Understanding and Using Investor Surveys Effectively
Internet Search Strategies	Valuation of Detrimental Conditions in Real Estate

Employment

Belke Appraisal & Consulting Services, Inc., President (10/00 to present)
 Rule & Company, Incorporated, Kansas City, Missouri, Principal (1/85 to 9/00)
 United Parcel Service, Denver, CO, Driver (various periods from 1983–1985)
 Purolator Armored, Denver, CO, Driver, Vault Worker (1978–1982)

Affiliations

Certified General Real Estate Appraiser in Missouri (Certificate No. RA 001868)
 Certified General Real Property Appraiser in Kansas (Certificate No. G-1214)

Professional

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including Exam Proctor, Committee Chair Admissions-General, Director, Treasurer, Secretary, Vice President, and President (2007), Peer Review Committee (Grievance & Ethics).

REDEVELOPMENT CONSULTING PROJECTS

Scott J. Belke, MAI has provided consulting services on the following redevelopment projects:

Kansas City, MO

Ward Parkway & Roanoke TIF (Ch. 99); Feb-95
 Ward Parkway & Roanoke Conservation District (Ch. 99); Feb-96
 Traders On Grand Blight Study (Ch. 353); Jul-97
 63rd & Troost TIF Blight Study (Ch. 99); Aug-97
 2028 Baltimore Blight Study (Ch. 353); Mar-98
 Bannister & Holmes Mine Blight Study (Ch. 353); Sep-98
 Mark Twain Building Blight Study (Ch. 353); Feb-99
 Nettleton Home Blight Study (Ch. 353); Sep-99
 Commerce Trust Building Blight Study (Ch. 353); Sep-99
 Critical Link Blight Study (Ch. 353); Mar-00
 18th & Vine Blight Study (Ch. 353); Apr-00
 Briarcliff West TIF North Expansion (Ch. 99); Aug-00
 1528 Walnut Blight Study (Ch. 353); Jun-01
 Blue Ridge Mall Blight Study (Ch. 353); May-02
 Crossroads Blight Study/General Development Plan (PIEA, Ch. 100); Aug-02
 Ellison/Knickerbocker Blight Study/GDP (PIEA, Ch. 100); Feb-03
 Folger Coffee Blight Study/GDP (PIEA, Ch. 100); Jul-03
 Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Nov-03
 Santa Fe TIF Expansion Area Blight Study (Ch. 99); Nov-03
 Briarcliff West TIF South Expansion (Ch. 99); Jan-04
 Manchester Business Center Blight Study/GDP (PIEA, Ch. 100); Mar-04
 Southwest Boulevard PIEA Blight Study/GDP (PIEA, Ch. 100); Mar-04
 Blue Ridge Mall TIF Expansion (Ch. 99); Jun-04
 87th Street & Hillcrest Road TIF Plan (Ch. 99); Dec-04
 Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Feb-05
 Armour/Gillham Blight Study/GDP (PIEA, Ch. 100); Apr-05
 Truman Road Business Park Blight Study/GDP (PIEA, Ch. 100); Jun-05
 39th & Main Blight Study/GDP (PIEA, Ch. 100); Sep-05
 Guinotte PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05
 Downtown Loop PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05
 Northeast Bottoms PIEA Blight Study/GDP (PIEA, Ch. 100); Jun-06
 Rivergate Business Center But For/Economic Impact (Ch. 353); Jul-06
 Old Federal Courthouse PIEA Blight Study/GDP (PIEA, Ch. 100); Aug-06
 Promenade TIF Conservation Area Analysis (Ch. 353); Sep-06
 Rivergate Business Center (But For/Economic Impact); Oct-06
 Trinity Hospital PIEA Blight Study/GDP (PIEA, Ch. 100); Kansas City, MO (Jul-07)
 Hillside Materials TIF Blight Study (Ch. 353); Kansas City, MO (Sep-07)
 PIEA Consultant on Economic Development & Incentive Policy, Economic Modeling, Cost
 Benefit Analysis, and But For Analysis; Kansas City, MO (Nov-Dec 2007)
 NNSA/Honeywell PIEA Blight Study/GDP (PIEA, Ch. 100), Tax Impact Analysis,
 But For Analysis; Kansas City, MO (May-08)
 Economic Development Incentive & Policy Workshops; Nov-08, Nov-09
 1220 Washington Property Value Maximization Scenario Consultations; Apr-12
 9th & Central TIF Blight Study (Ch. 99); Aug-13
 Wornall-Bannister EDC Blight Study (Chs. 99, 100, and 353); Sep-13
 Hillside Materials TIF Expansion (Ch. 353); Nov-13
 Bannister & Wornall TIF Blight Study (Ch. 99); Mar-14
 KC Power & Light TIF Blight Study (Chs. 99 and 100); Apr-14

14th & Baltimore PIEA Blight Study/GDP (Ch. 100); May-14
First Amendment Bannister & I-435 TIF Plan Blight Study (Ch. 99); Jul-14
20th & Main TIF Blight Study (Ch. 99); Aug-14
Grand Reserve TIF Plan Conservation Area (Ch. 99); Dec-14
Mark Twain KC Chapter 353 Advisory Board Blight Study (Ch. 353); Feb-15
Metro North Crossing TIF Blight Study (Ch. 99); May-15
Red Bridge Shopping Center PIEA Blight Study (Ch. 100); Jun-15
Hospital Hill North URA Expansion LCRA Blight Study (Ch. 99); Aug-15
Linwood & Cleveland URA Blight Study (Ch. 99); Sep-15
7th & Main PIEA Blight Study/GDP (Ch. 100); Jun-16
AirWorld PIEA Blight Study/GDP (Ch. 100); Aug-16
20th & Main PIEA Blight Study/GDP (Ch. 100); Nov-16
Gillham Plaza PIEA Blight Study/GDP (Ch. 100); Dec-16
Paseo Gateway PIEA Blight Study/GDP (Ch. 100); Feb-17
St. James United Methodist Church Campus Blight Study (Ch. 353); Apr-17
Antioch TIF Conservation Area Analysis (Ch. 99); May-17
27th & Troost PIEA Blight Study/GDP (Ch. 100); Aug-17
27th & Madison PIEA Blight Study/GDP (Ch. 100); Oct-17
Midtown Crossing PIEA Blight Study/GDP (Ch. 100); Nov-17
18th & Oak Street PIEA Blight Study/GDP (Ch. 100); Apr-18
Tyson Summit LCRA Blight Study (Ch. 353); Jun-18
36th & Broadway PIEA Blight Study/GDP (Ch. 100); Aug-18
20th & Walnut PIEA Blight Study/GDP (Ch. 100); Dec-18
45th & Troost PIEA Blight Study/GDP (Ch. 100); Apr-19
Eastside Village PIEA Blight Study/GDP (Ch. 100); Jun-19
Freighthouse District PIEA Undeveloped Industrial Area/GDP (Ch. 100); Oct-19
9th & Grand PIEA Blight Study/GDP (Ch. 100); Nov-19
29th & Benton PIEA Blight Study/GDP (Ch. 100); Mar-20
9013 State Line Community Improvement District Blight Study (Ch. 67); Jun-20
Overlook On Swope PIEA/TIF Blight Study/GDP (Chs. 99 and 100); Aug-20
63rd Street PIEA/TIF Blight Study/GDP (Chs. 99 and 100); Jun-21

Independence, MO

Lee's Summit Road/I-70 TIF Blight Study (Ch. 99); Feb-95

Blue Springs, MO

Blue Springs, Missouri Downtown Blight Study (Ch. 353); Nov-00

North Kansas City, MO

Harbor Town Blight Study (Ch. 353); Mar-95
Handy Stop Blight Study (Ch. 353), Aug-04
1815 Burlington Street (Ch. 353), Jun-06

Sugar Creek, MO

Carefree Mine TIF Blight Study (Ch. 99); May-01
Carefree Mine Expansion Blight Study (Ch. 353); Jan-03

Parkville, MO

Parkview Heights TIF Blight Study (Ch. 99); Oct-01

Westwood, KS

Woodside Village Conservation Area/Valuation (Ch. 12); Sep-11

COMPANY PROFILE

Over the past 36 years Scott J. Belke, MAI has valued or consulted on over 2,150 properties in the Kansas City metropolitan area and 14 surrounding states. The first 17 years of Scott's valuation experience were at Rule & Company, Inc., where Scott became a principal. Belke Appraisal & Consulting Services, Inc. can provide you with a variety of commercial real estate analyses including market value and value in use determinations, blight analysis, general development plans, tax appeal, litigation support, market analysis, and highest and best use analysis. Scott's broad-based background includes the following:

Traditional Uses:

Office, Industrial, Retail, Lodging, Multifamily, Residential Subdivisions, All Types Of Vacant Land

Special Uses:

Churches, College Campuses, LIH Apartments, Riverboat Gaming Facilities, Convenience Stores/Service Stations, Computer Centers, Medical Offices, Secondary Use of Limestone Caves, Mini Storage, Refrigerated/Freezer Storage, Parking Garages, Car/Truck Dealerships, Truck Stops, Restaurants, Bowling Alleys, Golf Courses/Mini Golf/Driving Ranges, Funeral Homes, Racquet Clubs, Nursing Homes, Skating Rinks, Truck Terminals, Indoor Soccer Facilities, Animal Research, Retirement Homes, Day-

Consulting:

Blight Analysis, General Development Plans, Tax Impact Analysis, Economic Impact, "But For" Analysis, Market Studies, Highest & Best Use Analysis, Tax Appeal, Rent Analysis, Litigation Support

Though Scott's experience is focused on the greater Kansas City metropolitan area, he has also appraised property in the following states:

Missouri	Kansas	Iowa	Texas
Nebraska	Arkansas	Oklahoma	Georgia
Virginia	Indiana	Illinois	Pennsylvania
Ohio	Florida	Wisconsin	

Scott is a 36-year resident of the Northland and while specializing in Platte and Clay Counties covers the entire metropolitan area.

Scott completed all his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990. Scott strives to stay abreast of developments within the profession as indicated by the following continuing education:

Appraisal Consulting
Appraising Distressed Real Estate
Appraising From Blueprints and Specifications
Appraising The Appraisal (The Art of Appraisal Review)
Appraisal Institute – Business Practices & Ethics
Case Studies in Commercial Highest and Best Use
Comparative Analysis
Comprehensive Examination Workshop
Cool Tools
Cost Approach to Commercial Appraising
Data Verification
Effective Appraisal Writing
Eminent Domain & Condemnation Appraising
Evaluating Commercial Construction
Feasibility Analyst & Highest And Best Use
Forecasting Revenue
Gramm-Leach-Bliley Act
HP12C Financial Calculator
HVS – Hotel Appraisal Seminar
Income Property Demonstration Appraisal
Industrial Valuation
Internet Search Strategies
Litigation Valuation
Mark to Market Seminar
Market Analysis and the STDB
Mortgage Fraud Awareness
Rates, Ratios and Reasonableness
Retail Valuation
Scope of Work
Small Hotel/Motel Valuation
Solving Land Valuation Puzzles
Standards of Professional Practice, Part A
Standards of Professional Practice, Part B
Standards of Professional Practice, Part C
Supporting Capitalization Rates
The High-Tech Appraisal Office
The Internet and Appraising
The Road Less Traveled: Special Purpose Properties
USPAP Update
Understanding and Using DCF Software
Understanding and Using Investor Surveys Effectively
Valuation of Detrimental Conditions in Real Estate

The following summarizes Scott's educational background:

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies, (1975–1977)
William Jewell College, Liberty, Missouri, Bachelor of Arts, (1978–1979)
St. Peter's College, Oxford University, Oxford, England, (1979–1980)
Denver Seminary, Denver, Colorado, Master of Divinity, (1980–1983)

Current certifications:

Certified General Real Estate Appraiser in Missouri, (Certificate No. RA 001868)
Certified General Real Property Appraiser in Kansas, (Certificate No. G-1214)

Professional service:

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including:

Exam Proctor
Committee Chair Admissions-General
Director
Treasurer
Secretary
Vice President
President (2007)
Peer Review Committee (Grievance & Ethics)



EXHIBIT 12

EVIDENCE OF COMMITMENT OF FINANCING

May 13, 2022

Richmond McCoy, Managing Member
UA KC SouthPointe, LLC
c.o UrbanAmerica
1452 Hughes Road, Suite 200
Grapevine TX 76051

Re: SouthPointe @ 63rd, Kansas City, MO

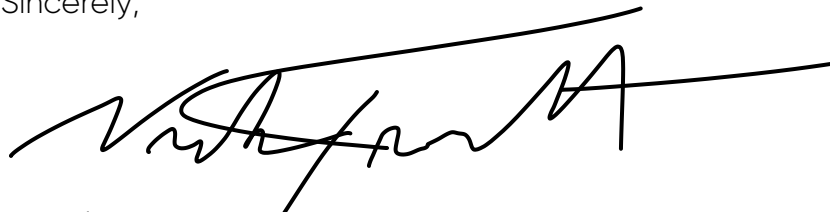
Good afternoon, Richmond,

Hall Capital Partners LLC ("HCP") is proudly in support of your efforts to develop Phase I of your SouthPointe at 63rd Project in Kansas City, Missouri. We believe that your project, which intends to provide office space, retail, multifamily housing and a hotel, is essential to the cohesive redevelopment plan for this larger urban infill project. The creation of a sense of place is important to the success of these types of efforts, and we look forward to potentially working with you on this and other urban infill redevelopments in your portfolio.

As you know, HCP is a registered investment adviser that builds, manages, and oversees multi-asset class portfolios for families, endowments, foundations, and other clients. As of December 31, 2021, HCP managed approximately \$49 billion of investment assets.

We are extremely excited to explore this opportunity with you, but please note that any investment is still subject to additional due diligence and the approval of our Review Committee. Based on our working relationship with UrbanAmerica and the deal dynamics in Phase I, we would, on a preliminary basis, subject to final underwriting, completion of our due diligence, and the Project obtaining approval from the City Council of Kansas City, commit a minimum of \$13.75MM, but not to exceed \$20MM, to capitalize Phase I of the UA KC SouthPointe Redevelopment Project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Franchot', with a long horizontal line extending to the right.

Nicholas Franchot

TERM SHEET

March 25, 2022

ROBERT FARMER
URBAN AMERICA

Re: Southpointe Community – Hotel (“Project”)

Dear Mr. Farmer,

Thank you for considering us to fund your project located at 6232 Prospect Ave, Kansas City, Missouri (the “Property”). Below please find a summary of our proposed terms for Commercial Property Assessed Clean Energy (“C-PACE”) financing.

The terms quoted herein expire if this Term Sheet is not signed within fourteen (14) days or if the proposed C-PACE financing does not close within ninety (90) days from the date above.

FINANCING

C-PACE Total Financed Amount	Estimated at \$6,444,640 Calculated as: C-PACE Net Proceeds + NGC Fees + Transaction Costs + Program Fees + Capitalized Interest – Deposits
C-PACE Net Proceeds	\$5,500,000 (Subject to individual program requirements, must be less than or equal to the cost of measures that qualify for C-PACE).
Total Development Cost	Estimated at: \$22,894,029 All in costs for the entire development, inclusive of hard and soft costs, FF&E, TI, C-PACE and non C-PACE funded improvements.
Interest Rate	All other projects: Full-term UST (today = 2.64%) + 276 bps with floor of 5.40%. Rate to be locked prior to close. Interest will be calculated on an actual/360-day convention.
Term	25 years. The total term shall be equal to or less than the weighted average estimated useful life of CPACE measures.
Annual Payment	Estimated at \$455,271
Capitalized Interest and Repayment Start Date	The first payment will be due on December 31, 2024 (“Repayment Start Date”). Interest from the closing date through to the Repayment Start Date will be capitalized into the Total Financed Amount (“Capitalized Interest”). Capitalized Interest is the prefunded reserve for the interest due on the financing from the closing to the Repayment Start Date. Capitalized Interest is estimated to be \$783,750
Good Faith Deposit	\$15,000 due upon execution of this Term Sheet. We may require that borrower deposit additional funds prior to ordering required third party reports or incurring outside legal expenses.

FEES & EXPENSES

NGC Fee	\$55,000 (1% of C-PACE Total Financed Amount)
Transaction Costs	Estimated at \$50,890, including legal fees, energy model, and technical review. The borrower shall be responsible for the payment of all costs and expenses incurred by us in connection with the underwriting and closing of the C-PACE financing whether or not the same is covered by the Good Faith Deposit or whether or not the C-PACE financing closes. Transaction Costs net of any deposits (including the Good Faith Deposit) will be capitalized into the Total Financed Amount.

TERM SHEET

Program Fees	<p>\$70,000 – Upfront C-PACE Program Fee \$750 – On-going C-PACE Program Fee (included in the Interest Rate)</p> <p>Program Fees are disclosed for borrower's knowledge but are charged by the relevant municipality C-PACE Program, not NGC. Such Program Fees are included in the Total Financed Amount.</p>
Prepayment	<p>Prepayment is allowed at any time during the Term, subject to the following prepayment premium: 5% through year 5 after closing, 3% through year 10, 2% through year 15, and 0% thereafter.</p>

REQUIREMENTS & CONDITIONS TO CLOSE

Guaranty	<p>A C-PACE Payment and Performance Guaranty will be required from an individual acceptable to us through completion of the development. The guaranty will (i) be subject to standard financial covenants; (ii) include recourse carve outs for customary bad acts; (iii) require completion of the Property, not just scope of work being financed through C-PACE, and (iv) be released upon completion.</p>
Insurance	<p>Greenworks Lending LLC will be named as a loss payee or additional insured on any insurance policy held by borrower for the Property, in accordance with our requirements.</p>
Disbursement	<p><u>For New Development Financing:</u></p> <p>We will prepare a schedule of C-PACE disbursements based on projected overall construction milestones and Total Development Cost incurred to date. Borrower must certify that available funds are sufficient to complete the development with each C-PACE disbursement request. We will require updates through construction to ensure the Project remains in balance. In instances where C-PACE costs are incurred before meeting other agreed upon milestone requirements there may be a delay in disbursement of funds.</p> <p>We require that C-PACE funds be disbursed:</p> <ul style="list-style-type: none"> - After all Borrower equity; - After any EB-5, TIF, tax credits, or other incentive financing, as applicable; - No earlier than pari passu with senior lender disbursements and so long as sources and uses remaining for the Project are still "in balance;" - Against C-PACE eligible costs incurred and agreed-upon broader development construction milestones; and - Subject to a final disbursement of no less than 10% of the C-PACE Net Proceeds, which shall not occur until receipt of (A) evidence that the Senior Lender has advanced all funds necessary for development completion, and (B) a Certificate of Occupancy or TCO, or final construction inspection. <p>NOTE: C-PACE financing proceeds will not be distributed until the assessment has been recorded in the land records after closing.</p>

Conditions	<p>Standard for transactions of this type, including, but not limited to, the following:</p> <p><u>For New Development Financing:</u></p> <ul style="list-style-type: none"> • Total Financed Amount to be no greater than the amount that provides: <ul style="list-style-type: none"> ○ Maximum loan to cost (LTC) of 30%; ○ Minimum DSCR of 1.25x; 1.10x for multi-family ○ Minimum borrower cash equity (GP & LP) of 10% of Total Development Cost; and ○ Maximum combined loan to value (CLTV) of 95% and debt to cost of 90%. Combined debt includes C-PACE Total Financed Amount and secured lines of credit, as confirmed by the title search. ○ As-stabilized NOI and as-complete or as-stabilized real property value for the calculations above will be based on a FIRREA-compliant appraisal, as adjusted and accepted by us in our sole discretion. • Executed consent to the C-PACE assessment from all lienholders secured by the Property. • Satisfactory review of all third-party reports and due diligence materials, including, but not limited to organizational documents, appraisal, environmental reports, third party technical review of C-PACE measures, financial statements, sponsor experience, background search
-------------------	--

TERM SHEET

- and title search.
- Satisfactory review of construction documentation, including, but not limited to, sources & uses, draw schedule, budget for overall Project, construction contracts, term sheets and loan documents from other funding sources (i.e. senior loan, tax credits), permits and zoning approvals as applicable.
- Satisfactory completion of our underwriting including credit committee approval.
- Contractor completion of our standard contractor registration.
- Approval by the applicable C-PACE Program.
- Standard annual reporting requirements over the Term may apply. Annual reporting may include, but is not limited to, operating statements and budgets.
- Execution of our standard documentation.

ADDITIONAL REQUIREMENTS

if the property involves any residential condominiums, co-operatives, ground leases, or commercial condominiums please disclose to us as additional requirements will apply. We are currently unable to finance gas stations, heavy manufacturing facilities, properties with onsite dry cleaners, or properties which engage in the growth, testing, production, or distribution of marijuana

MISCELLANEOUS

Modifications	A first repayment date extension and other loan modifications post-closing may be considered on a case-by-case basis at our discretion.
Disclosure of Information & Sale of Loan	Borrower acknowledges that we may share Borrower's information with, including, but not limited to our partners, service providers, and future lien holders at our sole discretion, assuming there is a Non-Disclosure Agreement (NDA) in place. We reserve the right to sell or assign the assessment in its sole discretion.
Termination	Borrower can terminate the credit process with us at any time for any reason by providing written notice to us, provided we will retain any Good Faith Deposit. We can terminate this Term Sheet at any time for any reason by providing written notice to the Borrower.
Limitation of Liability	Notwithstanding anything to the contrary contained in this Term Sheet, our aggregate liability arising from this Term Sheet shall not exceed the Good Faith Deposit received except for claims which arise or result from fraudulent or unlawful acts, or willful misconduct.
Exclusivity	Borrower shall work on an exclusive basis with us as it relates to financing the Project with PACE financing unless or until (i) we provide written notice of termination, or (ii) we are not able to meet the terms provided herein. This paragraph shall survive the termination of this Term Sheet for a period of one year.
Non-Binding	Except as otherwise expressly stated herein, this Term Sheet does not constitute or create, and shall not be deemed to constitute or create any legally binding or enforceable obligation on our part and should not be construed as a binding commitment to provide any type of financing to the Borrower or related to the Property. This Term Sheet does not purport to summarize all provisions which would be contained in definitive legal documentation for the contemplated financing. The summary of terms and conditions contained herein is subject to change and to documents satisfactory to us, at our sole discretion.
Confidentiality	Each party may be given access to information that: (i) relates to the past, present, and future research, development, business activities, products, services, and technical knowledge of the other party; and (ii) has been identified as confidential by the other party (collectively, " Confidential Information "). The Confidential Information of one party may be used by the receiver only in connection with the C-PACE financing and only so long as this Term Sheet is in full force and effect. Each party agrees to protect the confidentiality of the Confidential Information of the other in the same manner that it protects the confidentiality of its own proprietary and confidential information of like kind. Access to the Confidential Information shall be restricted to those of borrower and our personnel with a need to know and engaged in a use permitted by this Term Sheet or a future term sheet. The Confidential Information in written form may not be copied or reproduced without the owner's prior written consent.
Commitment Letter	A Commitment Letter will be provided upon receipt of all third-party reports and diligence materials and underwriting approval. The Commitment Letter will confirm terms and pricing and list any outstanding "Conditions Precedent" to Closing.

TERM SHEET

If the terms and conditions of this Term Sheet are acceptable, please so indicate by signing below and returning to us.

We look forward to working with you to finance your Project.

Sincerely,
Greenworks Lending LLC,

By: Alexandra Cooley
Title: Chief Investment Officer

REVIEWED & ACCEPTED:

URBAN AMERICA
OR ACCEPTABLE ASSIGNEE

Signature: _____

Printed Name: _____

TERM SHEET

March 24, 2022

ROBERT FARMER
URBAN AMERICA

Re: Southpointe Community – Office/Retail (“Project”)

Dear Mr. Farmer,

Thank you for considering us to fund your project located at 6232 Prospect Ave, Kansas City, Missouri (the “Property”). Below please find a summary of our proposed terms for Commercial Property Assessed Clean Energy (“C-PACE”) financing.

The terms quoted herein expire if this Term Sheet is not signed within fourteen (14) days or if the proposed C-PACE financing does not close within ninety (90) days from the date above.

FINANCING

C-PACE Total Financed Amount	Estimated at \$17,484,656 Calculated as: C-PACE Net Proceeds + NGC Fees + Transaction Costs + Program Fees + Capitalized Interest – Deposits
C-PACE Net Proceeds	\$15,000,000 (Subject to individual program requirements, must be less than or equal to the cost of measures that qualify for C-PACE).
Total Development Cost	Estimated at: \$57,927,054 All in costs for the entire development, inclusive of hard and soft costs, FF&E, TI, C-PACE and non C-PACE funded improvements.
Interest Rate	All other projects: Full-term UST (today = 2.64%) + 276 bps with floor of 5.40%. Rate to be locked prior to close. Interest will be calculated on an actual/360-day convention.
Term	25 years. The total term shall be equal to or less than the weighted average estimated useful life of CPACE measures.
Annual Payment	Estimated at \$1,233,892
Capitalized Interest and Repayment Start Date	The first payment will be due on December 31, 2024 (“Repayment Start Date”). Interest from the closing date through to the Repayment Start Date will be capitalized into the Total Financed Amount (“Capitalized Interest”). Capitalized Interest is the prefunded reserve for the interest due on the financing from the closing to the Repayment Start Date. Capitalized Interest is estimated to be \$2,126,356
Good Faith Deposit	\$15,000 due upon execution of this Term Sheet. We may require that borrower deposit additional funds prior to ordering required third party reports or incurring outside legal expenses.

FEES & EXPENSES

NGC Fee	\$150,000 (1% of C-PACE Total Financed Amount)
Transaction Costs	Estimated at \$47,050, including legal fees, energy model, and technical review. The borrower shall be responsible for the payment of all costs and expenses incurred by us in connection with the underwriting and closing of the C-PACE financing whether or not the same is covered by the Good Faith Deposit or whether or not the C-PACE financing closes. Transaction Costs net of any deposits (including the Good Faith Deposit) will be capitalized into the Total Financed Amount.

TERM SHEET

Program Fees	<p>\$176,250 – Upfront C-PACE Program Fee \$750 – On-going C-PACE Program Fee (included in the Interest Rate)</p> <p>Program Fees are disclosed for borrower's knowledge but are charged by the relevant municipality C-PACE Program, not NGC. Such Program Fees are included in the Total Financed Amount.</p>
Prepayment	<p>Prepayment is allowed at any time during the Term, subject to the following prepayment premium: 5% through year 5 after closing, 3% through year 10, 2% through year 15, and 0% thereafter.</p>

REQUIREMENTS & CONDITIONS TO CLOSE

Guaranty	<p>A C-PACE Payment and Performance Guaranty will be required from an individual acceptable to us through completion of the development. The guaranty will (i) be subject to standard financial covenants; (ii) include recourse carve outs for customary bad acts; (iii) require completion of the Property, not just scope of work being financed through C-PACE, and (iv) be released upon completion.</p>
Insurance	<p>Greenworks Lending LLC will be named as a loss payee or additional insured on any insurance policy held by borrower for the Property, in accordance with our requirements.</p>
Disbursement	<p><u>For New Development Financing:</u></p> <p>We will prepare a schedule of C-PACE disbursements based on projected overall construction milestones and Total Development Cost incurred to date. Borrower must certify that available funds are sufficient to complete the development with each C-PACE disbursement request. We will require updates through construction to ensure the Project remains in balance. In instances where C-PACE costs are incurred before meeting other agreed upon milestone requirements there may be a delay in disbursement of funds.</p> <p>We require that C-PACE funds be disbursed:</p> <ul style="list-style-type: none"> - After all Borrower equity; - After any EB-5, TIF, tax credits, or other incentive financing, as applicable; - No earlier than pari passu with senior lender disbursements and so long as sources and uses remaining for the Project are still "in balance;" - Against C-PACE eligible costs incurred and agreed-upon broader development construction milestones; and - Subject to a final disbursement of no less than 10% of the C-PACE Net Proceeds, which shall not occur until receipt of (A) evidence that the Senior Lender has advanced all funds necessary for development completion, and (B) a Certificate of Occupancy or TCO, or final construction inspection. <p>NOTE: C-PACE financing proceeds will not be distributed until the assessment has been recorded in the land records after closing.</p>

Conditions	<p>Standard for transactions of this type, including, but not limited to, the following:</p> <p><u>For New Development Financing:</u></p> <ul style="list-style-type: none"> • Total Financed Amount to be no greater than the amount that provides: <ul style="list-style-type: none"> ○ Maximum loan to cost (LTC) of 30%; ○ Minimum DSCR of 1.25x; 1.10x for multi-family ○ Minimum borrower cash equity (GP & LP) of 10% of Total Development Cost; and ○ Maximum combined loan to value (CLTV) of 95% and debt to cost of 90%. Combined debt includes C-PACE Total Financed Amount and secured lines of credit, as confirmed by the title search. ○ As-stabilized NOI and as-complete or as-stabilized real property value for the calculations above will be based on a FIRREA-compliant appraisal, as adjusted and accepted by us in our sole discretion. • Executed consent to the C-PACE assessment from all lienholders secured by the Property. • Satisfactory review of all third-party reports and due diligence materials, including, but not limited to organizational documents, appraisal, environmental reports, third party technical review of C-PACE measures, financial statements, sponsor experience, background search
-------------------	--

TERM SHEET

- and title search.
- Satisfactory review of construction documentation, including, but not limited to, sources & uses, draw schedule, budget for overall Project, construction contracts, term sheets and loan documents from other funding sources (i.e. senior loan, tax credits), permits and zoning approvals as applicable.
- Satisfactory completion of our underwriting including credit committee approval.
- Contractor completion of our standard contractor registration.
- Approval by the applicable C-PACE Program.
- Standard annual reporting requirements over the Term may apply. Annual reporting may include, but is not limited to, operating statements and budgets.
- Execution of our standard documentation.

ADDITIONAL REQUIREMENTS

if the property involves any residential condominiums, co-operatives, ground leases, or commercial condominiums please disclose to us as additional requirements will apply. We are currently unable to finance gas stations, heavy manufacturing facilities, properties with onsite dry cleaners, or properties which engage in the growth, testing, production, or distribution of marijuana

MISCELLANEOUS

Modifications	A first repayment date extension and other loan modifications post-closing may be considered on a case-by-case basis at our discretion.
Disclosure of Information & Sale of Loan	Borrower acknowledges that we may share Borrower's information with, including, but not limited to our partners, service providers, and future lien holders at our sole discretion, assuming there is a Non-Disclosure Agreement (NDA) in place. We reserve the right to sell or assign the assessment in its sole discretion.
Termination	Borrower can terminate the credit process with us at any time for any reason by providing written notice to us, provided we will retain any Good Faith Deposit. We can terminate this Term Sheet at any time for any reason by providing written notice to the Borrower.
Limitation of Liability	Notwithstanding anything to the contrary contained in this Term Sheet, our aggregate liability arising from this Term Sheet shall not exceed the Good Faith Deposit received except for claims which arise or result from fraudulent or unlawful acts, or willful misconduct.
Exclusivity	Borrower shall work on an exclusive basis with us as it relates to financing the Project with PACE financing unless or until (i) we provide written notice of termination, or (ii) we are not able to meet the terms provided herein. This paragraph shall survive the termination of this Term Sheet for a period of one year.
Non-Binding	Except as otherwise expressly stated herein, this Term Sheet does not constitute or create, and shall not be deemed to constitute or create any legally binding or enforceable obligation on our part and should not be construed as a binding commitment to provide any type of financing to the Borrower or related to the Property. This Term Sheet does not purport to summarize all provisions which would be contained in definitive legal documentation for the contemplated financing. The summary of terms and conditions contained herein is subject to change and to documents satisfactory to us, at our sole discretion.
Confidentiality	Each party may be given access to information that: (i) relates to the past, present, and future research, development, business activities, products, services, and technical knowledge of the other party; and (ii) has been identified as confidential by the other party (collectively, " Confidential Information "). The Confidential Information of one party may be used by the receiver only in connection with the C-PACE financing and only so long as this Term Sheet is in full force and effect. Each party agrees to protect the confidentiality of the Confidential Information of the other in the same manner that it protects the confidentiality of its own proprietary and confidential information of like kind. Access to the Confidential Information shall be restricted to those of borrower and our personnel with a need to know and engaged in a use permitted by this Term Sheet or a future term sheet. The Confidential Information in written form may not be copied or reproduced without the owner's prior written consent.
Commitment Letter	A Commitment Letter will be provided upon receipt of all third-party reports and diligence materials and underwriting approval. The Commitment Letter will confirm terms and pricing and list any outstanding "Conditions Precedent" to Closing.

TERM SHEET

If the terms and conditions of this Term Sheet are acceptable, please so indicate by signing below and returning to us.

We look forward to working with you to finance your Project.

Sincerely,
Greenworks Lending LLC,

By: Alexandra Cooley
Title: Chief Investment Officer

REVIEWED & ACCEPTED:

URBAN AMERICA
OR ACCEPTABLE ASSIGNEE

Signature: Robert Farmer _____


Printed Name:  Robert Farmer _____
B7D1BE9F7BA64B9...

EXHIBIT 13

LIST OF PROPERTIES TO BE ACQUIRED

<u>Address</u>	<u>APN:</u>
6232 Prospect Ave	<u>47-110-08-20-00-0-00-000</u>
6218 Prospect Ave	<u>47-110-08-16-00-0-00-000</u>
6216 Prospect Ave	<u>47-110-08-17-00-0-00-000</u>
6208 Prospect Ave	<u>47-110-08-18-00-0-00-000</u>
6204 Prospect Ave	<u>47-110-08-19-00-0-00-000</u>
6200 Prospect Ave	<u>47-110-08-01-00-0-00-000</u>
6235 Wabash Ave	<u>47-110-08-11-00-0-00-000</u>
6231 Wabash Ave	<u>47-110-08-10-00-0-00-000</u>
6229 Wabash Ave	<u>47-110-08-09-00-0-00-000</u>
6227 Wabash Ave	<u>47-110-08-08-00-0-00-000</u>
6219 Wabash Ave	<u>47-110-08-07-00-0-00-000</u>
6217 Wabash Ave	<u>47-110-08-06-00-0-00-000</u>
6215 Wabash Ave	<u>47-110-08-05-00-0-00-000</u>
6209 Wabash Ave	<u>47-110-08-04-00-0-00-000</u>
6205 Wabash Ave	<u>47-110-08-03-00-0-00-000</u>
6201 Wabash Ave	<u>47-110-08-02-00-0-00-000</u>
2414 E 63rd St	<u>47-110-09-14-00-0-00-000</u>
6234 Wabash Ave	<u>47-110-09-15-00-0-00-000</u>
6232 Wabash Ave	<u>47-110-09-16-00-0-00-000</u>
6230 Wabash Ave	<u>47-110-09-17-00-0-00-000</u>
6228 Wabash Ave	<u>47-110-09-18-00-0-00-000</u>
6224 Wabash Ave	<u>47-110-09-19-00-0-00-000</u>
6220 Wabash Ave	<u>47-110-09-20-00-0-00-000</u>
6216 Wabash Ave	<u>47-110-09-21-00-0-00-000</u>
6214 Wabash Ave	<u>47-110-09-22-00-0-00-000</u>
6212 Wabash Ave	<u>47-110-09-23-00-0-00-000</u>
6206 Wabash Ave	<u>47-110-09-24-00-0-00-000</u>
6204 Wabash Ave	<u>47-110-09-01-00-0-00-000</u>
6140 Prospect Ave	<u>47-110-07-43-00-0-00-000</u>
6136 Prospect Ave	<u>47-110-07-44-00-0-00-000</u>
6134 Prospect Ave	<u>47-110-07-45-00-0-00-000</u>
6130 Prospect Ave	<u>47-110-07-46-00-0-00-000</u>
6128 Prospect Ave	<u>47-110-07-47-00-0-00-000</u>
6124 Prospect Ave	<u>47-110-07-69-00-0-00-000</u>
6116 Prospect Ave	<u>47-110-07-65-00-0-00-000</u>
6108 Prospect Ave	<u>47-110-07-53-00-0-00-000</u>
6104 Prospect Ave	<u>47-110-07-54-00-0-00-000</u>

6100 Prospect Ave	47-110-07-70-00-0-00-000
6141 Wabash Ave	47-110-07-42-00-0-00-000
6137 Wabash Ave	47-110-07-41-00-0-00-000
6135 Wabash Ave	47-110-07-40-00-0-00-000
6131 Wabash Ave	47-110-07-39-00-0-00-000
6127 Wabash Ave	47-110-07-38-00-0-00-000
6123 Wabash Ave	47-110-07-37-00-0-00-000
6119 Wabash Ave	47-110-07-36-00-0-00-000
6115 Wabash Ave	47-110-07-35-00-0-00-000
6109 Wabash Ave	47-110-07-34-00-0-00-000
6105 Wabash Ave	47-110-07-33-00-0-00-000
6101 Wabash Ave	47-110-07-32-00-0-00-000
6140 Wabash Ave	47-110-07-19-00-0-00-000
6136 Wabash Ave	47-110-07-20-00-0-00-000
6132 Wabash Ave	47-110-07-21-00-0-00-000
6128 Wabash Ave	47-110-07-22-00-0-00-000
6124 Wabash Ave	47-110-07-23-00-0-00-000
6120 Wabash Ave	47-110-07-24-00-0-00-000
6116 Wabash Ave	47-110-07-25-00-0-00-000
6112 Wabash Ave	47-110-07-26-00-0-00-000
6108 Wabash Ave	47-110-07-27-00-0-00-000
6104 Wabash Ave	47-110-07-28-00-0-00-000
6100 Wabash Ave	47-110-07-29-00-0-00-000
6141 Olive St	47-110-07-18-00-0-00-000
6135 Olive St	47-110-07-17-00-0-00-000
6131 Olive St	47-110-07-16-00-0-00-000
6127 Olive St	47-110-07-15-00-0-00-000
6123 Olive St	47-110-07-14-00-0-00-000
6121 Olive St	47-110-07-13-00-0-00-000
6117 Olive St	47-110-07-12-00-0-00-000
6115 Olive St	47-110-07-11-00-0-00-000
6107 Olive St	47-110-07-10-00-0-00-000
6201 Prospect	46-320-23-03-00-0-00-000
6141 Prospect	46-320-22-14-00-0-00-000
6135 Prospect	46-320-22-13-02-0-00-000
6127 Prospect	46-320-22-12-00-0-00-000
6119 Prospect	46-320-22-11-00-0-00-000
6117 Prospect	46-320-22-10-00-0-00-000
6115 Prospect	46-320-22-09-00-0-00-000
6111 Prospect	46-320-22-08-00-0-00-000
6109 Prospect	46-320-22-07-00-0-00-000

6107 Prospect	<u>46-320-22-06-00-0-00-000</u>
6101 Prospect	<u>46-320-22-05-00-0-00-000</u>
2611 E 61st	<u>46-320-22-04-00-0-00-000</u>
N/A	<u>46-320-22-22-00-0-00-000</u>

EXHIBIT 14

RELOCATION ASSISTANCE

Policy Name: Relocation Assistance Policy

Date Approved: May 26, 1988

Resolution Number: 88-09

Policy Statement: Every person approved by the Commission as a developer of property subject to be acquired by the Tax Increment Financing Commission if furtherance of a Tax Increment Financing plan shall submit to the Commission a relocation plan as part of the developer's redevelopment plan.

- (a) The following terms, whenever used or referred to herein, shall have the following meanings:
- (i) Designated Occupants. “Designated Occupants” shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Director of City Development based upon standards established by the Department of Housing and Community Development of Kansas City, Missouri.
 - (ii) Displaced Business. “Displaced Business” shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.
 - (iii) Displaced Occupant. “Displaced Occupant” shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.
 - (iv) Handicapped Occupant. “Handicapped Occupant” shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.
 - (v) Occupant. “Occupant” shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.

- (vi) Person. “Person” shall mean any individual, firm, partnership, joint venture, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in a urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.
- (b) Plan Requirement. Every person approved by the Commission as a developer of property subject to be acquired by the Tax Increment Financing Commission if furtherance of a Tax Increment Financing plan shall submit to the Commission a relocation plan as part of the developer's redevelopment plan.
- (c) Contents of Plan. The relocation plan shall provide for the following:
 - (i) Payments to all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or said displaced business is required to vacate the premises by the developer, its assigns or any person seeking acquisition powers under the Tax Increment Financing plan pursuant to RSMo. 99.800 et. seq., as amended; and
 - (ii) Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and
 - (iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days’ notice of referral sites for handicapped displaced occupants and sixty (60) days’ notice of referral sites for all other displaced occupants and displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to designated occupants.
 - (iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.
- (d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:
 - (i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or

- (ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage or personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.
- (e) Handicapped Displaced Occupant Allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed Four Hundred Dollars (\$400.00).
- (f) Payment to Businesses. All displaced businesses eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon the following, at the option of the business:
 - (i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or
 - (ii) Actual costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationery.
- (g) Waiver of Payments. Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Commission.
- (h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)(iii) hereof.
- (i) Persons Bound by the Plan. Any developer, its assigns or transferees, provided assistance in land acquisition by the Tax Increment Financing Commission, is required to comply with the Executive Director of the Commission. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business.
- (j) Minimum Requirements. The requirements set out herein shall be considered minimum standards. In reviewing any proposed redevelopment plan, the Commission shall determine the adequacy of the proposal and may require additional elements to be provided therein.

EXHIBIT 15

REDEVELOPER'S AFFIDAVIT
STATE OF Florida)
~~MISSOURI~~)
COUNTY OF Broward ss.
~~JACKSON~~)

1. At all times relevant herein, I have been a member of UA KC SOUTHPOINTE, LLC, a Florida limited liability company (the "Redeveloper"), and I make this statement on behalf of the Redeveloper.

2. The Redevelopment Area is legally described on Exhibit 1A of the Southpointe Tax Increment Financing Plan.

3. The provisions of subdivision RSMo. § 99.810.1(1) have been met through the information submitted by Redeveloper to the Tax Increment Financing Commission of Kansas City, Missouri and the City of Kansas City, Missouri, and, based upon such information, it is the opinion of the undersigned that the Redevelopment Area is located in a blighted area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

4. The information, statements and averments in this Affidavit are, to the best of my knowledge and belief, true, accurate and complete in all material respects.

UA KC SOUTHPOINTE, LLC,
a Florida limited liability company

By: [Signature]

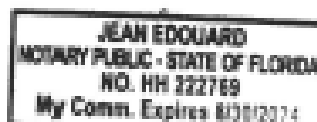
Subscribed and sworn to before me, the undersigned Notary Public in and for said County and State, this 4th day of March, 2022.

By: [Signature]
Signature of Notary Public

Jean Edouard
Typed/Printed Name of Notary Public

My Commission Expires:

02/26/2024



COMMITTEE SUBSTITUTE ORDINANCE NO. 220403

Accepting the recommendations of the Tax Increment Financing Commission as to the Southpointe Tax Increment Financing Plan; and approving the Southpointe Tax Increment Financing Plan as modified; and approving additional tax increment financing within the Redevelopment Project and authorizing the Director of Finance to enter into one or more agreements in furtherance of such purpose; and directing the Clerk to send a copy of this ordinance to Jackson County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, passed on June 18, 2015, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS the Southpointe Tax Increment Financing Plan (the "Original Redevelopment Plan") was proposed to the Commission; and

WHEREAS, the Commission has been duly constituted and its members appointed; and, after all proper notice was given, the Commission met in public hearing regarding the Original Redevelopment Plan on March 28, 2022, at which time, after receiving the comments of all interested persons and taxing districts, closed said public hearing and approved Resolution No. 3-18-22 and 3-19-22 ("Resolutions") recommending to the City Council acceptance of certain findings related to the Original Redevelopment Plan, the approval of the Original Redevelopment Plan and the designation of the Redevelopment Area described by the Original Redevelopment Plan and the redevelopment project area for the Redevelopment Project described therein ("Redevelopment Project Area"); and

WHEREAS, subsequent to the Commission's adoption of the Resolutions, certain amendments were made to the Original Redevelopment Plan, including (1) a modification to the description the PIEA Benefits described therein to include an exemption of sales taxes on construction materials, along with an exemption on residential real property taxes within the Redevelopment Area and (ii) additional evidence of private debt and equity commitments (collectively, the "Additional Modifications"); and

WHEREAS, the Additional Modifications do not enlarge the exterior boundaries of the Redevelopment Area, and do not affect the general land uses established in the Original Redevelopment Plan or change the nature of the Redevelopment Project, and notice of such amendments was duly given as required by the TIF Act; and

WHEREAS, the Original Redevelopment Plan, as so amended by the Additional Modifications (the "Redevelopment Plan" or "Plan") provides for the construction of approximately 113,800 square feet of office space over approximately 42,200 square feet of retail space, an approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface

parking spaces, approximately 308,100 gross square feet of residential space and a surface parking lot to support the same (the "Project Improvements"), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (the "Public Improvements"); and

WHEREAS the Redevelopment Area described by the Plan is generally bounded by 59th Street on the north, 63rd Street on the south, Bruce R. Watkins Highway on the east and Brooklyn Avenue on the west, all in Jackson County, Kansas City, Missouri; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the Redevelopment Plan as set forth in the Resolutions are hereby accepted and the Redevelopment Plan, including the Additional Modifications, a copy of which is attached hereto, is hereby approved.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Section 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the following described area is hereby designated as a Redevelopment Area:

All that part of the Northwest Quarter of Section 3 and Northeast Quarter of Section 4, Township 48, Range 33, including all that part of Lot 1, Summers Wharf, Lots 1 thru 6, inclusive, and Lots 18 thru 105, inclusive, Beachwood, Lots 1 thru 25, inclusive, Eastlake Addition, Lots 1 thru 22, inclusive, Millers Addition, Lots 69 thru 73, inclusive, Beaufort, and Lots 1 thru 15, inclusive, Jost Plaza, all in Kansas City, Jackson County, Missouri, together with the rights-of-ways of Prospect Avenue, Wabash Avenue, Olive Street, Park Avenue, E. 61st Street and E. 62nd Street, all described as follows:

Beginning at the southerly most southeast corner of said Lot 1, Summers Wharf, said point being on the north right-of-way line of E. 63rd Street, 50 feet north of the centerline thereof; thence North 86°58'41" West (plat: North 86°49'02" West), along the north right-of-way line of said E. 63rd Street and its westerly prolongation, 50 feet north of and parallel with the centerline thereof, 295.91 feet to the west right-of-way line of Wabash Avenue, said point being on the east line of Lot 40 in said Beachwood; thence South 02°15'37" West, along the east line of said Lot 40, 10.00 feet to the north right-of-way line said E. 63rd Street, 30.00 feet north of the south line of the Northeast Quarter of said Section 4; thence North 86°58'41" West, along the north right-of-way line of said E. 63rd Street and its westerly prolongation thereof, 30.00 feet north of and parallel with the south line of said Northeast Quarter, 885.65 feet to the southeast corner of a tract of land for new right-of-way described by Document No. 1990-K-0930339, being the west 5 feet of the south 5 feet of Lot 99 in said Beachwood; thence North 02°15'37" East, parallel with the west line of said Lot 99, 5.00 feet to the northeast corner of said

tract of land; thence $86^{\circ}58'41''$ West, parallel with the north right-of-way line of said E. 63rd Street, 5.00 feet to the west line of said Lot 99, said point being on the east right-of-way line of Brooklyn Avenue; thence North $02^{\circ}15'37''$ East, along said east right-of-way line, 280.05 feet to the northwest corner of Lot 105 in said Beachwood; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 137.64 feet to the northeast corner thereof, said point being the southwest corner of Lot 91 in said Beachwood; thence North $02^{\circ}15'37''$ East, along the west line of lots 91, 90, 89, 88, 87, 86, and 85 in said Beachwood, 280.04 feet to the northwest corner of said Lot 85, said point being on the south right-of-way line of E. 62nd Street; thence South $86^{\circ}58'41''$ East, along said south right-of-way line and its easterly prolongation thereof, 316.34 feet (plat: 316.09 feet) to the northeast corner of Lot 84 in said Beachwood; thence North $01^{\circ}56'58''$ East, 50.01 feet to the north right-of-way line of said e. 62nd street, said point being the southwest corner of Lot 15 in said Eastlake Addition; thence North $02^{\circ}15'30''$ East, along the west line of Lots 15 thru 25, inclusive, in said Eastlake Addition, 385.00 feet, to the northwest corner of said Lot 25; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 146.79 feet to the northeast corner thereof, said point being on the west right-of-way line of Olive Street; thence South $86^{\circ}58'41''$ East, 51.15 feet to the east right-of-way line of said Olive Street, said point being the southwest corner of Lot 3 in said Eastlake Addition; thence in a northerly direction, along the east right-of-way line of said Olive Street, along a curve to the right with an initial tangent bearing of North $15^{\circ}36'49''$ East, having a radius of 700.00 feet through a central angle of $014^{\circ}13'02''$, an arc distance of 173.70 feet (plat: 172.64 feet) to the northwest corner of Lot 1 in said Eastlake Addition; thence South $87^{\circ}28'08''$ East, along the north line of said lot, 49.50 feet (plat: 50 feet) to the northeast corner thereof, said point being on the west line of Lot 22 in said Millers Addition; thence North $02^{\circ}15'37''$ East, along the west line of said lot, 16.45 feet to the northwest corner thereof; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being on the west right-of-way line of Wabash Avenue; thence continuing South $86^{\circ}58'41''$ East, 50.00 feet to the east right-of-way line of said Wabash Avenue, said point being the northwest corner of Lot 1 in said Millers Addition; thence South $86^{\circ}58'41''$ East, along the north line of said lot, 128.97 feet to the northeast corner thereof, said point being 169 feet west of the east line of the Northeast Quarter of said Section 4; thence North $02^{\circ}15'37''$ East, 169 feet west of and parallel with the east line of said Northeast Quarter, 380.84 feet to the northwest corner of a tract of land described by Document No. 1993-K-1106908; thence South $87^{\circ}28'09''$ East, along the north line of said tract of land, 129.00 feet to the northeast corner thereof, said point being on the west right-of-way line of Prospect Avenue; thence South $02^{\circ}15'37''$ West, along said west right-of-way line, 331.87 feet to the westerly prolongation of the north right-of-way line of E. 61st Street; thence South $86^{\circ}43'02''$ East, along the north right-of-way line of said E. 61st Street, and its westerly prolongation thereof, 280.01 feet to the southeast corner of Lot 74 in said Beaufort, being the southeast corner of a tract of land described by Exhibit E40350 in Document No. 2006-E-0030540, said point being on the westerly right-of-way line of Missouri Route 71; thence along the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South $02^{\circ}15'37''$ West, 150.00 feet to the southeast corner of Lot 73 in said Beaufort, being the southeast corner of a tract of land described by Exhibit

E40351 in said Document No. 2006-E-0030540, said point being 211.58 feet right of Centerline Sta. 355+55.67; thence South 02°15'37" West, 150.00 feet to a point 212.42 feet right of Centerline Sta. 357+07.08; thence South 07°09'08" West, 234.50 feet to a point 232.19 feet right of Centerline Sta. 359+41.67, said point being on the south line of Lot 69 in said Beaufort; thence North 86°43'02" West, along the south line of said Lot 69 and continuing along the westerly right-of-way line of said Missouri Route 71, 50.00 feet to the northeast corner of the west 10 feet of lot 28 in said Jost Plaza; thence South 02°15'37" West, 656.21 feet to the northeast corner of a tract of land for said Missouri Route 71 right-of-way by Document No. 1990-K-0914472; thence along the north line of said tract of land, being the westerly right-of-way line of said Missouri Route 71, the following courses and distances: South 74°14'22" West (deed: North 74°08'08" East), 45.75 feet; thence South 82°04'12" West (deed: North 81°57'58" East), 25.50 feet; thence North 86°37'12" West (deed: South 86°43'26" East), 61.39 feet to the east right-of-way line of Prospect Avenue; thence leaving the westerly right-of-way line of said Missouri Route 71, North 83°50'28" West, 80.19 feet to the northerly most southeast corner of said Lot 1, Summers Wharf, said point being the intersection of the west right-of-way line of said Prospect Avenue with the north right-of-way line of said E. 63rd Street; thence South 43°01'57" West (plat: South 43°51'23" West), along the north right-of-way line of said E. 63rd Street, 18.54 feet (plat: 18.46 feet) to the point of beginning, containing 31.897 acres, more or less.

Section 4. That in accordance with the recommendations of the Commission as set forth in the Resolutions, the Council hereby finds that:

- (a) The Redevelopment Plan, together with the Additional Modifications contained therein, sets forth in writing a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, evidence of commitments to financing the redevelopment project costs, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to Section 99.845, RSMo, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Area;
- (b) The Redevelopment Area as a whole is a blighted area, as defined by the Act. A Blight Study undertaken by Belke Appraisal & Consulting Services, Inc., attached as Exhibit 11 to the Redevelopment Plan, provides evidence that defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivisions or obsolete platting, endanger by fire of other causes and the existence of conditions which endanger life by fire or other causes and is detrimental to the public health, safety, morals, or welfare are present in the Redevelopment Area;

- (b) The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan;
- (c) The Redevelopment Plan conforms with the City's current comprehensive plan (FOCUS Plan) and the Swope Area Plan. The Redevelopment Area and Redevelopment Project Areas shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time;
- (d) The area selected for the Redevelopment Projects includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Project Improvements;
- (e) The estimated date of completion of the Project Improvements within the areas described by the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area;
- (f) A plan has been developed for relocation assistance for businesses and residences;
- (g) A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act; and
- (h) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Southpointe Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it by the Council. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 and 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of economic activity taxes and payments in lieu of taxes generated from the Redevelopment Projects that are deposited into the Southpointe Account of the Special Association Fund to the payment of Redevelopment Project Costs identified by the Redevelopment Plan and authorizes the Commission to pledge such funds on its behalf.

220403

Section 7. That the City Council hereby agrees to provide additional funding for payment of Certified Costs identified by the TIF Plan, by committing, subject to annual appropriation and subject to actual collection, in addition to the revenues available under the TIF Act, a defined portion of certain tax revenues realized by the City and generated in the Redevelopment Area that are not otherwise captured by the TIF Act as more particularly described in the Redevelopment Plan (the "Additional City EATS"), in an amount not to exceed \$17,534,804 payable over a period not to exceed twenty-three (23) years.

Section 8. That the Director of Finance is authorized to enter into a Financing Agreement with the Commission for the purposes of contributing Additional City EATS to the Commission for the payment of certified redevelopment project costs identified by the Redevelopment Plan. The Financing Agreement is approved in substantial form to that which is attached hereto.

Section 9. That the City, pursuant to Resolution No. 210850, hereby waives the financial return analysis required by Section 2, Paragraph B, Second Committee Substitute for Ordinance No. 160383, As Amended, or any AdvanceKC related process or procedure with respect to its approval of the Redevelopment Plan, its contribution of the Additional City EATS, and its execution and delivery of the Financing Agreement.

Section 10. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.



Authenticated as Passed

Thy. B.

for Quinton Lucas, Mayor

Marilyn Sanders, City Clerk
MAY 19 2022

Date Passed

Tammy L. Queen
Director of Finance

Approved as to form and legality:

Emalea Black

Emalea Black
Assistant City Attorney