

**EXHIBIT 14**

**Redeveloper Affidavit's**

STATE OF California )  
 ) ss  
COUNTY OF Los Angeles )

I, Keith Greengrove, Authorized Signatory of Los Robles Capital Management LLC, Manager of 5615 E. Bannister Road, LLC, a Missouri limited liability company (the "Redeveloper"), having been first duly sworn, state and depose upon oath as follows:

1. The information contained in the application filed by 5615 E. Bannister Road, LLC to the Tax Increment Financing Commission of Kansas City, Missouri on \_\_\_\_\_, as modified by subsequent information furnished to the Commission, is true and the financial information presented therein represents true and accurate assessments to the best of my knowledge, information and belief, and the assumptions therein stated are reasonable.

2. The Redevelopment Area, upon which the Redeveloper intends to construct an approximately 48,500 square-foot full service grocery store, including a pharmacy, development of a fast food pad site, and other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt (the "Plan Improvements"), is legally described on Exhibit 1A of the Pioneer Plaza Tax Increment Financing Plan (the "TIF Plan").

3. The Redevelopment Area has not been subject to growth and development through investment by private enterprise and, in my opinion, redevelopment of the Plan Improvements, in accordance with the TIF Plan, is not economically feasible and cannot be done without the adoption of tax increment financing and additional public incentives described by the TIF Plan.

4. Based on the above factors, the Blight Study, attached to the TIF Plan as Exhibit 11, and Evidence of "But For", attached to the TIF Plan as Exhibit 10, it is my opinion that the Redevelopment Area, on the whole, qualifies as a Blighted Area, has not been subject to growth and development through investment by private enterprise, the cost of curing the existing

*Pioneer Plaza TIF Plan*

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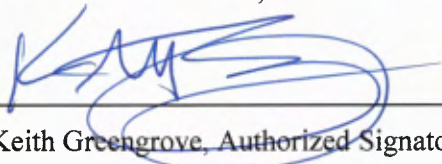
*Pioneer Plaza TIF Plan*

conditions is not economically viable if fully borne by private developers, and will not be reasonably anticipated to be developed without the adoption of tax increment financing and additional public incentives described by the TIF Plan.

5. Redeveloper will not proceed with the improvements described by the TIF Plan without the assistance of tax increment financing and the additional public incentives described by the TIF Plan.

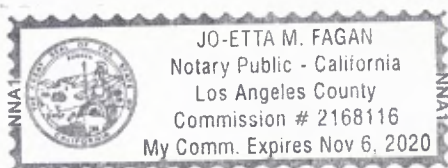
FURTHER AFFIANT SAYETH NAUGHT.

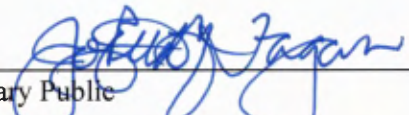
5615 E. BANNISTER ROAD, LLC

By:   
Keith Greengrove, Authorized Signatory

Subscribed and sworn to before me, a Notary Public, this 13<sup>th</sup> day of July, 2020.

My Commission Expires: 11-6-2020



  
Notary Public  
Jo-Etta M. Fagan  
Printed Name

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FURTHER AFFIANT SAYETH NAUGHT.

5615 E. BANNISTER ROAD, LLC

By: \_\_\_\_\_

  
Keith Greengrove, Authorized Signatory

Subscribed and sworn to before me, a Notary Public, this 3<sup>rd</sup> day of July, 2020.

My Commission Expires: 11-6-2020

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

