

AMENDED BLIGHT STUDY

OF THE

WEST BOTTOMS STUDY AREA

FORESTER VIADUCT/BLUFF ROAD/W 12TH STREET/HICKORY STREET
KANSAS CITY, MISSOURI



PREPARED FOR:

WEST BOTTOMS PROPCO MASTER

AS OF:

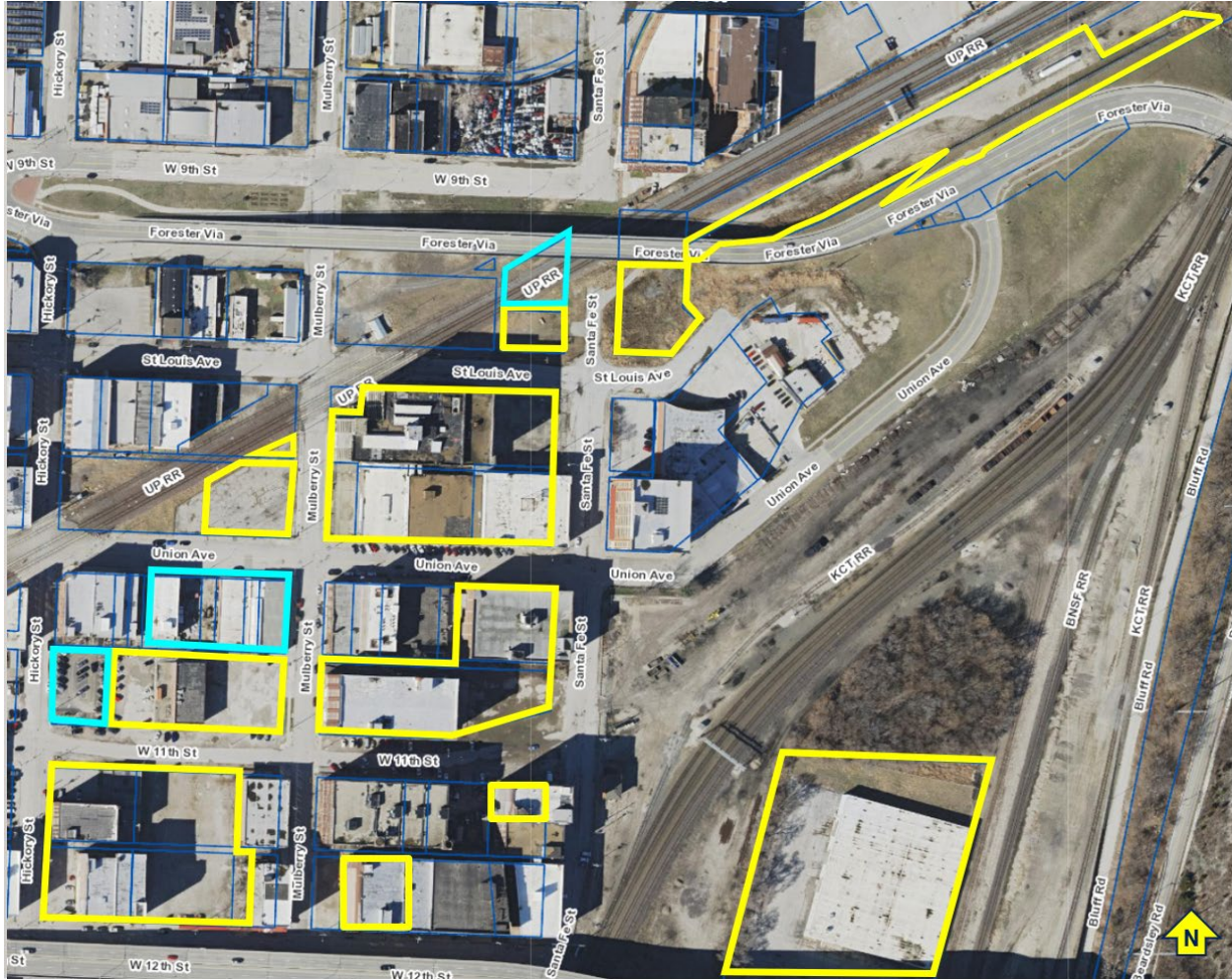
NOVEMBER 17, 2023
RECORD No. 1800

BELKE APPRAISAL & CONSULTING SERVICES, INC.



AERIAL PHOTOGRAPH

The original (2022) study area is outlined in yellow and the amended study area (2023) adds seven tax parcels highlighted in light blue.



SOURCE: KCMO Parcel Viewer

BELKE APPRAISAL & CONSULTING SERVICES, INC.

REAL ESTATE ANALYSIS & VALUATION

SCOTT J. BELKE, MAI

PRESIDENT

December 5, 2023

West Bottoms Propco Master
130 West 42nd Street, 22nd Floor
New Yor, New York 10036

RE: **Amended Blight Study**
Missouri Revised Statutes
West Bottoms Blight Study
Forester Viaduct/Bluff Road/W 12th Street/Hickory Street
Kansas City, Missouri 64101

Dear West Bottoms Propco Master,

Per our agreement dated December 1, 2023, I am pleased to herewith submit my amended blight study of the West Bottoms study area generally located between Forester Viaduct (north) and W 12th Street (south) from Hickory Street (west) to Bluff Road (east) in the West Bottoms neighborhood of Kansas City, Jackson County, Missouri. My original blight study published in 2022 included 21 Jackson County tax parcels encompassing ±12.21 acres improved with ±837,000 square feet (above grade) of vertical structures. My original (2022) finding was that the 21 Jackson County tax parcels qualified per the Missouri Revised Statutes as a **"blighted area"** as of the effective date of the study (March 30, 2022). My original report contained 1,063 pages and 2,102 photographs taken during the multiple inspections of the West Bottoms study area in 2022. This amended blight study incorporates the original report by attachment.

The purpose of this 2023 amendment is to incorporate seven additional (nearby) Jackson County tax parcels into the original study area. (A listing of the original 21 tax parcels and the 7 new tax parcels is included on the following page.) The seven tax parcels incorporated into the original study area for this amendment encompass ±1.15 acres and include four vertical structures (built between 1910 and 1997 with weight-average age of 87 years) containing ±25,701 square feet), a storage yard, and a surface parking lot. The amended study area now includes 28 tax parcels encompassing ±13.36 acres improved with ±862,680 square feet (above grade) of vertical structures.

The Missouri Revised Statutes provides the statutory definition of a **"blighted area"** utilized within the original and amended blight studies. The statutory blight definition shown below is prescribed in RSMo Chapter 67.1401(3) of The Community Improvement District Act, RSMo Chapter 99.320(3) of The Land Clearance For Redevelopment Authority Law, RSMo Chapter 99.805(1) of The Real Property Tax Increment Allocation Redevelopment Act, RSMo Chapter 100.310(2) of The Planned Industrial Expansion Law, and Chapter 353.020(2) of The Urban Redevelopment Corporations Law:

"Blighted area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and use;

CELEBRATING 38 YEARS OF SERVING KANSAS CITY!

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

The following table provides a summary of the 21 tax parcels included in the original report and the 7 tax parcels included in this amendment:

Parcel Address	Tax Parcel No.	Current Use	Acres
ORIGINAL REPORT (2022)			
1008 Santa Fe St.	29-310-40-02-02-0-00-000	Unimproved Site	1.58
1180 St. Louis Ave.	29-320-26-02-01-1-00-000	Unimproved Site	0.42
1200 St. Louis Ave.	29-320-25-04-00-0-00-000	Unimproved Site	0.17
933 Mulberry St.	29-320-28-07-00-0-00-000	Vacant Industrial Loft	1.02
1200 Union Ave.	29-320-28-06-00-0-00-000	Vacant Industrial Loft	0.36
1220 Union Ave.	29-320-28-08-00-0-00-000	Vacant Industrial Building	0.53
1226 Union Ave.	29-320-28-04-00-0-00-000	Surface Parking Lot	0.14
930 Mulberry St.	29-320-29-01-00-0-00-000	Surface Parking Lot	0.03
938 Mulberry St.	29-320-29-02-00-0-00-000	Surface Parking Lot	0.38
1201 Union Ave.	29-320-35-01-00-0-00-000	Vacant Industrial Loft	0.45
1215 Union Ave.	29-320-35-02-00-0-00-000	Commercial Building	0.08
1015 Mulberry St.	29-320-35-06-00-0-00-000	Vacant Industrial Loft	0.93
1308 W 11 th St.	29-320-34-11-00-0-00-000	Commercial Bldg. & Pkg.	0.80
1100 Santa Fe St.	29-320-36-01-00-0-00-000	Vacant Industrial Loft	0.13
1222 W 12 th St.	29-320-36-06-00-0-00-000	Vacant Industrial Loft	0.32
1307 W 11 th St.	29-320-37-02-00-0-00-000	Surface Parking Lot	0.46
1105 Hickory St.	29-320-37-08-00-0-00-000	Vacant Industrial Loft	0.40
1304 W 12 th St.	29-320-37-05-00-0-00-000	Surface Parking Lot	0.13
1310 W 12 th St.	29-320-37-04-00-0-00-000	Surface Parking Lot	0.40
1324 W 12 th St.	29-320-37-03-00-0-00-000	Vacant Industrial Loft	0.40
1000 W 12 th St.	29-310-35-01-00-0-00-000	Industrial Building	3.09
TOTAL ORIGINAL			12.21
AMENDMENT (2023)			
912 Santa Fe St.	29-320-25-01-00-0-00-000	Railroad Tracks	0.23
1301 Union Ave.	29-320-34-01-00-0-00-000	Industrial Building	0.13
1305 Union Ave.	29-320-34-02-00-0-00-000	Industrial Building	0.07
1309 Union Ave.	29-320-34-03-00-0-00-000	Industrial Building	0.13
1311 Union Ave.	29-320-34-04-00-0-00-000	Storage Yard	0.07
1027 Hickory St.	29-320-34-10-00-0-00-000	Surface Parking Lot	0.27
1317 Union Ave.	29-320-34-12-00-0-00-000	Mixed-Use Loft	0.26
TOTAL AMENDED			1.15

The consultant revisited the original study area and neighborhood on November 17, 2023 while also performing interior and/or exterior inspections of the seven tax parcels incorporated by this amendment. It does not appear any maintenance/upgrade was made to the exterior of any of the original 17 vertical structures, dirt parking lots, or unimproved land parcels. At the time of the original report the study area was sustaining roundly 60% vacancy, a figure that ownership reports is essentially unchanged. The conclusion of the original report is recounted below:

“The entire West Bottoms are designated as a Planned Industrial Expansion Authority Plan Area (Central Industrial District) and an Enhanced Enterprise Zone (Northland) both of which require a statutory finding of blight. Presently, all three blighting components contained in the statutory definition are present in predominate degrees within the study area and have resulted in all three blighting conditions as well as obvious economic underutilization and diminished economic impact.” (Page 6).

The consultant photographed each property included in the original report during the re-inspection of the neighborhood on November 17, 2023. The updated photographs are included in the **Addenda**. An analysis of the seven amendment tax parcels to be incorporated into the original study area follows below.

912 Santa Fe Street

Tax Parcel No.	29-320-25-01-00-0-00-000
Land Area (Sq.Ft.)	9,896
Improvements	Railroad Tracks
Date	
Stories	
GBA (Sq.Ft.)	
Occupancy	



Looking Northwest Across 912 Santa Fe Street

Legal Description

WEST KANSAS ADD #1; ALL LYING S AND E OF R OF W M O PACRY OF LOT 17 18 AND 19; BLK 2.

Site Improvement Data

Location

912 Santa Fe Street is located at the termination of Santa Fe Street beneath the Forester Viaduct. Jackson County lists the property address as 710 Santa Fe Street. Tracks of the Union Pacific Railroad run diagonally across the subject tax parcel.

Access

Santa Fe Street terminates at the subject tax parcel.

Land Area

KCMO Parcel Viewer indicates the subject tax parcel contains 9,896 square feet or 0.23 acres.

Frontage

The subject tax parcel is configured as a quadrilateral and appears to have ± 45 feet of frontage along the west side of Santa Fe Street.

Zoning

KCMO has zoned the portion of the subject tax parcel located south of the railroad tracks as UR, Urban Redevelopment while the portions to the north are zoned M3-5, Manufacturing 3 (dash 5).

Topography

The subject tax parcel is essentially level and at street grade (with slightly elevated railroad track bed).

FEMA

Per the FEMA Flood Zones overlay on the KCMO Parcel Viewer the subject tax parcel is designated Zone X Protected By Levee. The essentially flat topography of the West Bottoms and the older sewer systems can lead to ponding and standing water.

Utilities

KCMO provides water and sewer service to residents. Evergy provides electricity while Spire, Inc. provides natural gas. The presence of utility lines in this small stub of Santa Fe Street was not possible to determine.

Assessment & Taxation

The appraised value of the subject tax parcel is \$10 but the railroad is tax exempt.

Easements & Restrictions

A title report for the subject tax parcel was not available. Evaluation of easements, encroachments, or restrictions is not possible.

Real Estate Improvements

Building

The subject tax parcel is vacant land located beneath the Forester Viaduct.

Site

Union Pacific Railroad has constructed and regularly utilizes rail lines across the subject tax parcel.

Blight Analysis**Component #1: Insanitary Or Unsafe Conditions**

Blight issues involving Insanitary Or Unsafe Conditions observed at the subject tax parcel include trash and illegal dumping as well as the presence of the active railroad tracks bisecting the tax parcel.

Component #2: Deterioration Of Site Improvements

Blight issues involving Deterioration Of Site Improvements observed at the subject tax parcel include functional obsolescence/economic underutilization as the tax parcel has no utility or use due to the presence of the active railroad tracks.

Component #3: Endangerment By Fire Or Other Causes

Blight issues involving Endangerment By Fire Or Other Causes observed at the subject tax parcel include crime (graffiti) and the endangerment caused by the active railroad tracks bisecting the property.

Trash & Illegal Dumping

Active Railroad Bisecting Tax Parcel



Graffiti & Forester Viaduct & Active Railroad



Conclusion

912 Santa Fe Street has remained unimproved and unused due to the presence of the active rail line and the Forester Viaduct. The active (unguarded) rail line is a safety concern in this center city location while illegal dumping, trash, and crime negatively impact this parcel. The subject tax parcel suffers from multiple blighting components.

1301 Union Avenue

Tax Parcel No.	29-320-34-01-00-0-00-000
Land Area (Sq.Ft.)	5,700
Improvements	Industrial Building
Date	1997
Stories	1
GBA (Sq.Ft.)	5,663
Occupancy	100%



Looking Southwest At The East (Mulberry Street) & North Elevation Of 1301 Union Avenue

Legal Description

Lots 15 and 16, Block 44, TURNER & COS ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Site Improvement Data

Location

The subject tax parcel is located at the southwest corner of the intersection of Mulberry Street with Union Avenue.

Access

The site can be accessed from Mulberry Street or Union Avenue. A mostly unpaved alleyway is along the south perimeter of the subject tax parcel.

Land Area

KCMO Parcel Viewer indicates the subject tax parcel contains 5,700 square feet or 0.13 acres.

Frontage

The subject tax parcel is an elongated rectangle with 48 feet of frontage along the south side of Union Avenue and 120 feet fronting the west side of Mulberry Street.

Zoning

KCMO has zoned the subject tax parcel UR, Urban Redevelopment.

Topography

The subject tax parcel is essentially level and at street grade.

FEMA

Per the FEMA Flood Zones overlay on the KCMO Parcel Viewer the subject tax parcel is designated Zone X Protected By Levee. The essentially flat topography of the West Bottoms and the older sewer systems can lead to ponding and standing water.

Utilities

KCMO provides water and sewer service to residents. Evergy provides electricity while Spire, Inc. provides natural gas. The subject tax parcel appears to be served by all utilities.

Assessment & Taxation

The appraised valuation of the subject tax parcel in 2023 is \$130,000 (\$22.96 per Sq.Ft.), the assessed valuation is \$41,600 (32% ratio), and the 2023 amounts to \$3,850.04 or \$0.68 per square foot of building. The assessment had been stagnant until a 25% increase in 2023. In an area generally considered blighted it is questionable whether such an increase is justified.

Easements & Restrictions

A title report for the subject tax parcel was not available. Evaluation of easements, encroachments, or restrictions is not possible.

Real Estate Improvements

Building

The subject tax parcel is completely covered with a one-story metal (Class S) industrial building. The structure was built in 1997 (age=26 years). The structure has no windows. The roof is sloping with a metal covering. The roof drains on to the adjoining (easterly) pedestrian sidewalks. An overhead drive-in door on the front (north) elevation is accessed across the adjoining pedestrian sidewalk. A concrete curb/sidewalk fronting the door threshold would make vehicular access difficult. An overhead drive-in door on the rear (south) elevation is accessed from the adjoining alleyway. Metal security doors are on the north and south elevations.

The interior finish includes an exposed concrete floor, exposed insulation above metal panel walls, exposed insulation ceiling, vapor lighting, and ceiling-hung furnace. Clear heights appear to be 16 feet. Very little of the space is finished and an open storage mezzanine is above the finished area. The structure is not clearspan with one support post in the middle.

The exterior is in poor to fair condition. The foundation below the east elevation and the adjoining sidewalk are settling noticeably. The exterior walls have dents and have graffiti or whited out graffiti areas. The roof is newer. The structure lacks windows. Finished space is minimal. Elongated buildings are less functional. The structure would be a poor candidate for residential or commercial conversion.

Site

The industrial improvements cover the entire site. The site lacks an off-street parking provision.

Blight Analysis

Component #1: Insanitary Or Unsafe Conditions

Blight issues involving Insanitary Or Unsafe Conditions observed at the subject tax parcel include loading over an adjoining pedestrian sidewalk. Access to the rear overhead door likely requires use of the adjoining property to the south as the adjoining alleyway is only 10 feet wide. The tenant's trash dumpster sits in the alleyway behind the building and trash is strewn around the dumpster. The roof drains onto the pedestrian sidewalk along the east side of the subject building. Significant settling has occurred along the easterly adjoining sidewalk and the east elevation of the building. The owner indicated a significant expenditure was needed to stabilize the foundation of the building. A building of this age should be free from environmental hazards.

Component #2: Deterioration Of Site Improvements

Blight issues involving Deterioration Of Site Improvements observed at the subject tax parcel include deterioration of the exterior facades, the foundation settling along the east elevation, and functional obsolescence issues dealing with the elongated structure, lack of windows, and minimal finished space.

Component #3: Endangerment By Fire Or Other Causes

Blight issues involving Endangerment By Fire Or Other Causes observed at the subject tax parcel include crime (graffiti and loitering), the settling along the adjoining pedestrian sidewalk to the east, the roof draining onto the easterly adjoining sidewalk, and the trash dumpster blocking the alleyway.

Loading Over Adjoining Pedestrian Sidewalk



Graffiti Along The East Elevation Facing Mulberry Street



Graffiti Was Not Present At The Initial Re-Inspection (11/7) But Was During Second Re-Inspection (12/5)

Damaged Loading Door Along Union Avenue Pedestrian Sidewalk



Settling In The Easterly Adjoining Pedestrian Right-Of Way (Along Mulberry St.)



Settling Beneath The East Foundation



Settling Beneath The East Foundation



Crime – Loitering & Trash Along The East Foundation



Crime – Loitering & Trash Along The East Foundation



Conclusion

1301 Union Avenue has physical deterioration (including noticeable foundation settling) and dysfunction (functional obsolescence), safety concerns, and crime issues. The structure has no off-street parking provision.

1305 Union Avenue

Tax Parcel No.	29-320-34-02-00-0-00-000
Land Area (Sq.Ft.)	2,869
Improvements	Industrial Building
Date	1910
Stories	1
GBA (Sq.Ft.)	3,049
Occupancy	100%



Looking Southwest At The Front (North) Elevation Of 1305 Union Avenue

Legal Description

Lot 14, Block 44, TURNER & COS ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Site Improvement Data

Location

The subject tax parcel is located at 1305 Union Avenue along the south side of Union Avenue two sites west of Mulberry Street.

Access

Access is from Union Avenue on the north and the adjoining alleyway to the south.

Land Area

KCMO Parcel Viewer indicates the subject tax parcel contains 2,869 square feet or 0.07 acres.

Frontage

The subject tax parcel is configured as an elongated rectangle with 24 feet of frontage along the south side of Union Avenue.

Zoning

KCMO has zoned the subject tax parcel UR, Urban Redevelopment.

Topography

The subject tax parcel is essentially level and at street grade.

FEMA

Per the FEMA Flood Zones overlay on the KCMO Parcel Viewer the subject tax parcel is designated Zone X Protected By Levee. The essentially flat topography of the West Bottoms and the older sewer systems can lead to ponding and standing water.

Utilities

KCMO provides water and sewer service to residents. Evergy provides electricity while Spire, Inc. provides natural gas. The subject tax parcel appears to be served by all utilities.

Assessment & Taxation

The appraised valuation of the subject tax parcel in 2023 is \$35,000 (\$11.48 per Sq.Ft.), the assessed valuation is \$11,200 (32% ratio), and the 2023 amounts to \$1,036.54 or \$0.34 per square foot of building. The assessment had been stagnant until a 25% increase in 2023. In an area generally considered blighted it is questionable whether such an increase is justified.

Easements & Restrictions

A title report for the subject tax parcel was not available. Evaluation of easements, encroachments, or restrictions is not possible.

Real Estate Improvements

Building

The subject tax parcel is completely covered with a one-story masonry (Class C) industrial building. The structure was built in 1910 (age=113 years). The structure has windows along the front (north) façade. The lower windows are secured with metal security bars. The roof is sloping with a membrane covering. The roof drains to the easterly adjoining alleyway. An overhead drive-in door is on the rear (south) elevation. Metal security doors are on the north and south elevations.

The interior finish includes exposed concrete floor, walls, and ceiling. The structure is clearspan. Heat is provided by a ceiling-hung furnace and lighting is from attached and exposed fluorescent fixtures. Clear heights appear to be 14 feet. There is no interior finish.

The exterior is of fair quality and condition. The interior is of poor quality in poor to fair condition. The roof is newer. Windows along the front façade have unappealing security bars. The structure has no interior finish and is exposed concrete. The concrete floors are in poor condition. The interior floor is on multiple levels resulting in dysfunction. The front door is rusted and settling creates a one inch gap between the door bottom and the floor. The very elongated buildings has less functionality. The gas-fired furnace is newer. The structure would be a poor candidate for residential or commercial conversion.

Site

The industrial improvements cover the entire site. The site lacks an off-street parking provision.

Blight Analysis

Component #1: Insanitary Or Unsafe Conditions

Blight issues involving Insanitary Or Unsafe Conditions observed at the subject tax parcel include access to the rear overhead door likely requires use of the adjoining property to the south as the adjoining alleyway is only 10 feet wide. The tenant's trash dumpsters sit in the alleyway and tenant owned automobiles block the alleyway. The roof drains into the alleyway. Settling has occurred along the front elevation of the building. A building of this age might contain environmental hazards.

Component #2: Deterioration Of Site Improvements

Blight issues involving Deterioration Of Site Improvements observed at the subject tax parcel include deterioration of the exterior facades, the foundation settling along the north elevation, and functional obsolescence issues dealing with the very elongated structure, concrete interior, and lack of any finished area.

Component #3: Endangerment By Fire Or Other Causes

Blight issues involving Endangerment By Fire Or Other Causes observed at the subject tax parcel include crime (loitering), the settling along the north elevation, the roof draining onto the southerly adjoining unpaved alleyway, and the trash dumpsters and tenant vehicles blocking the alleyway.

Security Bars Over The Front Windows



Trash Dumpsters & Tenant Vehicles Blocking The Adjoining Unpaved Alleyway



Concrete Interior Lacking Finish



Damaged Flooring



Varying Floor Levels



Varying Floor Levels



Varying Floor Levels & Damage



Floor Damage



Settling & Rusted Entry Door



Garage Door Railing Damage



Crime – Loitering & Trash Along The North Elevation



Conclusion

1305 Union Avenue has physical deterioration and dysfunction (functional obsolescence), safety concerns, and crime issues. The improvements at 1305 Union Avenue are now 113 years old. The structure has no off-street parking provision.

1309 Union Avenue

Tax Parcel No.	29-320-34-03-00-0-00-000
Land Area (Sq.Ft.)	5,738
Improvements	Office Conversion
Date	1920r
Stories	1
GBA (Sq.Ft.)	5,663
Occupancy	100%



Looking Southwest At The Front (North) Elevation Of 1309 Union Avenue

Legal Description

Lots 12 and 13, Block 44, TURNER & COS ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Site Improvement Data

Location

The subject tax parcel is located at 1307-1309 Union Avenue along the south side of Union Avenue three sites west of Mulberry Street.

Access

Access is from Union Avenue on the north and the adjoining alleyway to the south.

Land Area

KCMO Parcel Viewer indicates the subject tax parcel contains 5,738 square feet or 0.13 acres.

Frontage

The subject tax parcel is configured as an elongated rectangle with 48 feet of frontage along the south side of Union Avenue.

Zoning

KCMO has zoned the subject tax parcel UR, Urban Redevelopment.

Topography

The subject tax parcel is essentially level and at street grade.

FEMA

Per the FEMA Flood Zones overlay on the KCMO Parcel Viewer the subject tax parcel is designated Zone X Protected By Levee. The essentially flat topography of the West Bottoms and the older sewer systems can lead to ponding and standing water.

Utilities

KCMO provides water and sewer service to residents. Evergy provides electricity while Spire, Inc. provides natural gas. The subject tax parcel appears to be served by all utilities.

Assessment & Taxation

The appraised valuation of the subject tax parcel in 2023 is \$47,600 (\$8.41 per Sq.Ft.), the assessed valuation is \$15,232 (32% ratio), and the 2023 amounts to \$1,409.70 or \$0.25 per square foot of building. The assessment had been stagnant until a 25% increase in 2023. In an area generally considered blighted it is questionable whether such an increase is justified.

Easements & Restrictions

A title report for the subject tax parcel was not available. Evaluation of easements, encroachments, or restrictions is not possible.

Real Estate Improvements

Building

The subject tax parcel is completely covered with a one-story masonry (Class C) industrial to office conversion building. The structure was built in 1920 (age=103 years). The structure has metal frame storefronts along the front (north) façade. The roof is sloping with a membrane covering. The roof drains to the easterly adjoining alleyway. Glass in metal frame ped door on front (north) elevation and metal security door on rear (south) elevation. The front elevation is painted stucco. The rear elevation is an unsightly mixture of aging brick, plaster, and concrete blocks.

The exterior is of poor (rear) to good (front) quality and condition. The interior is a good quality office renovation that is newer and in good condition.

Site

The industrial improvements cover the entire site. The site lacks an off-street parking provision.

Blight Analysis

Component #1: Insanitary Or Unsafe Conditions

The only Insanitary Or Unsafe Conditions would be if environmental factors typical in a building of this age were not addresses in the renovation.

Component #2: Deterioration Of Site Improvements

The only Deterioration Of Site Improvements observed was the rear (unsightly) elevation.

Component #3: Endangerment By Fire Or Other Causes

No other Endangerment By Fire Or Other Causes were observed during the inspection.

Interior Office Conversion Finish



Interior Office Conversion Finish



Conclusion

1306 Union Avenue does not appear to have any blighting components except the unsightly rear elevation (physical deterioration) and the lack of no off-street parking provision.

1311 Union Avenue

Tax Parcel No.	29-320-34-04-00-0-00-000
Land Area (Sq.Ft.)	2,870
Improvements	Fenced (Gravel) Storage Yard
Date	
Stories	
GBA (Sq.Ft.)	
Occupancy	100%



Looking South Across 1311 Union Avenue

Legal Description

Lot 11, Block 44, TURNER & COS ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Site Improvement Data

Location

The subject tax parcel is located at 1311 Union Avenue along the south side of Union Avenue four sites west of Mulberry Street.

Access

Access is from Union Avenue on the north and the adjoining alleyway to the south.

Land Area

KCMO Parcel Viewer indicates the subject tax parcel contains 2,870 square feet or 0.07 acres.

Frontage

The subject tax parcel is configured as a very elongated rectangle with 24 feet of frontage along the south side of Union Avenue.

Zoning

KCMO has zoned the subject tax parcel UR, Urban Redevelopment.

Topography

The subject tax parcel is essentially level and at street grade.

FEMA

Per the FEMA Flood Zones overlay on the KCMO Parcel Viewer the subject tax parcel is designated Zone X Protected By Levee. The essentially flat topography of the West Bottoms and the older sewer systems can lead to ponding and standing water.

Utilities

KCMO provides water and sewer service to residents. Evergy provides electricity while Spire, Inc. provides natural gas. The subject tax parcel appears to be served by all utilities.

Assessment & Taxation

The appraised valuation of the subject tax parcel in 2023 is \$12,200 (\$4.25 per Sq.Ft. of land), the assessed valuation is \$3,904 (32% ratio), and the 2023 amounts to \$361.31 or \$0.13 per square foot of land. The assessment had been stagnant until a 25% increase in 2023. In an area generally considered blighted it is questionable whether such an increase is justified.

Easements & Restrictions

A title report for the subject tax parcel was not available. Evaluation of easements, encroachments, or restrictions is not possible.

Real Estate Improvements

Building

No vertical structures are present on the subject tax parcel.

Site

The subject tax parcel is utilized as a storage yard. The property is not paved (gravel) which is a safety concern. The storage yard is enclosed by a chain-link fence (newer) with three strands of barb (lacks appeal in the urban setting) and screening.

Blight Analysis

All vehicular use areas established after 1951 in Kansas City, Missouri must be paved and gravel is not allowed. The exception is areas located within M3 and M4 zoning districts (subject tax parcel zoning; Section 88-420-16-Q). However, gravel lots are prohibited in any required setback or within 10 feet of any property or right-of-way line, whichever is greater. The subject lot adjoins the property line to the east. The zoning code also prescribes lot design (88-420-15-M) and maintenance standards (88-420-15-C):

1. The surface of the vehicular use area shall consist of a uniform layer of gravel evenly distributed from edge to edge and shall be free of bare spots and vegetation.
 2. The depth of the gravel layer shall be at least 2 inches.
 3. The material used for a gravel vehicular use area shall be rock or crushed stone not more than 2 inches in diameter and shall not contain dirt, sticks, construction debris or other foreign material. Sand, rock dust or other similar material less than one-eighth inch in diameter is not prohibited, but shall not be included in the measurement of minimum gravel depth.
1. Parking surfaces shall be kept in good repair at all times. The parking surface shall not be allowed to degenerate to a point of disrepair where there is loose gravel or potholes, or to a condition where mud or gravel may be tracked onto the street. All screening and barriers shall be maintained in good condition and shall not be allowed to fall into a state of disrepair.
 2. All vehicular use areas established either after September 10, 1951 or after annexation by the city shall be continuously paved with pavers or a permanent, asphaltic or concrete paving unless otherwise allowed. Pervious and impervious materials are allowed.

The gravel lot at the subject tax parcel does not appear to meet these maintenance standards.

Component #1: Insanitary Or Unsafe Conditions

Gravel parking/storage lots in the urban setting can be a nuisance (dust in the air, dirt on adjoining sidewalks and streets) and safety issue for moving vehicles and pedestrians.

Component #2: Deterioration Of Site Improvements

Deterioration Of Site Improvements includes potential violation of maintenance standards prescribed in Section 88-420-15. Another issue concerning storage yards and vehicular movements is the negative effect (deterioration) of adjoining public sidewalks and roadways.

Component #3: Endangerment By Fire Or Other Causes

Gravel lots with access over adjoining public sidewalks creates safety concerns. Storage yards, even if fenced may create opportunity for loitering, vermin, and stray animals.

Storage Yard – Improper Design & Maintenance



Adjoining Sidewalk Damage



Storage Yard Safety Concern – Stray Animals



Conclusion

1311 Union Avenue is an economic underutilization for an urban core site. Gravel lots within the urban setting can also create dust and debris in the air and on adjoining sidewalks and roadways. Gravel also creates safety concerns for vehicular movement. Vehicular movement over adjoining public sidewalks is a safety and maintenance concern. Storage yards may create safety concerns with vermin or stray animals. Barb wire fencing also lacks appeal in the urban setting.

1317 Union Avenue

Tax Parcel No.	29-320-34-12-00-0-00-000
Land Area (Sq.Ft.)	11,478
Improvements	Loft & Storage Yard
Date	1920
Stories	2
GBA (Sq.Ft.)	11,326
Occupancy	100%



Looking Southwest At The Front (North) & East Elevations Of 1317 Union Ave. & Adjoining Storage Yard

Legal Description

Lots 7 through 10, Block 44, TURNER & COS ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Site Improvement Data

Location

The subject tax parcel is located at 1317 Union Avenue along the south side of Union Avenue four sites east of Hickory Street.

Access

Access is from Union Avenue on the north and the adjoining alleyway to the south.

Land Area

KCMO Parcel Viewer indicates the subject tax parcel contains 11,478 square feet or 0.26 acres.

Frontage

The subject tax parcel is configured as a very elongated rectangle with 96 feet of frontage along the south side of Union Avenue.

Zoning

KCMO has zoned the west half of the subject tax parcel M3-5, Manufacturing 3 (dash 5) and the east half UR, Urban Redevelopment.

Topography

The subject tax parcel is essentially level and at street grade.

FEMA

Per the FEMA Flood Zones overlay on the KCMO Parcel Viewer the subject tax parcel is designated Zone X Protected By Levee. The essentially flat topography of the West Bottoms and the older sewer systems can lead to ponding and standing water.

Utilities

KCMO provides water and sewer service to residents. Evergy provides electricity while Spire, Inc. provides natural gas. The subject tax parcel appears to be served by all utilities.

Assessment & Taxation

The appraised valuation of the subject tax parcel in 2023 is \$106,300 (\$9.39 per Sq.Ft. of building), the assessed valuation is \$34,016 (32% ratio), and the 2023 amounts to \$3,148.15 or \$0.28 per square foot of building. The assessment increased 5% in 2021 and another 25% in 2023. In an area generally considered blighted it is questionable whether such an increase is justified.

Easements & Restrictions

A title report for the subject tax parcel was not available. Evaluation of easements, encroachments, or restrictions is not possible.

Real Estate Improvements

Building Improvements

The west half of the subject tax parcel is covered with a two-story masonry (Class C) industrial building with residences in the upper level. The structure was built in 1920 (age=103 years). The structure has concrete blocks and brick on the front elevation. Windows are a mixture of metal frame fixed sash and metal factory sash. The roof is sloping with a membrane covering. The roof drains to the easterly adjoining alleyway. Glass in metal frame ped door on front (north) elevation and metal security door on rear (south) elevation.

The interior includes deteriorated and dysfunctional industrial space on the lower level with some dated and deteriorating finished office areas. The upper level is residential units (not observed). An unfinished basement has elevator access but is unused (low clear height).

The exterior is poor to fair quality and condition. The first floor interior is of poor to fair quality and condition.

Site

The east half of the subject tax parcel is utilized as a storage yard. The property is not paved (gravel) which is a safety concern. The storage yard is enclosed by a chain-link fence (newer) with three strands of barb (lacks appeal in the urban setting) and screening.

Blight Analysis

All vehicular use areas established after 1951 in Kansas City, Missouri must be paved and gravel is not allowed. The exception is areas located within M3 and M4 zoning districts (subject tax parcel zoning; Section 88-420-16-Q). However, gravel lots are prohibited in any required setback or within 10 feet of any property or right-of-way line, whichever is greater. The subject lot adjoins the property line to the east. The zoning code also prescribes lot design (88-420-15-M) and maintenance standards (88-420-15-C):

1. The surface of the vehicular use area shall consist of a uniform layer of gravel evenly distributed from edge to edge and shall be free of bare spots and vegetation.
 2. The depth of the gravel layer shall be at least 2 inches.
 3. The material used for a gravel vehicular use area shall be rock or crushed stone not more than 2 inches in diameter and shall not contain dirt, sticks, construction debris or other foreign material. Sand, rock dust or other similar material less than one-eighth inch in diameter is not prohibited, but shall not be included in the measurement of minimum gravel depth.
1. Parking surfaces shall be kept in good repair at all times. The parking surface shall not be allowed to degenerate to a point of disrepair where there is loose gravel or potholes, or to a condition where mud or gravel may be tracked onto the street. All screening and barriers shall be maintained in good condition and shall not be allowed to fall into a state of disrepair.
 2. All vehicular use areas established either after September 10, 1951 or after annexation by the city shall be continuously paved with pavers or a permanent, asphaltic or concrete paving unless otherwise allowed. Pervious and impervious materials are allowed.

The gravel lot at the subject tax parcel does not appear to meet these maintenance standards.

Component #1: Insanitary Or Unsafe Conditions

Significant cracking was observed along the front (north) façade of the structure on the subject tax parcel with moss and vegetation growing out of the face. Compromise of the façade could lead to safety concerns for pedestrians using the sidewalk adjoining the façade. A concrete dock (with stairs) along the rear elevation is deteriorated and lacks safety railings. The rear warehouse space has a raised dock and ramp, neither of which has safety railings. Interior brick walls are highly deteriorated and bricks are loose and constitute a safety concern. It is apparent extensive water has leaked into the front office section and rear warehouse section and mold might be an issue. Inspection of the basement indicated compromised support structures. Gravel parking/storage lots in the urban setting can be a nuisance (dust in the air, dirt on adjoining sidewalks and streets) and safety concern.

Component #2: Deterioration Of Site Improvements

The subject improvements are now 103 years in age and evidence considerable physical deterioration and functional obsolescence. Although the roof is reportedly newer, the exterior walls, windows, doors, and all interior finishes exhibit considerable depreciation and lack of maintenance. Many of these issues were described above and have reached the point of safety concern. The front façade, visible from Union Avenue, is unsightly with extensive cracking and vegetation growing out of the walls while the rear elevation that is even more unsightly is visible from W 11th Street and the adjoining alleyway. Both the office and warehouse ceilings and walls exhibit extensive water damage, including the fluorescent light fixtures in the office area. The wood flooring and dock area in the warehouse has significant deterioration and gaps. The warehouse is heated by a newer ceiling-hung furnace. It is unknown whether the office heating and cooling is operable. A freight elevator (2,500-pound capacity) serves the first floor and basement area and is reportedly operable. The east elevation has been covered with a painted mural.

Deterioration Of Site Improvements includes potential violation of storage/parking lot maintenance standards prescribed in Section 88-420-15. Another issue concerning storage yards and vehicular movements is the negative effect (deterioration) of adjoining public sidewalks and roadways.

Component #3: Endangerment By Fire Or Other Causes

Due to the advanced age of the office finish in the interior it is likely environmental issues exist (asbestos in floor tiles and mastic, PCBs in fluorescent fixtures ballasts, lead-based paint, lead water pipes). Gravel lots with access over adjoining public sidewalks creates safety concerns. Storage yards, even if fenced may create opportunity for loitering, vermin, and stray animals.

The Deteriorating Front (North) Elevation Of 1317 Union Avenue



The Deteriorating Rear (South) Elevation Of 1317 Union Avenue

















Negative Influence Of Adjoining Blighted Property



The Front Elevation Of The Westerly Adjoining Blighted Property



The Rear Elevation Of The Westerly Adjoining Blighted Property

Conclusion

1317 Union Avenue contains an unsightly two-story structure exhibiting considerable physical deterioration, functional obsolescence, and safety concerns with a fenced storage yard to the east. Crime (trespassing, loitering, graffiti) also negatively impact this parcel. All three blight components are evident at 1317 Union Avenue.

1027 Hickory Street

Tax Parcel No.	29-320-34-10-00-0-00-000
Land Area (Sq.Ft.)	11,600
Improvements	Surface Parking Lot
Date	
Stories	
GBA (Sq.Ft.)	
Occupancy	



Looking North From E 11th Street Across The Dirt Access To 1027 Hickory Street

Legal Description

Lots 29, 30, 31, and 32, Block 44, TURNER & COS ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Site Improvement Data

Location

The subject tax parcel is located at 1027 Hickory Street along the east side of Hickory Street and the north side of Union Avenue.

Access

Paved access is from Hickory Street while dirt access is from E 11th Street Union Avenue. The 10-foot wide alleyway adjoins the north perimeter of the subject tax parcel.

Land Area

KCMO Parcel Viewer indicates the subject tax parcel contains 11,600 square feet or 0.27 acres.

Frontage

The subject tax parcel is configured as a rectangle with 96 feet of frontage along the north side of E 11th Street and 120 feet on the east side of Hickory Street.

Zoning

KCMO has zoned the subject tax parcel UR, Urban Redevelopment.

Topography

The subject tax parcel is essentially level and at street grade.

FEMA

Per the FEMA Flood Zones overlay on the KCMO Parcel Viewer the subject tax parcel is designated Zone X Protected By Levee. The essentially flat topography of the West Bottoms and the older sewer systems can lead to ponding and standing water.

Utilities

KCMO provides water and sewer service to residents. Evergy provides electricity while Spire, Inc. provides natural gas.

Assessment & Taxation

The appraised valuation of the subject tax parcel in 2023 is \$28,800 (\$2.48 per Sq.Ft. of land and parking improvements), the assessed valuation is \$9,216 (32% ratio), and the 2023 amounts to \$852.93 or \$0.07 per square foot of land and parking improvements. The assessment had been unchanged for several years prior to a 25% increase in 2023. In an area generally considered blighted it is questionable whether such an increase is justified.

Easements & Restrictions

A title report for the subject tax parcel was not available. Evaluation of easements, encroachments, or restrictions is not possible.

Real Estate Improvements

Building

The subject tax parcel has no vertical improvements.

Site

The subject tax parcel is utilized as a surface parking yard. The property is paved (asphalt) in the northerly 82% but the southerly 18% is dirt and includes the access from E 11th Street. The asphalt paving and striping is in acceptable condition. Small landscaping areas lack supervision (unkempt, accumulated trash).

Blight Analysis

All vehicular use areas established after 1951 in Kansas City, Missouri must be paved and gravel is not allowed. The exception is areas located within M3 and M4 zoning districts (subject tax parcel zoning; Section 88-420-16-Q). However, gravel lots are prohibited in any required setback or within 10 feet of any property or right-of-way line, whichever is greater. The zoning code also prescribes lot design (88-420-15-M) and maintenance standards (88-420-15-C):

1. The surface of the vehicular use area shall consist of a uniform layer of gravel evenly distributed from edge to edge and shall be free of bare spots and vegetation.
 2. The depth of the gravel layer shall be at least 2 inches.
 3. The material used for a gravel vehicular use area shall be rock or crushed stone not more than 2 inches in diameter and shall not contain dirt, sticks, construction debris or other foreign material. Sand, rock dust or other similar material less than one-eighth inch in diameter is not prohibited, but shall not be included in the measurement of minimum gravel depth.
1. Parking surfaces shall be kept in good repair at all times. The parking surface shall not be allowed to degenerate to a point of disrepair where there is loose gravel or potholes, or to a condition where mud or gravel may be tracked onto the street. All screening and barriers shall be maintained in good condition and shall not be allowed to fall into a state of disrepair.
 2. All vehicular use areas established either after September 10, 1951 or after annexation by the city shall be continuously paved with pavers or a permanent, asphaltic or concrete paving unless otherwise allowed. Pervious and impervious materials are allowed.

The parking lot at the subject tax parcel does not appear to meet these maintenance standards.

Component #1: Insanitary Or Unsafe Conditions

Gravel parking/storage lots in the urban setting can be a nuisance (dust in the air, dirt on adjoining sidewalks and streets). Pedestrian sidewalks and curbs along Hickory Street are in poor condition creating safety concern. Pedestrian sidewalks and curbs are lacking along E 11th Street.

Component #2: Deterioration Of Site Improvements

Deterioration Of Site Improvements includes potential violation of maintenance standards prescribed in Section 88-420-15. The adjoining pedestrian sidewalks and modest landscaping along Hickory Street are in poor condition.

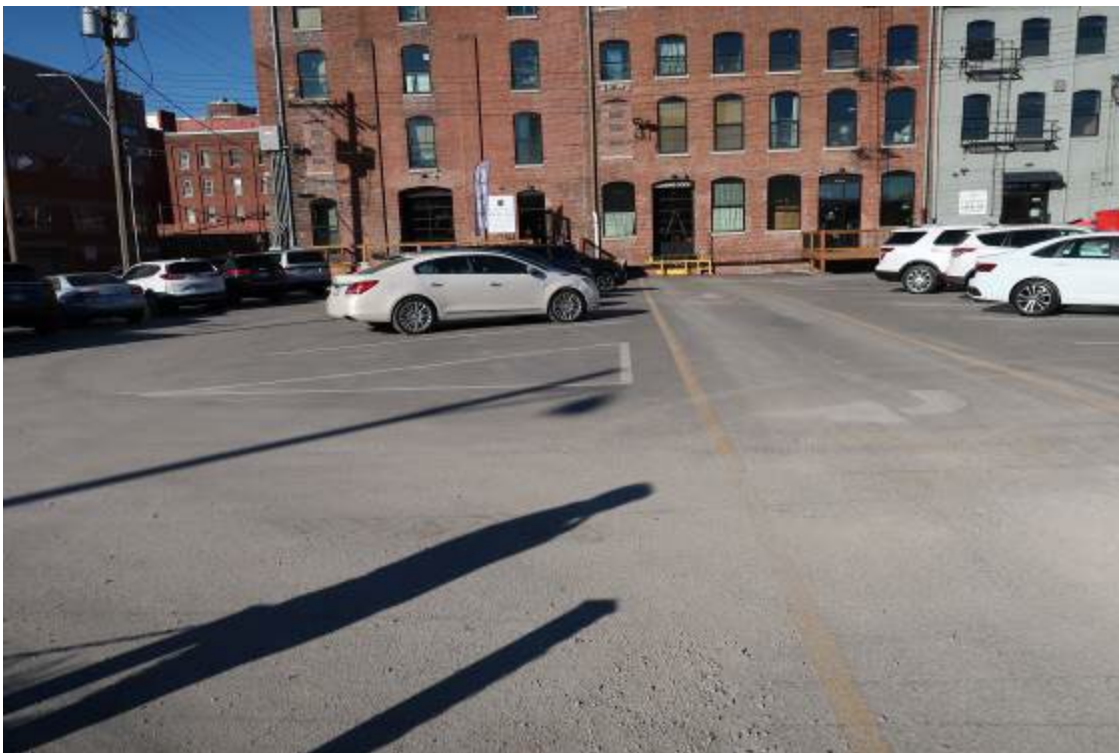
Component #3: Endangerment By Fire Or Other Causes

Roadways lacking safe pedestrian walkways or with deteriorated provisions are safety concerns. Parking lots with gravel access create safety concerns.

1207 Hickory Street



Looking North Across 1027 Hickory Street At The Dirt Access From E 11th Street



Looking North Across The Paved Portion Of 1027 Hickory Street

Damaged Pedestrian Sidewalk And Curbing Along Hickory Street



Unightly Landscaping & Trash Along Hickory Street



Damaged Pedestrian Sidewalk Along Hickory Street



Damaged Pedestrian Sidewalk Along Hickory Street



Damaged Pedestrian Sidewalk Along Hickory Street



Damaged Driveway Along Hickory Street



Damaged Pedestrian Sidewalk Along Hickory Street



Wiring Hanging From Utility Pole Along Hickory Street Pedestrian Sidewalk



Conclusion

1027 Hickory Street has safety concerns from gravel parking lot access, deteriorating pedestrian sidewalks along Hickory Street, and lack of pedestrian sidewalks along E 11th Street.

Blight Component Conclusion

Considering all factors, the consultant has determined all three blight components described in the Revised Statutes are present within the original (2022) and amended (2023) study area in a predominant amount. The tables below provide review of the blight component conclusions by address and tax parcel:

Address	JackMO Tax Parcel No.	Predominance
ORIGINAL STUDY AREA – 2022		
1008 St. Louis Ave.	29-310-40-02-02-0-00-000	Yes
1180 St. Louis Ave.	29-320-26-02-01-1-00-000	Yes
1200 St. Louis Ave.	29-320-25-04-00-0-00-000	Yes
933 Mulberry St.	29-320-28-07-00-0-00-000	Yes
1200 Union Ave.	29-320-28-06-00-0-00-000	Yes
1220 Union Ave.	29-320-28-08-00-0-00-000	Yes
1226 Union Ave.	29-320-28-04-00-0-00-000	Yes
930 Mulberry St.	29-320-29-01-00-0-00-000	Yes
938 Mulberry St.	29-320-29-02-00-0-00-000	Yes
1201 Union Ave.	29-320-35-01-00-0-00-000	Yes
1215 Union Ave.	29-320-35-02-00-0-00-000	No
1015 Mulberry St.	29-320-35-06-00-0-00-000	Yes
1308 W 11th St.	29-320-34-11-00-0-00-000	Yes
1100 Santa Fe St.	29-320-36-01-00-0-00-000	Yes
1222 W 12th St.	29-320-36-06-00-0-00-000	Yes
1307 W 11th St.	29-320-37-02-00-0-00-000	Yes
1105 Hickory St.	29-320-37-08-00-0-00-000	Approaching
1304 W 12th St.	29-320-37-05-00-0-00-000	Yes
1310 W 12th St.	29-320-37-04-00-0-00-000	Yes
1324 W 12th St.	29-320-37-03-00-0-00-000	Yes
1000 W 12th St.	29-310-35-01-00-0-00-000	Yes
AMENDED STUDY AREA – 2023		
912 Santa Fe St.	29-320-25-01-00-0-00-000	Yes
1301 Union Ave.	29-320-34-01-00-0-00-000	Approaching
1305 Union Ave.	29-320-34-02-00-0-00-000	Yes
1309 Union Ave.	29-320-34-03-00-0-00-000	No
1311 Union Ave.	29-320-34-04-00-0-00-000	Yes
1027 Hickory St.	29-320-34-10-00-0-00-000	Approaching
1317 Union Ave.	29-320-34-12-00-0-00-000	Yes

The vast majority of the 28 tax parcels encompassed in the study area suffer from a predominance of blighting factor. The tax parcels not judged currently blighted are approaching blighting condition due to advancing age, lack of maintenance, minimal updating, and safety concerns. The former Weld Wheel complex has been vacant for 20 years and the lack of supervision and maintenance has resulted in extensive blight. The former Weld Wheel complex contains 37% of the combined study area by floor area. Although not affected by extended vacancy and crime like the former Weld Wheel complex, 1015 Mulberry Street (1906), 1201 Union Avenue (1930), 1100 Santa Fe Street (1895), and 1222 W 12th Street exhibit extensive levels of deterioration and safety issues. These four structures comprise another 41% of the floor

area in the study area and combined with the former Weld Wheel complex indicate a predominance of extensive blighting factors in 78% of the floor area of the study area. Including heavily deteriorated 1317 Hickory Street the predominance increases to 80%. By land area the predominance of blight is 93%, by tax parcel count 82%, and by floor area 94%.

Clearly a predominance of the three blighting components presently exist within the combined study area (original + amended) and those areas not current blighted are approaching blight. Examination now follows as to whether these three blighting components result in the three blighting conditions defined in the statute.

Blighting Condition #1: Hindrance to Housing Accommodation

The intent of this component of the blight definition deals with the natural process of growth and development of a neighborhood, particularly from a residential perspective. Blight conditions would retard this natural growth. Three live/work spaces currently exist within the study area and contain just over 11,000 square feet or only 1.8% of the total floor area within the original study area. The remaining structures would require extensive and costly upgrades to convert to residential use. Although once considered functional for industrial use, these multistory loft buildings are now extremely functionally obsolete and any storage going on the buildings is mostly junk. The two-story loft at 1317 Union Avenue in the amended study area would be eligible for conversion (costly) while 1301 and 1305 Union Avenue would be poor candidates for residential or commercial conversion (multiple functional issues). 1309 Union Avenue is a functional and attractive recent office conversion. The storage yard is not the highest and best use of urban center land. The railroad tracks and Forester Viaduct essentially restrict use of 912 Sante Fe Street from any alternative use to railroad activity. The considerable train noise and traffic disruption together with airport noise have hindered housing accommodation in the West Bottoms

As discussed in the original report, less than a hundred residents lived in the West Bottoms prior to 1990. During the 1990s census figures indicate 854 residents were added. Another 790 residents were added in the 2000s. The 2020 census indicates another 758 residents were added since 2010. Considering the Census Tract 152 encompasses $\hat{\pm}1.43$ square miles or $\hat{\pm}915$ acres, a resident population of 2,485 is extremely low density by urban standards. (Census Tract 152 density of 1,738 persons per square mile is quite low compared to the easterly downtown loop (0.97 square miles) with population density of 9,448 persons per square mile.) Most of these residents are in apartment units north of the study area near 9th Street or south of the study area near Hy-Vee Arena (south of Interstate 670). The entire West Bottoms lies within an approved PIEA Plan Area (Central Industrial District) and an Enhanced Enterprise Zone (Northland) both of which require a finding of statutory blight.

The extensive blighting influences within the combined study area (original + amended) are judged hindrances to housing accommodation, growth, vitality, and vibrancy of this urban core neighborhood.

Blighting Condition #2: Economic Or Social Liabilities

Economic Liabilities

Foregone Economic Impact

Six of the original study area tax parcels are unimproved land that has essentially no economic impact. These six tax parcels comprise 26% of the original study area by land area. Four additional paved parking lots, associated with the long vacant Weld Wheel complex, comprising 7% of the original study area land area, are in poor condition and have essentially been unused for 20 years. Combined, these unimproved and unused parking lots contain 33% of the original study area land area. The dirt storage lot at 1311 and 1317 Union Avenue contains 8,640 square feet of land or 17% of the amendment land area. The paved parking lot at 1027 Hickory Street contains 11,600 square feet of land or 23% of the amendment land area.

The combined storage yard plus parking lot comprises 40% of the amendment land area. (This does not include the rail lines on 912 Santa Fe Street.) The combined land area (original + amendment) suffering from foregone economic impact is 34%.

The excessive and extended vacancy within the original study area also diminishes the potential economic impact within the 12.21-acre original study area. Determining exact vacancy figures is not possible as leases were not supplied to the consultant. The former Weld Wheel complex has been vacant for 20 years and encompasses 320,102 square feet of building area or 38% of the total building area within the original study area. 1000 W 12th Street containing 51,395 square feet or 6% of the original study area floor area, is completely vacant. Multiple full floor vacancies exist within 1201 Union Avenue, 1015 Mulberry Street, 1100 Santa Fe Street, 1222 W 12th Street, and 1324 W 12th Street. Overall vacancy within the original study area is projected to be a high 60%. Including the occupied space in the amendment study area lowers overall vacancy to a still unacceptable 58%.

Economic impetus in the combined study area is inhibited by 40% of the land area being either unimproved or unused parking and by 43% of the floor area being 100% vacant and with overall vacancy of perhaps 58%.

Unrealized Assessment

The original study area encompasses 12.21 acres and is improved with 836,979 square feet of building improvements but generates a mere \$3.99 per square foot of appraised valuation and only \$1.22 per square foot of assessed valuation (2022 figures). The 836,979 square feet of improvements within the original study area generate only \$2.05 per square foot in appraised valuation and \$0.61 per square foot in assessed valuation (2022 figures). As mentioned earlier, it is arguable that the former Weld Wheel complex has negative value, due to the need to demolish the structures after undertaking remediation (at significant cost). If revitalized, the assessment generated within the study area would increase substantially. The combined study area encompasses 13.36 acres and is improved with 862,680 square feet of building improvements but generates a mere \$4.24 per square foot of appraised valuation and only \$1.36 per square foot of assessed valuation. If revitalized, the assessment generated within the combined study area would increase substantially.

Unrealized Taxation

The foregone assessment discussed above naturally leads to diminished real estate taxes. The original study area generated only \$80,770.48 in real estate taxes in 2021 or a low \$0.10 per square foot of improvements. Furthermore, real estate taxes levied against the original study area had been paid in delinquency annually between at least 2012 and 2021. Over a 10-year period, 31% of the potential real estate taxes payments were delinquent. In any one tax year, between 5% and 70% of the payments were paid in delinquency. The 2023 real estate tax bill for the amendment study area totals \$10,658.67 or a low \$0.41 per square foot.

In the present (and continuing) blighted and underused condition, the combined 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. Therefore, the combined study area 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.” As suggested above, 34% of the land area contained in the study area is unimproved, dirt parking or storage yard, or deteriorated and unused paved parking.

Due to the advancing age of the improvements (up to 142 years) within the combined study area and the functionally obsolete historical use of multistory industrials, the study area has experienced excessive and extended vacancy. Although modest occupancy remains in the study area much of it is as floor level (no stacking) junk storage.

1308 W 11th Street is a 2-story industrial property containing 9,600 square feet on a site encompassing 34,787 square feet indicating a high (for the urban setting) land-to-building ratio (LBR) of 3.62 : 1. The excess land on either side of the improvements is simply dirt parking. 1308 W 11th Street is a clear economic underutilization.

Several haunted houses are located in the original study area and within the West Bottoms. Although haunted house use might be financially viable uses for the owner, there is question whether a use operating only 1 to 2 months out of the year and mostly on weekends provides the economic impact on the neighborhood that a use open year round and during weekdays might generate.

Aging and obsolete improvements that lack maintenance, updating, and supervision, as well as vacant lots and buildings lacking supervision and subject to vagrancy, detract from the vitality and economics of the neighborhood. In its present predominantly dilapidated and poorly occupied state, the combined study area is judged a clear economic underutilization.

Excessive Conversion Costs

The eleven multistory loft structures within the combined study area were designed for industrial use between 1880 and 1930 which is impractical in the modern era where single-level industrial buildings with clear heights of up to 42 feet, column spacing of 40 feet, ESFR (early suppression, fast response) sprinklers, LED lighting, and truck courts of 120 feet are the current standard. The change in modern industrial standards and the advancing functional obsolescence and physical deterioration of the combined study area improvements are indicators of why roundly 58% of the combined study area is vacant and has in some cases remained vacant for up to 20 years. Older industrial lofts are being converted into residential and office space, but since they were designed for industrial use the cost of conversion is extremely high. To convert the industrial lofts in the study area to an alternative use mostly likely incur the 32 redevelopment costs summarized in the table on the following page.

Planning within the urban core and rehabbing existing dated structures can incur considerable cost. Because the combined study area structures generally range from 92 to 142 years in age, architectural and engineering input will be significant. The dock structures at 933 Mulberry, 1200 and 1317 Union Avenue, 1100 Santa Fe Street, 1308 W 11th Street, and 1105 Hickory Street would likely be demolished. Environmental remediation would include removing asbestos (including old boilers), lead-based pipes and paint, any fluorescent fixtures ballasts containing PCBs, and mold. The extensive list of 32 conversion/redevelopment issues indicated why subsidy is often necessary to retain and preserve older obsolete and deteriorating structures in the urban core.

Industrial Loft Conversion Costs

Conversion Costs
Planning costs
Architectural/engineering costs
Legal fees
Demolition
Environmental remediation
New roof
New drainage
Exterior repair
Exterior tuckpointing
Exterior seal and/or paint
Window & lintel replacement
Cutting new window openings
New doors (openings)
Removing docks
Removing canopies
All new electrical
All new lighting
All new plumbing
All new HVAC
All new elevators
All new fire suppression
Interior wall repairs
Interior tuckpointing
Interior perimeter wall painting
Ceiling repairs
New ceiling finishes
New flooring
All new restrooms
All new interior partitioning
New parking lots
New sidewalks, curbs, gutters
Signage

Social Liabilities

Kansas City, Missouri Parcel Viewer website indicates 19 of 28 tax parcels within the study area have had currently listed 311 cases opened, ranging from 1 to 68 per tax parcel and totaling 255 cases. These issues might be dangerous building notice, deterioration, sanitary, or social liabilities. Multiple issues discussed previously result in social liabilities including:

- Pedestrian and vehicular circulation that is lacking or in need of repairs to create safe movement through and around the study area
- Deteriorating and unsafe site improvements (extensive; within all exterior and interior building components)
- Functional obsolescence of varied types due to advancing improvement age (up to 142 years and averaging 110 years) and deterioration

- Environmental issues and safety concerns (potential ACM, lead (paint and pipes), PCBs, mold)
- Safety and sanitary concerns (water infiltration, trash, illegal dumping, trespassing, vandalism, illegal camping, graffiti)
- Vacant and underutilized improvements and vacant lots lacking proper supervision, policing, and maintenance
- Hindrance to housing accommodations (minimal residency; excessive and extended vacancy)
- Foregone economic impact and taxation (delinquencies)
- Negative influences from adjoining and nearby blighting conditions

The combined study area suffers unrealized assessment, lack of taxation and delinquency, is economically underutilized, and exhibits multiple social liabilities.

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

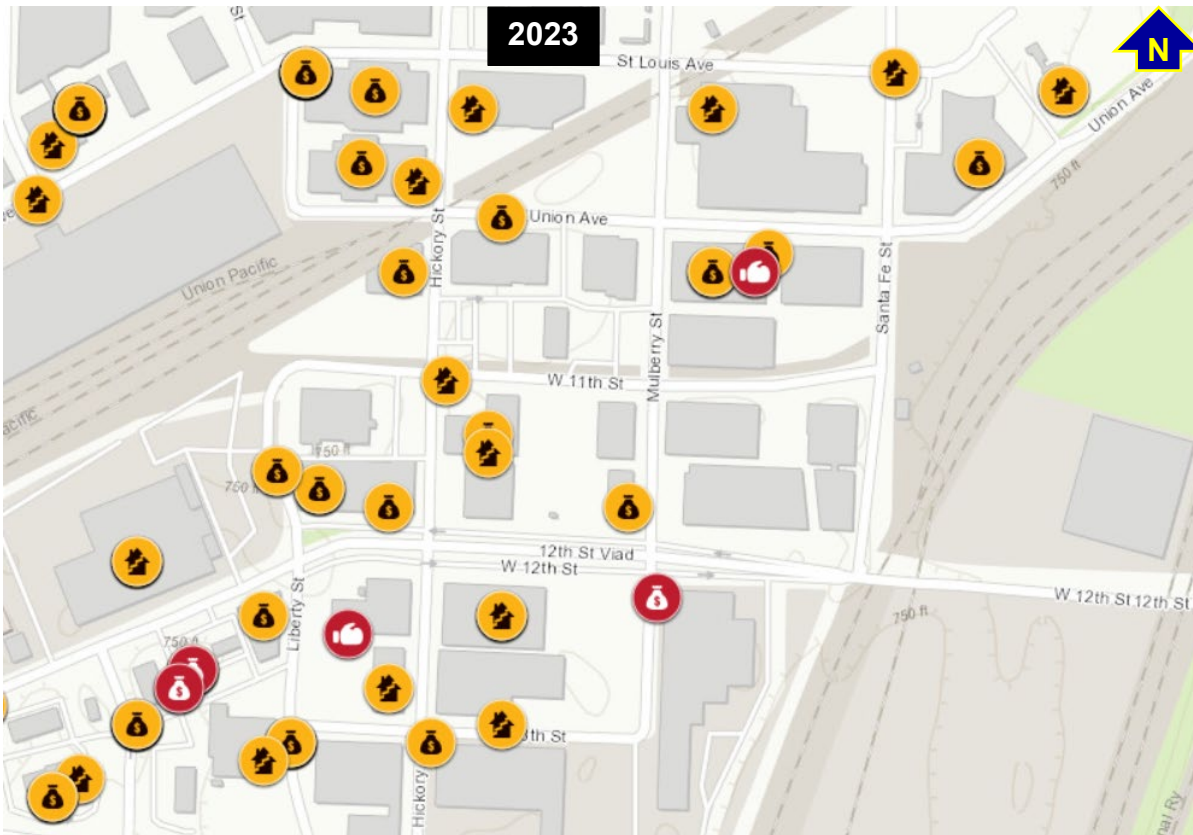
Here again, the varied and extensive blighting factors and conditions discussed above contribute menace to the public health (potential environmental issues, trash, illegal dumping, water infiltration), safety (failing structural components, unguarded floor openings/missing security railings, lack of supervision, trespassing, illegal camping), or welfare (extensive and extended vacancy and underutilization, unrealized assessment, lack of taxation and delinquent taxes, diminished housing opportunities and economic impact).

The CityProtect crime mapping presented in the original report indicated a noticeable level of crime reporting within the original study area and immediate adjoining neighborhood over the preceding 12 months (2022). Reported incidents included theft, property damage, sexual offense (sodomy), assault, and armed robbery. Immediately noticeable is the lack of crime reporting at the former Weld Wheel complex which has been ravaged by vandals. The original crime map (2022) is presented on the following page above a current (2023) crime map. The current map indicates fairly similar levels of crime within the amended study and adjoining neighborhood.

Previously in this amended report, blighting conditions within actual tax parcels contained in the amendment study area have been addressed. However, blight conditions (health and safety) also exist within the adjoining public right-of-way and street system. The current inspection of the expanded study area reflects deteriorating or unsafe road surfaces within the immediate study area, illegal dumping and trash in adjoining public areas, crime (graffiti), multiple at-grade railroad crossings (safety concerns; and negative social/economic impact (traffic disruption and train noise). 1000 W 12th Street (original report) can only be reached by crossing 3 active rail lines none of which have crossing guards.

Unkempt vacant lots lacking supervision and vacant, deteriorating, and obsolete buildings lacking maintenance and supervision detract from the vibrancy and safety of the combined study area and neighborhood. Redevelopment of the combined study area would revitalize the immediate area thereby improving the health, safety, welfare, housing opportunity and economic impact to the community.

CityProtect Crime Report Mapping



Study Conclusion

The combined study area (original + amended) lies within the existing Central Industrial District PIEA Plan Area and the Northland EEZ, both requiring statutory findings of blight. All three components of the blight definition contained in within the Missouri Revised Statutes are present in predominate levels within the expanded study area and lead to all three statutory blighting conditions. A major factor is the advancing age and obsolescence of the multistory industrial loft improvements within the study area. With ages ranging from 47 years to 142 years and averaging 110 years, deterioration and obsolescence is excessive. Lack of maintenance and supervision has further exacerbated the advanced age. Most of the industrial lofts within the study area are underutilized (vacant, junk storage, haunted house). Vacancy within the combined study area is roundly 58%. Safety and crime issues within the combined study area are numerous. Although the study area lies outside the flood plain (levee protected) vast portions of the West Bottoms are still subject to flooding (Zone AH) and ponding which can affect access to and within the study area. The abundant train traffic within the study area is a safety and social concern.

Due to a predominance of all three statutory blighting components that lead to all three statutory blight conditions, the consultant has concluded the West Bottoms expanded study area (original + amended), as of November 17, 2023, clearly qualifies as a "blighted area" per the Missouri Revised Statutes.

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)

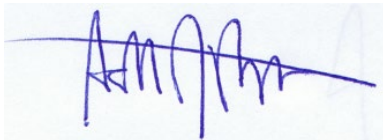
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)



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 properties that are 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 properties that are 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 (interior and exterior) of the study area that is the subject of the original report during January, February, and March 2022 and a personal inspection of the amended tax parcels in November and December 2023. The effective date of this blight study is November 17, 2023.
- 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 properties that are the subject of this report within the three-year period immediately preceding acceptance of the original assignment or the amended assignment.



Scott J. Belke, MAI
President

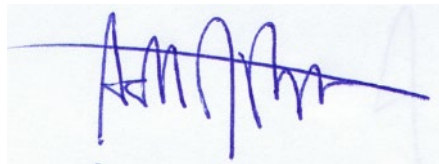


Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

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)

Addenda

1008 St. Louis Avenue – 2022



1008 St. Louis Avenue – 2023



1180 St. Louis Avenue – 2022



1180 St. Louis Avenue – 2023



1200 St. Louis Avenue – 2022



1200 St. Louis Avenue – 2023



933 Mulberry Street – 2022



933 Mulberry Street – 2023



1200 Union Avenue – 2022



1200 Union Avenue – 2023



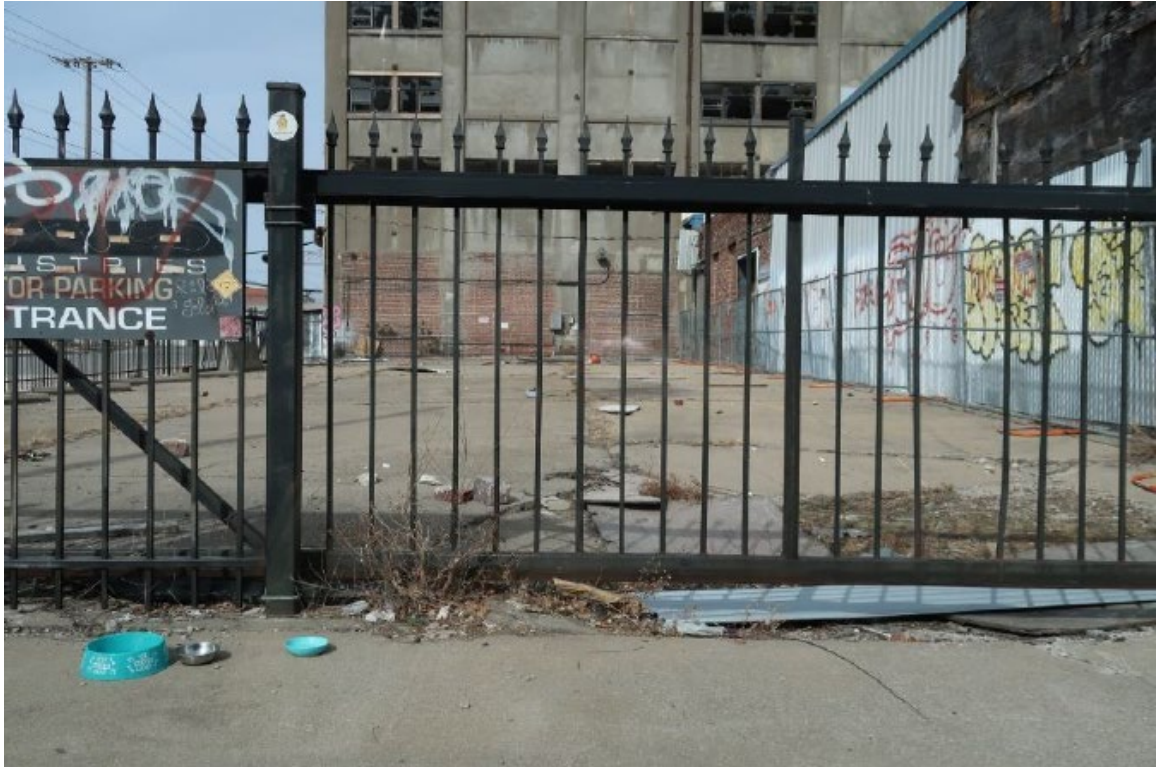
1220 Union Avenue – 2022



1220 Union Avenue – 2023



1226 Union Avenue – 2022



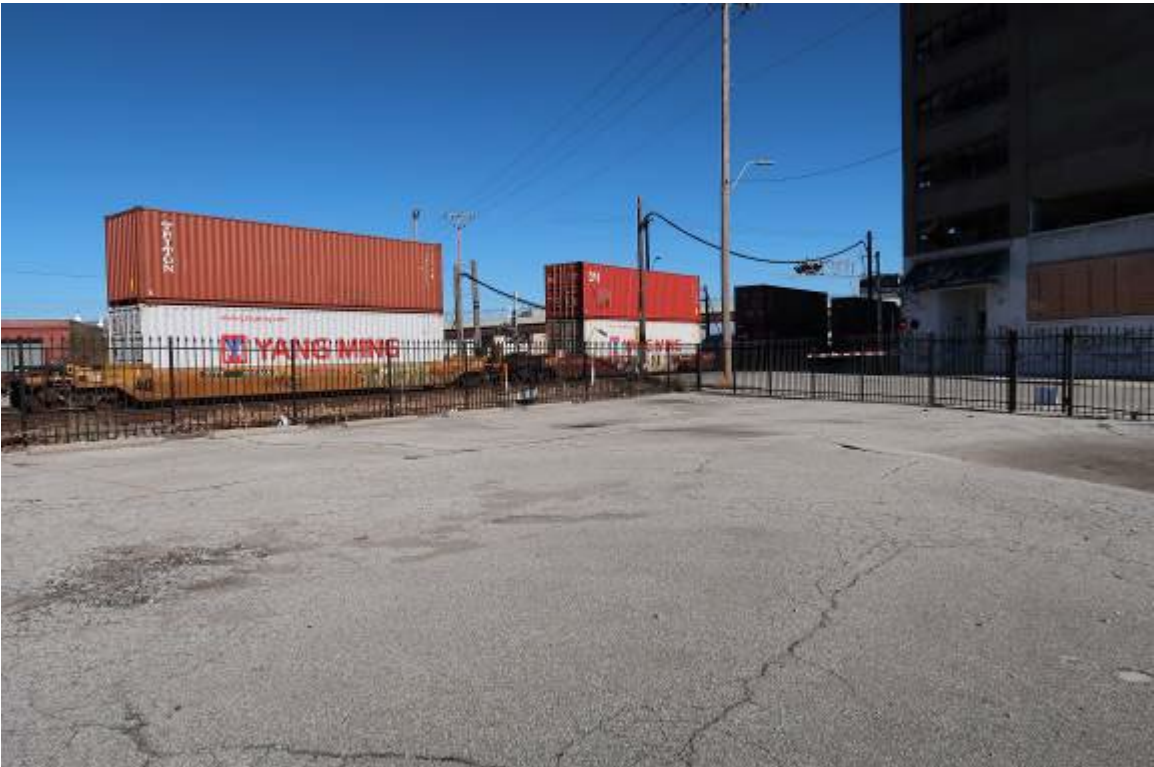
1226 Union Avenue – 2023



930 Mulberry Street – 2022



930 Mulberry Street – 2023



938 Mulberry Street – 2022



938 Mulberry Street – 2023



1201 Union Avenue – 2022



1201 Union Avenue – 2023



1215 Union Avenue – 2022



1215 Union Avenue – 2023



1015 Mulberry Street – 2022



1015 Mulberry Street – 2023



Dirt Parking Lot At 1015 Mulberry Street – 2022



Dirt Lot Parking At 1015 Mulberry Street – 2023



1308 W 11th Street – 2022



1308 W 11th Street – 2023



1100 Santa Fe Street – 2022



1100 Santa Fe Street – 2023



1222 W 12th Street – 2022



1222 W 12th Street – 2023



1307 W 11th Street – 2022



1307 W 11th Street – 2023



1105 Hickory Street – 2022



1105 Hickory Street – 2023



1304 W 12th Street – 2022



1304 W 12th Street – 2023



1310 W 12th Street – 2022



1310 W 12th Street – 2023



1324 W 12th Street – 2022



1324 W 12th Street – 2023



1000 W 12th Street – 2022



1000 W 12th Street – 2023



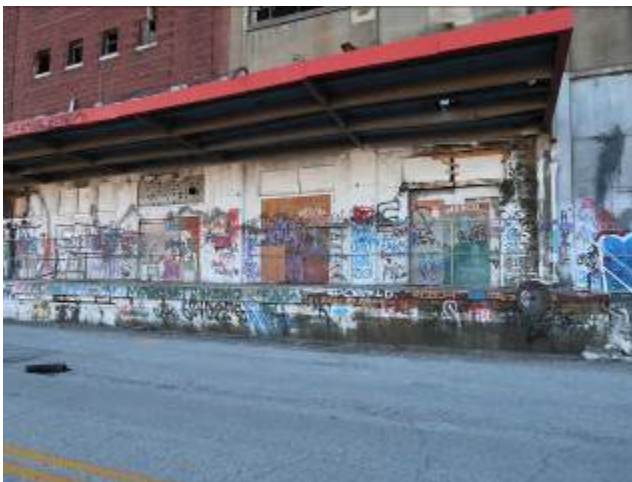
Other Current Blight Photographs



Other Current Blight Photographs



Other Current Blight Photographs



Other Current Blight Photographs



Other Current Blight Photographs



Other Current Blight Photographs



Other Current Blight Photographs



Other Current Blight Photographs



Other Current Blight Photographs



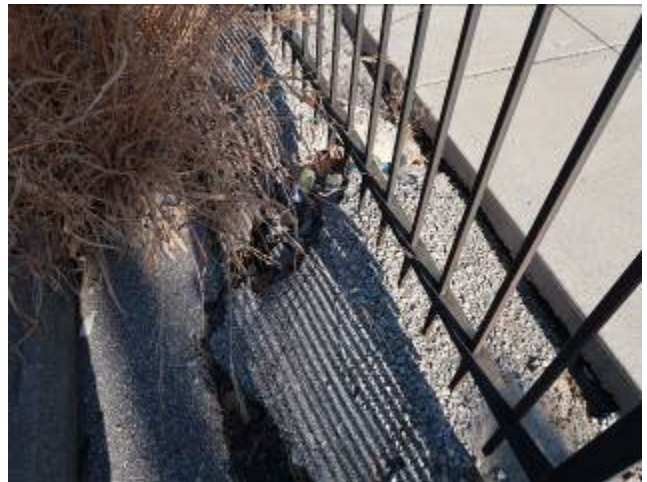
Other Current Blight Photographs



Other Current Blight Photographs



Other Current Blight Photographs



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 & Prospect PIEA Blight Study/GDP (Ch. 100); Jul-21
West Bottoms Blight Study (Chs. 99, 100, 353); Jan-22
GM Leeds EDC Blight Study (Chs. 67, 99, 100, 353); Feb-22
Guadalupe Center Multifamily PIEA Blight Study/GDP (Ch. 100); Feb-23

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 38 years Scott J. Belke, MAI has valued or consulted on over 2,250 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 38-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)

State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission

State Certified General Real Estate Appraiser



VALID THROUGH JUNE 30, 2024
ORIGINAL CERTIFICATE/LICENSE NO. RA001868

SCOTT J BELKE
3100 NW 57TH STREET
KANSAS CITY MO 64151
USA

Karen Baucher
EXECUTIVE DIRECTOR

Shelley Adon
DIVISION DIRECTOR