

49th & Montgall PIEA Planning Area

Qualifications Analysis

Planned Industrial Expansion Authority
Kansas City, Missouri
April 7, 2023

REVISED September 12, 2024

Prepared For:
Planned Industrial Expansion Authority
300 Wyandotte Street
Suite 400
Kansas City, Missouri 64105

Prepared By:
Sterrett Urban, LLC
704 Canter Street
Raymore, Missouri 64083
Phone 816-283-7222



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Introduction

The purpose of this analysis is to determine if the proposed 49th & Montgall PIEA Planning Area (the “Planning Area”) in Kansas City, Missouri evidences blight, an insanitary area, or an undeveloped industrial area according to Chapter 100 (Industrial Development) of the Missouri Revised Statutes.

The consultant who prepared this Qualifications Analysis, Patrick Sterrett of Sterrett Urban, is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix D.

The consultant visited the proposed redevelopment area on August 5, 2022 and again on April 7, 2023. The effective date of this study is April 7, 2023, the last date of inspection. Since that time the boundary for the Planning Area has changed which prompted revisions within this Qualifications Analysis, but no inspections have taken place since April 7, 2023.

The Planning Area lies within the North Town Fork Creek Neighborhood and is generally bound by Dr. Martin Luther King, Jr. Boulevard and E. 49th Street on the north, the eastern property line of those properties west of Montgall Avenue and fronting Montgall Avenue and E. 49th Street on the east, the eastern right-of-way of U.S. Highway 71 on the south and west, and Prospect Avenue on the west in Kansas City, Jackson County, Missouri. The Planning Area is depicted in the map included on the following pages. The Planning Area encompasses twenty (20) tax parcels containing approximately 4.11 acres, exclusive of public right-of-way.

Definitions

The purpose of this work was to analyze conditions located within the Planning Area to determine if the Planning Area qualifies as a “blighted, insanitary or undeveloped industrial area in need of industrial development.” Chapter 100 provides the following definitions for a blighted area, insanitary area, or undeveloped industrial area:

“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; (RSMo ch. 100.310 (2), per RSMo ch. 99.805 (1)).

“Insanitary area”, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open

spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare; (RSMo ch. 100.310 (11)).

“Undeveloped industrial area”, any area which, by reason of defective and inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically; contains old, decaying, obsolete buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, warehouses, distribution centers, structures; contains buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, multi-family housing facilities, warehouses, distribution centers and structures whose operation is not economically feasible; contains intermittent commercial and industrial structures in a primarily industrial or commercial area; or contains insufficient space for the expansion and efficient use of land for industrial plants and commercial uses amounting to conditions which retard economic or social growth, are economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury of the public health, safety, morals and welfare. (RSMo ch. 100.310 (18)).

Chapter 100 Redevelopment Rights

Blight Prevention

The Authority is empowered to take actions deemed “necessary to prevent a recurrence of blighted, insanitary, undeveloped industrial areas or to effectuate the purposes of this law” (RSMo ch. 100.390 (4)).

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 the 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 in excess of 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 in excess of 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.

Eminent Domain

RSMo ch 100.420.1 provides 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.

Bond Issuance

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

(1) 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.

Methodology

The purpose of this work was to analyze conditions located within the Planning Area to determine if the Planning Area qualifies as a “blighted, insanitary or undeveloped industrial area in need of industrial development”, a requirement of establishing a general redevelopment area under Chapter 100 of the Missouri Revised Statutes.

The Qualifications Analysis includes a detailed analysis of site, building, and public improvement deterioration. Qualifying conditions throughout the Planning Area were identified and analyzed to produce a chart showing the qualifying conditions present in the Planning Area.

Data was collected to document physical conditions within the categories of blight, insanitary area, and undeveloped industrial area set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the City and Jackson County and analyzed. Additional supplemental information was obtained through various reports and studies prepared or commissioned by the city.

The consultant visited the proposed redevelopment area on August 5, 2022 and again on April 7, 2023. The effective date of the study is April 7, 2023, the last date of inspection.

Previous Blight Determinations

Planning Area

The entirety of the Planning Area is included within the Town Fork Creek Urban Renewal Area. The Town Fork Creek Urban Renewal Plan was approved by Ordinance No. 34950 on March 8, 1968 with a finding of blight by the City Council of the City of Kansas City, Missouri. None of the twenty parcels in the Planning Area are actively receiving benefits under the plan.

The six (6) properties located north of E. 49th Street are included in the Brush Creek Corridor Tax Increment Financing Plan. The Brush Creek Corridor Tax Increment Financing Plan was approved by Ordinance No. 990251 on March 11, 1999 with a finding of blight by the City Council of the City of Kansas City, Missouri. The redevelopment area was expanded to include the six properties in the Planning Area north of E. 49th Street as part of the fourth amendment to the plan, which was approved by Ordinance No. 040101 on March 4, 2004 with a finding of blight. None of the six parcels in the Planning Area have ever received benefits under the plan.

Adjoining Areas

The Study Area is adjacent to or in proximity (located within approximately one-quarter mile of the Study Area) to the following redevelopment areas, all of which were approved by the City Council of the City of Kansas City, Missouri with a finding of blight:

1. Brush Creek Corridor Tax Increment Financing Plan (Tax Increment Financing Commission);
2. Town Fork Creek Urban Renewal Area (Land Clearance for Redevelopment Authority);
3. Offices at Overlook General Development Plan (Planned Industrial Expansion Authority);
4. Wabash Village Urban Renewal Area (Land Clearance for Redevelopment Authority); and
5. Oak Park Urban Renewal Area (Land Clearance for Redevelopment Authority).

Legal Description

The Planning Area consists of twenty (20) property/tax parcels. Abbreviated legal descriptions of all parcels within the Study Area – obtained from Jackson County records – are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership

The Planning Area contains twenty (20) property/tax parcels. All the parcels are identified by the Jackson County Assessor's office. A complete listing of the parcels identified by the Jackson County Assessor is included in Appendix A.

Planning Area Boundary Map



Property Data

Location & Access

The Planning Area encompasses approximately 4.11 acres and consists of twenty (20) property/tax parcels in Kansas City, Missouri in the North Town Fork Creek Neighborhood.

The Planning Area has excellent regional access. Access to U.S. Highway 71 exists approximately one-third mile northwest of the Planning Area from Dr. Martin Luther King, Jr. Boulevard. No major streets as identified in the City’s Major Street Plan exist within the Planning Area, but major thoroughfares – Prospect Avenue and U.S. Highway 71 – form the western boundary of the Planning Area, and other major thoroughfares exist within one-quarter mile of the Planning Area, including Dr. Martin Luther King, Jr. Boulevard and Emanuel Cleaver II Boulevard.

The Planning Area is accessible from the north (via Dr. Martin Luther King, Jr. Boulevard) on Montgall Avenue, from the east via E. 49th Street and E. 50th Street, and from the south via Chestnut Avenue and Montgall Avenue by E. 50th Street. Direct access does not currently exist from the west. All the streets that provide direct access to the Planning Area are two-way, two-lane residential streets with a posted speed limit of 25 miles per hour. Access from the east is limited, however, as E. 49th Street and E. 50th Street both terminate at College Avenue, about one-quarter mile to the east.

Prospect Avenue is a five-lane major thoroughfare (center turn lane with a drive lane and a parking/turning lane on both sides) that runs north-south and as noted above, forms part of the western boundary of the Planning Area, but provides no access directly to it.

None of the entrances to the Planning Area are signalized.

The Bike KC Plan, which has been redrafted and is awaiting approval by the City, does not propose any new bike routes in the Planning Area and none currently exist. Future bike routes with major separation from vehicular traffic have been planned for Dr. Martin Luther King Jr. Boulevard, less than one block to the north of the Planning Area. A shared street bike route has been planned for E. 51st Street one block south of the Planning Area. The closest trail is located about two blocks north of the Planning Area along Brush Creek.

Pedestrian access is fair, with sidewalks around that block in the Planning Area bound by E. 49th Street on the north, Chestnut Avenue on the east, E. 50th Street on the south, and Montgall Avenue on the west. Sidewalks vary in condition between poor and good. A sidewalk also exists on the east side of Prospect Avenue and is generally in good condition. Sidewalks do not exist on the west side of Montgall Avenue nor on either side of E. 49th Street west of Montgall Avenue. Sidewalks provide good connections to the remainder of the neighborhood to the east, south, and north.

The Planning Area is well-served with public transit with three routes accessible within one-quarter mile. Adjacent to the Planning Area on Prospect Avenue is Prospect Max, a bus rapid transit route that operates seven days per week and provides service on Prospect Avenue between 75th Street (75th & Prospect Transit Center) and 12th Street, and then along 12th Street between Prospect Avenue and Downtown, including a stop at the East Village Transit Center at 12th Street and Charlotte. In addition to the major transfer hub at the East Village Transit Center, eleven transfer points exist on the route. A park and ride is located at the 75th & Prospect Transit Center and four bike share stations exist on the route.

Also providing service on Prospect Avenue is Route 71 (Prospect), a bus route that operates seven days per week and provides service between 75th Street (75th and Prospect Transit Center) and Truman Road, and along Truman Road west to Troost, then north to 12th Street, and then west to the East Village Transit Center. In addition to the transfer hub and bike share station at the East Village Transit Center, the route has an additional ten transfer points.

Located less than one block north of the Planning Area on Dr. Martin Luther King Jr. Boulevard is Route 47 (Broadway), a bus route that operates seven days per week and provides service between Downtown and the Country Club Plaza via Grand Boulevard, Pershing, and Broadway Boulevard, and then east along Cleaver II Boulevard/47th Street, Dr. Martin Luther King Jr. Boulevard/Blue Parkway past the Shops at Blue Parkway, continuing to Eastwood Trafficway and Sni-A-Bar Road to Blue Ridge Cutoff, then north to 40 Highway, and then east to its terminus at the Blue Ridge Crossing shopping center. In addition to two major transfer hubs at Barney Allis Plaza and Union Station, there are seventeen transfer points on the route, including with each of the three bus rapid transit routes. The route also has four bike share stations.

Land Area

There are a total of twenty (20) property parcels within the Planning Area. Per information obtained from the geographic information systems of both the City of Kansas City, Missouri and Jackson County, Missouri, the Study Area contains a total of 4.11 acres, exclusive of public right-of-way, or an average of 0.21 acres per parcel.

Topography

The Planning Area has a falling slope to the north of a point just south of East 49th Street and generally to the east and south of the intersection of Montgall Avenue and E. 49th Street. The slope begins to rise again over the southeastern portion of the Planning Area. According to the City's GIS mapping, the highest point in the Planning Area is located just southwest of the East 49th Street and Montgall Avenue intersection at an elevation of 843.79. Its lowest point is at the northeast corner of the Planning Area along the northern property line of a detention basin at 4810 Montgall Avenue at an elevation of approximately 804.00.

The northwest corner of the Planning Area at Prospect Avenue has an elevation of approximately 818.00. The southern tip of the Planning Area on Montgall Avenue has an elevation of approximately 824.00.

According to maps from the Federal Emergency Management Agency (FEMA), the Planning Area is not located within a 100-year or 500-year flood plain (Map No. 29095C0266G, effective 01/20/2017). The Planning Area is located within the Brush Creek watershed.

Utilities

All utilities are available to the subject properties and run to the buildings within the Planning Area including public water and sewer. Power lines are located above ground throughout the Study Area.

Zoning

The existing zoning in the Planning Area is B3-2 (Community Business (dash 2)), R-1.5 (Residential (dash 1.5)) and R-2.5 (Residential (dash 2.5)). Below is a chart summarizing the zoning classifications and a map indicating the zoning districts within the Planning Area:

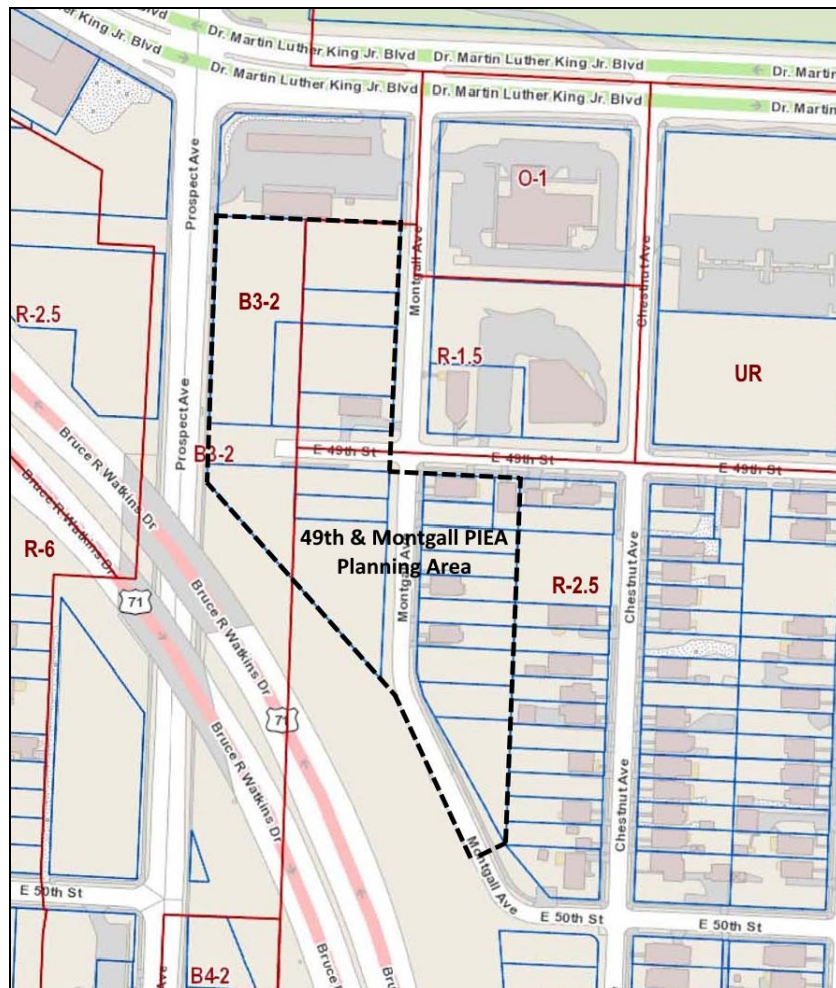
Zoning Classification	Purpose*
B3-2 Community Business (dash 2)	B3, Community Business The primary purpose of the B3, Community Business district is to accommodate a broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 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.

R-1.5 Residential (dash 1.5)
R-2.5 Residential (dash 2.5)

R, Residential

Kansas City’s 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 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.

*Kansas City Zoning & Development Code



49th & Montgall PIEA Planning Area - Zoning Map

Environmental

Due to the date of construction of the improvements in the Planning Area, the area and improvements could contain some type of environmental liability. Such liabilities might include asbestos-containing material and lead-based paint. Depending on the size, amount and nature of potential contaminated materials, their presence can pose a significant liability to the property and the overall redevelopment plan. It is recommended that prior to extensive redevelopment of the Planning Area, environmental inspections are completed to identify and remediate potential environmental liabilities. The consultant is unaware of any environmental contamination within the Planning Area.

Real Estate Taxes

A five-year history of the assessed values within the Planning Area is included in the appendix.

The data in Appendix B is the Assessor's opinion of Market Value and the resulting assessed value for each of the properties within the Planning Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial properties is 32% and for residential properties it is 19%. The real estate levy for 2023 in the Study Area was \$7.8179 per \$100 of assessed valuation. An additional \$1.437 per \$100 was assessed on commercial property only (the Merchants and Manufacturers replacement tax).

In 2023, the last year for which property taxes have been collected, the Planning Area generated \$77,746 in total assessed value, generating a total of \$5,445.08 in billable real estate taxes. Of the twenty (20) properties within the Planning Area, eight (8) were recently owned by the Land Bank of Kansas City after previous owners defaulted on the payment of their property taxes, and six (6) properties are delinquent on the payment of their property taxes, totaling \$4,120.57. The Land Bank properties were recently sold to the plan proponent in 2024. Twelve of the twenty properties in the Planning Area – or 60% of the properties – did not generate property tax income in 2023. Assessments have increased by 86.59% over the past five years, and increased by almost 81% in 2023 alone, but the amount of billable taxes did not increase much due to the high percentage of vacant residential lots that have low assessed values. Three of the six property owners who are delinquent have properties improved with single family homes – or 60% (three of five) of the properties improved with single family residences.

Existing Improvements

An inspection of the improvements – single-family residences – within the Planning Area was limited to the building exteriors. Five primary structures exist within the Planning Area, all of which are single-family residences and mostly consist of one story. According to Jackson County records the homes are fairly old with an average year built

of 1922 – built as early as 1912 and as late as 1957 – and somewhat small with an average size of 880 square feet (ranging between 682 and 1,128 square feet).

The remaining fifteen property/tax parcels are vacant lots. City records indicate that since 1989 – and largely since 2005 – four other single-family residences have been demolished. Vacant land now makes up about 87% of the Planning Area. Of the five homes in the Planning Area, four are believed to be owner-occupied and one is vacant.

The most common blighting factors observed in the Planning Area include roof deterioration (most structures in the Planning Area need roof repairs, both minor and major), deterioration of fascia and soffits, windows, and deterioration of ancillary structures. The failure of exterior finishes was also a problem. Nearly all the homes show a lack of maintenance and deterioration. In addition, many of the driveways throughout the Planning Area were not built to code or have deteriorated badly. Overgrown vegetation and trash is also a major problem throughout the Planning Area. Site improvements throughout the Planning Area, both public and private, are typically deteriorating with a few exceptions.

There are a total of 5 primary structures in the Planning Area – all single-family residential - with an average age of 101 years.

As noted, the Planning Area contains many vacant parcels. Seventy-five percent (75%) of the parcels in the Planning Area are vacant. Most of these parcels are scattered throughout the Planning Area. In the area east of Montgall Avenue these vacant tracts are difficult to develop not only because of the condition of the surrounding improvements, but also because the parcels are typically platted at a narrow 25 to 40 feet, well short of the modern 50-foot requirement in the City’s development code.

Billboards

There are no billboards located within the Planning Area.

North Town Fork Creek Neighborhood

Location & Access

The North Town Fork Creek Neighborhood is generally bounded by Emanuel Cleaver II Boulevard on the north, Cleveland Avenue and Swope Parkway on the east, E. 59th Street on the south, and Prospect Avenue on the west in Kansas City, Jackson County, Missouri. The neighborhood enjoys excellent access to the local street network and regional highway system due to its direct access to several major streets, including Emanuel Cleaver II Boulevard, Dr. Martin Luther King, Jr. Boulevard, Swope Parkway, Prospect Avenue, Cleveland Avenue/Swope Parkway, and E. 55th Street. U.S. Highway 71 is in proximity just west of the neighborhood and can be accessed via Dr. Martin Luther King, Jr. Boulevard, and Interstate 435 is a short distance to the east of the neighborhood and can be accessed via Dr. Martin Luther King, Jr. Boulevard and Eastwood Trafficway.

North Town Fork Creek Neighborhood is north of South Town Fork Creek Neighborhood. North Town Fork Creek is bordered to the north by the Oak Park Southwest and Oak Park Southeast neighborhoods, to the east by the Mount Cleveland and Swope Parkway-Elmwood neighborhoods, and to the west by Blue Hills Neighborhood.

Neighborhood Demographics Population & Income

The following provides population and income trends within a one-half, one-, and two-mile radius of the proximate center of the Planning Area at 4909 Montgall Avenue.

4909 Montgall Ave Radius	Population			
	Historic		Forecast	
	2010	2020	2022	2027
One-Half Mile	2,364	2,521	2,499	2,635
chg. (1/2 mile)		+6.6%	-0.9%	+5.4%
chg. from '10 (1/2 mile)		+6.6%	+5.7%	+11.5%
One Mile	12,179	12,554	12,641	12,773
chg. (1 mile)		+3.1%	+0.7%	+1.0%
chg. from '10 (1 mile)		+3.1%	+3.8%	+4.9%
Two Mile	49,134	51,031	51,241	51,550
chg. (2 mile)		+3.9%	+0.4%	+0.6%
chg. from '10 (2 mile)		+3.9%	+4.3%	+4.9%

Source: ESRI; Sterrett Urban, LLC

Median Household Income		
4909 Montgall Ave Radius	Forecast	
	2022	2027
One-Half Mile	31,187	40,085
One Mile	35,000	41,583
Two Mile	45,037	54,535

Source: ESRI

The population figures indicate modest population growth in the North Town Fork Creek Neighborhood and vicinity between 2010 and 2020, and then slow growth forecasted between 2022 and 2027. That area outside of one-half mile from the Planning Area has experienced much the same, but the population growth since 2010 is only forecasted to be less than half the rate of growth in 2027 as that for the area within one-half mile of the Planning Area. Meanwhile, Kansas City experienced growth of 10.5% between 2010 and 2020, compared to rates of 3.1% to 6.6% for that area within two miles of the Planning Area.

The forecasted median household income varies wildly for all of that area within two miles of the Planning Area and indicates the area is severely distressed closest to the Planning Area. The median household income within one-half mile of the Planning Area in 2022 is estimated to be significantly lower – approximately 45% lower – than the median household income for the city of Kansas City, Missouri in 2020 (\$56,179), the latest number available. The difference is even greater when comparing the median household income of the same area to that of the Kansas City KS-MO metropolitan area, in which the median household income was \$69,240 in 2020.

Unemployment

The most recent unemployment data for the Planning Area is for the City of Kansas City, Jackson County, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Kansas City, Missouri (Jackson County Part)
January 2023 (not seasonally adjusted)

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
158,764	153,943	4,821	3.0%

Source: Missouri Economic Research and Information Center

Per MERIC the unemployment rate for Kansas City, Missouri (including parts of the counties of Jackson, Cass, Clay and Platte) in January 2023, not seasonally adjusted, was

2.7%. The unemployment rate for the state of Missouri in January 2023, not seasonally adjusted, was 2.8%.

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Kansas City, KS/MO metropolitan area in January 2023 was 2.7%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered “full employment.”

Section II

Qualifications Analysis

Blight Defined

As presented in Section I, blight is defined as follows:

“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; (RSMo ch. 100.310 (2), per RSMo ch. 99.805 (1)).

Chapter 100 of the Missouri Revised Statutes also emphasizes redevelopment of “insanitary areas” and “undeveloped industrial areas” which are defined as follows:

“Insanitary area”, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare; (RSMo ch. 100.310 (11)).

“Undeveloped industrial area”, any area which, by reason of defective and inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically; contains old, decaying, obsolete buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, warehouses, distribution centers, structures; contains buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, multi-family housing facilities, warehouses, distribution centers and structures whose operation is not economically feasible; contains intermittent commercial and industrial structures in a primarily industrial or commercial area; or contains insufficient space for the expansion and efficient use of land for industrial plants and commercial uses amounting to conditions which retard economic or social growth, are economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury of the public health, safety, morals and welfare. (RSMo ch. 100.310 (18)).

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).

The following analysis addresses blight, and then, if necessary, insanitary area and undeveloped industrial area.

Cause Component 1: Insanitary or Unsafe Conditions

All twenty properties within the Planning Area exhibit unsafe or insanitary conditions. The most prevalent Planning Area conditions considered unsafe or insanitary is the presence of overgrown vegetation, trash/debris, deteriorated sidewalks and evidence of transient activity. Properties with overgrown vegetation attract illegal dumping, and illegal dumping also takes place in the open near the southern boundary of the Planning Area at Montgall Avenue and E. 50th Street.

Former building sites and an abandoned house have been documented by city staff and the Kansas City Police Department as attracting squatters and/or other criminal activity.

As of the date of this Qualifications Analysis, conditions that cause insanitary or unsafe conditions make a significant contribution to blight within the Study Area.



4900 block of E. 49th Street – trash/debris; overgrown vegetation; evidence of trespass



4800 block of Prospect Avenue – trash/debris; overgrown vegetation; evidence of trespass



4800 block of Montgall Avenue – trash/debris; overgrown vegetation; evidence of trespass/transient activity



4800 block of Prospect Avenue – trash/debris; overgrown vegetation



4800 block of Montgall Avenue – trash/debris; overgrown vegetation; evidence of trespass/transient activity



4800 block of Montgall Avenue – trash/debris; overgrown vegetation



4800 block of Montgall Avenue – trash/debris; overgrown vegetation



2600 block of E. 49th Street – dead end street not code compliant; overgrown vegetation; trash/debris



2600 block of E. 49th Street – lack of sidewalk; overgrown vegetation; trash/debris



4900 block of Montgall Avenue – deterioration of sidewalk



4900 block of Montgall Avenue – overgrown vegetation; trash/debris; deterioration of fence



4800 block of Montgall Avenue – illegal dumping; trash/debris; overgrown vegetation



4900 block of Montgall Avenue – illegal dumping; trash/debris; overgrown vegetation



4900 block of Montgall Avenue – vehicles parked in yard



4900 block of Montgall Avenue – illegal dumping; trash/debris; remnants of demolished structure



4900 block of Montgall Avenue – illegal dumping; trash/debris; remnants of demolished structure



4900 block of Montgall Avenue – illegal dumping; trash/debris



4900 block of Montgall Avenue –trash/debris; overgrown vegetation; graffiti; deterioration of fence, wall



4900 block of Montgall Avenue –trash/debris; overgrown vegetation; graffiti; deterioration of fence



4900 block of Montgall Avenue –trash/debris; overgrown vegetation; deterioration of sidewalk



4900 block of Montgall Avenue – trash/debris; overgrown vegetation



4900 block of Montgall Avenue – deterioration of sidewalk



4900 block of Montgall Avenue – deterioration of sidewalk



4900 block of Prospect Avenue – deterioration of sidewalk; trash/debris



4900 block of Montgall Avenue – deterioration of sidewalk

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior conditions among the twenty (20) property/tax parcels within the Planning Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

Structural deterioration is found in the Planning Area on four of the five property/tax parcels improved with primary structures (single family homes). The buildings typically exhibited structural deterioration including windows and doors, failure of exterior finishes, and the deterioration of fascia/soffits. Examples of the structural deterioration are shown in the following photos. The primary structures range in condition between poor and good.

As of the date of this Qualifications Analysis, the deterioration of primary site improvements makes a modest contribution to blight within the Study Area, in large part because only four of the five primary structures exhibit blighting conditions to an extent that impairs the value of the property, out of twenty total property/tax parcels.



4800 block of Montgall Avenue – deterioration of roof, windows, walls, overhang



4900 block of Montgall Avenue – deterioration of roof, fascia, soffit, siding; failure of finishes



4900 block of Montgall Avenue – deterioration of roof, fascia, soffit, siding; failure of finishes



4900 block of Montgall Avenue – failure of finishes; deterioration of fascia, gutter/downspouts, driveway



4900 block of Montgall Avenue – failure of finishes; deterioration of wall, windows



2700 block of E. 49th Street – dangerous building; deterioration of doors, windows, structure



2700 block of E. 49th Street – dangerous building; deterioration of roof; failure of finishes

In addition to structural deterioration, a variety of blight conditions were observed within the Planning Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area include deterioration of walls and fences, steps and railings, surface parking and drives, and lack of landscaping. Examples of site deterioration problems are found throughout the Planning Area, as shown in the photographs that follow.



4800 block of Montgall Avenue – deterioration of driveway



4800 block of Montgall Avenue – deterioration of driveway



4900 block of Montgall Avenue – deterioration of driveway, fence



4900 block of Montgall Avenue – deterioration of fence, retaining wall



4900 block of Montgall Avenue – deterioration of driveways



2700 block of E. 49th Street – deterioration of stairs, driveway; porch column missing

Eleven (11) of the twenty (20) property/tax parcels surveyed in the Planning Area exhibit deterioration of site improvements. The condition was predominantly satisfied due to the deterioration of roofs, fascia, windows, driveways, fences, and ancillary structures, and the failure of finishes.

The deterioration of site improvements is widespread throughout the Study Area and is a major contributor to blight.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Records indicate no fire incidents have occurred within the Planning Area in the past twelve months.

Crime data made available to the public from the Kansas City Police Department indicates a low level of crime within the Planning Area compared to the immediate vicinity and to the rest of the city. Crime increases considerably on E. 49th Street just a few blocks to the east.

As noted previously there are no known environmental liabilities within the Planning Area, nor any other conditions known to endanger life or property.

Conditions that endanger life or property are not present within the Planning Area, and as such is not a contributor to blight.

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Summary of Blighting Factors

The following table summarizes the three qualifying factors analyzed within the Planning Area.

**49th & Montgall PIEA
Planning Area**
Summary of Blighting Factors

Planning Area	Parcels	Pct.	Area (sq. ft.)	Pct.
Total	20	100%	179,044	100%
<u>Blighting Factors</u>				
Insanitary or unsafe conditions	20	100.0%	179,044	100.0%
Deterioration of site improvements	11	55.0%	78,637	43.9%
Existence of conditions which endanger life or property by fire and other causes	0	0.0%	0	0.0%
Parcels with at least one blighting factor	20	100.0%	179,044	100.0%
Parcels with no blighting factors	0	0.0%	0	0.0%
Parcels with Predominance of Blighting Factors	13	65.0%	123,460	69.0%

As evidenced from the table above, more than 50% of the Planning Area (by square footage) satisfies the factors of Insanitary or Unsafe Conditions. In addition, the percentage of the Planning Area that has at least one blighting factor is 100.0%. The percentage of the Planning Area that exhibits a predominance of blighting factors is 69.0%.

Effect Component 1: Economic or Social Liability

The following economic characteristics of blighted areas are generally agreed upon as:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values; and
- Impaired investments.

These economic characteristics are typically substantiated with certain conditions, which may include but are not limited to one or more of the following:

- Depreciated or stagnant property values or impaired investments.

- High business vacancies, low lease rates, high turnover rates, or excessive vacant lots.
- Lack of neighborhood commercial facilities.
- Residential overcrowding or an excess of adult businesses.
- High crime rate.

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.” Previously it was shown that the present condition of the Study Area generates approximately \$5,445.08 annually in tax revenue.

As noted previously, there are five (5) single family homes in the Planning Area that consists of twenty property/tax parcels. Four (4) single family homes have been demolished since 2005, and decades have passed since a building permit was issued for the Planning Area except for a storm water detention basin in 2014 that serves a convenience store located adjacent to the northern edge of the Planning Area.

The Jackson County Assessor has valued the existing homes in the Planning Area, which have an average built age of 101 years, from a low of \$31,247 to a high of \$68,442, and an average of \$50,099. The median home value within the Planning Area is \$51,642, while the median market value within two miles of the Planning Area is in excess of \$130,000. As noted previously, six (6) of the twenty properties are delinquent on property taxes. Thirty percent of the properties are not generating tax revenue.

With one exception the homes in the Planning Area exhibit a need to address deferred maintenance and deterioration of the structures. One home is vacant and has been declared a “Dangerous Building” by the city. Yet disposable income among at least those who are home-owners residing in the Planning Area is minimal. Median household income within the Planning Area and vicinity is approximately \$31,187 and is 45% less than that of the city.

The redevelopment of the area has been hindered by several dominating factors, including the age and deterioration of the building and site improvements and excessive vacant lots that cover approximately 87% of the Planning Area and create a multitude of insanitary and unsafe conditions, including the attraction of transient activity. Doing nothing will only result in further deterioration of the site improvements, both public and private, that will result in reduced property values and income to the City and other taxing jurisdictions, the continued seizure of property for nonpayment of taxes, and the demolition of improvements. There is also the real potential for the Planning Area to have a negative impact on surrounding property values.

Redevelopment of the properties could mean new employment opportunities for the area. The potential increase in activity would also generate increased personal property and utility taxes, as well as property assessed values and consequently taxes.

Economic underutilization – evidenced by the deteriorating improvements and unsafe conditions, excessive vacant lots, and the inability to pay reasonable taxes – indicates the Planning Area is blighted.

Conclusion

Several components of the Chapter 100 definitions were present in the 49th & Montgall PIEA Planning Area.

The dominant blighting factors include the presence of excessive vacant lots and the resultant insanitary and unsafe conditions and the deterioration of public and private improvements, all which results in low assessed values and tax revenues. The low property values due to the deterioration of improvements coupled with the excessive number of vacant lots indicates blight is present within the 49th & Montgall PIEA Planning Area. The above combine to create economic underutilization and thereby an economic liability for the City and other taxing jurisdictions.

Therefore, the consultant has determined that the proposed 49th & Montgall PIEA Planning Area of Kansas City, Missouri, as of April 7, 2023, in its present condition and use, is a “blighted area” according to the definition provided in Missouri’s Industrial Development statutes (RSMo Ch. 100).

Appendix A

Property Ownership & Legal Descriptions

No.	Site Address	Parcel ID No.	Owner	Abbreviated Legal Description
1	2610 E 49TH ST	31-430-10-09-00-0-00-000	SISSON LARITA	WARDER PARK; E 38 FT OF LOTS 13-14 AND 15 BLK 5
2	2616 E 49TH ST	31-430-10-10-00-0-00-000	SISSON MICHAEL ANTHONY & LARITA D	WARDER PARK; LOT 12 BLK 5
3	4814 MONTGALL AVE	31-430-10-13-00-0-00-000	ONYX DEVELOPMENT CORPORATION	WARDER PARK LOT 9 BLK 5
4	4820 MONTGALL AVE	31-430-10-20-00-0-00-000	ONYX DEVELOPMENT CORPORATION	WARDER PARK LOTS 10 AND 11 BLK 5
5	4825 PROSPECT AVE	31-430-10-23-00-0-00-000	M & J REALTY LLC	WARDER PARK---LOTS 13-18 BLK 5 (EX E 38' OF LOTS 13-15)
6	4810 MONTGALL AVE	31-430-10-25-00-0-00-000	JAMAL FARRUKH & MOONA N	JAMAL CROSSING---LOT 2
7	4900 MONTGALL AVE	31-430-11-01-00-0-00-000	ONYX DEVELOPMENT CORPORATION	LEBANON; LOT 103
8	4904 MONTGALL AVE	31-430-11-25-00-0-00-000	ONYX DEVELOPMENT CORPORATION	LEBANON; LOT 104
9	4912 MONTGALL AVE	31-430-11-28-00-0-00-000	ONYX DEVELOPMENT CORPORATION	LEBANON---LOTS 105-111 AND 137-143 (EX PT IN US 71 HWY)
10	2709 E 49TH ST	31-430-12-02-00-0-00-000	EQUITY TRUST CO CUST FBO # 49021	LEBANON; E 37.16 FT OF LOTS 101 AND 102
11	4901 MONTGALL AVE	31-430-12-03-00-0-00-000	JOHNSON JACQUANISE	LEBANON; W 102' LOT 102
12	4903 MONTGALL AVE	31-430-12-04-00-0-00-000	ONYX DEVELOPMENT CORPORATION	LEBANON; W 102 FT OF LOT 101
13	4905 MONTGALL AVE	31-430-12-05-00-0-00-000	B M G	LEBANON; LOT 100
14	4909 MONTGALL AVE	31-430-12-06-00-0-00-000	MCDANIEL JOHN ANTHONY	LEBANON---LOT 99
15	4917 MONTGALL AVE	31-430-12-09-00-0-00-000	CARTER LARRY D & AUDREY	LEBANON; LOT 96
16	4911 MONTGALL AVE	31-430-12-34-01-0-00-000	MCDANIEL JOHN L	LEBANON; LOT 98
17	4915 MONTGALL AVE	31-430-12-34-02-0-00-000	ONYX DEVELOPMENT CORPORATION	LEBANON; LOT 97
18	4921 MONTGALL AVE	31-430-12-37-00-0-00-000	ONYX DEVELOPMENT CORPORATION	ELLA MURRAY---LOT 3 BLK 1
19	4925 MONTGALL AVE	31-430-12-38-00-0-00-000	ONYX DEVELOPMENT CORPORATION	ELLA MURRAY---LOT 2 BLK 1
20	4929 MONTGALL AVE	31-430-12-39-00-0-00-000	ONYX DEVELOPMENT CORPORATION	ELLA MURRAY---LOT 1 BLK 1

Appendix B

Property Valuation & Taxes

49th and Montgall PIEA Planning Area
Qualifications Analysis

Appendix B
Property Valuation and Taxes

No.	Parcel ID Number	Assessed Values					Taxes	
		2019	2020	2021	2022	2023	2023	Delinquent
1	31-430-10-09-00-0-00-000	1,587	1,587	1,615	1,615	2,136	166.99	0.00
2	31-430-10-10-00-0-00-000	5,917	5,917	6,270	6,270	12,565	982.32	0.00
3	31-430-10-13-00-0-00-000	1,311	1,311	1,330	1,330	1,759	137.52	0.00
4	31-430-10-20-00-0-00-000	2,261	2,261	2,280	2,280	3,015	235.71	0.00
5	31-430-10-23-00-0-00-000	1,938	1,938	2,090	2,090	2,765	171.92	388.08
6	31-430-10-25-00-0-00-000	2,271	2,271	2,280	2,280	3,015	235.71	0.00
7	31-430-11-01-00-0-00-000	1,473	1,473	1,520	1,520	2,010	0.00	0.00
8	31-430-11-25-00-0-00-000	1,273	1,273	1,330	1,330	1,759	0.00	0.00
9	31-430-11-28-00-0-00-000	1,938	1,938	2,090	2,090	2,765	0.00	0.00
10	31-430-12-02-00-0-00-000	1,568	1,568	1,577	1,577	6,276	874.17	1,309.17
11	31-430-12-03-00-0-00-000	5,619	5,619	5,890	5,890	13,004	1,016.64	1,501.13
12	31-430-12-04-00-0-00-000	988	988	1,045	1,045	1,381	107.97	0.00
13	31-430-12-05-00-0-00-000	57	57	95	95	125	9.77	17.58
14	31-430-12-06-00-0-00-000	1,330	1,330	1,330	1,330	1,759	137.52	137.52
15	31-430-12-09-00-0-00-000	3,600	3,600	3,610	3,610	9,812	767.09	767.09
16	31-430-12-34-01-0-00-000	2,910	2,910	2,850	2,850	5,937	464.23	0.00
17	31-430-12-34-02-0-00-000	1,330	1,330	1,330	1,330	1,759	137.52	0.00
18	31-430-12-37-00-0-00-000	1,330	1,330	1,330	1,330	1,759	0.00	0.00
19	31-430-12-38-00-0-00-000	1,245	1,245	1,330	1,330	1,759	0.00	0.00
20	31-430-12-39-00-0-00-000	1,720	1,720	1,805	1,805	2,386	0.00	0.00
Total		41,666	41,666	42,997	42,997	77,746	5,445.08	4,120.57
Annual Change %			0.00%	3.19%	0.00%	80.82%		
Cumulative Change %			0.00%	3.19%	3.19%	86.59%		

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Square Footage	Predominance of Blighting Factors Present
1	2610 E 49TH ST	31-430-10-09-00-0-00-000	■			1	5,703	
2	2616 E 49TH ST	31-430-10-10-00-0-00-000	■	■		2	7,003	■
3	4814 MONTGALL AVE	31-430-10-13-00-0-00-000	■			1	6,697	
4	4820 MONTGALL AVE	31-430-10-20-00-0-00-000	■			1	13,691	
5	4825 PROSPECT AVE	31-430-10-23-00-0-00-000	■			1	32,419	■
6	4810 MONTGALL AVE	31-430-10-25-00-0-00-000	■			1	13,794	
7	4900 MONTGALL AVE	31-430-11-01-00-0-00-000	■			1	5,308	■
8	4904 MONTGALL AVE	31-430-11-25-00-0-00-000	■	■		2	4,600	■
9	4912 MONTGALL AVE	31-430-11-28-00-0-00-000	■	■		2	32,908	■
10	2709 E 49TH ST	31-430-12-02-00-0-00-000	■	■		2	2,537	■
11	4901 MONTGALL AVE	31-430-12-03-00-0-00-000	■	■		2	3,903	■
12	4903 MONTGALL AVE	31-430-12-04-00-0-00-000	■	■		2	3,566	■
13	4905 MONTGALL AVE	31-430-12-05-00-0-00-000	■	■		2	4,772	■
14	4909 MONTGALL AVE	31-430-12-06-00-0-00-000	■	■		2	4,778	■
15	4917 MONTGALL AVE	31-430-12-09-00-0-00-000	■	■		2	5,008	■
16	4911 MONTGALL AVE	31-430-12-34-01-0-00-000	■	■		2	4,781	
17	4915 MONTGALL AVE	31-430-12-34-02-0-00-000	■	■		2	4,781	
18	4921 MONTGALL AVE	31-430-12-37-00-0-00-000	■			1	6,871	■
19	4925 MONTGALL AVE	31-430-12-38-00-0-00-000	■			1	6,137	
20	4929 MONTGALL AVE	31-430-12-39-00-0-00-000	■			1	9,787	■
TOTALS			20	11	0	31	179,044	13
			179,044	78,637	0			123,460
			100.0%	43.9%	0.0%			69.0%

Appendix D

Certification / Assumptions & Limiting Conditions / Qualifications

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 our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. Patrick Sterrett has made a personal inspection of the property that is the subject of this report August 5, 2022 and April 7, 2023.
7. This study is not based on a requested result or a specific conclusion.
8. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Qualifications Analysis is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.
2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.
3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.
4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analysis and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.
5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a \$20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a \$20 million charter school in Kansas City, Missouri and a \$5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC

2006 – Current

Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study

Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study

11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study

7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study

Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study

Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study

Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study

63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)

17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study

32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study

Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study

Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study

NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study

Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study

325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study

612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study

801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study

1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study

3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study

40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study

89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study

Boomtwn Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study – Court Testimony

Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area

Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study

4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study

Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study

Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study

Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study

Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study

NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study

NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study

3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

Blight Study

Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study

Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study

8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study

Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study

Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study

Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study

Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study

Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)

Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study

Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study

Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study

Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study

Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)

Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study

Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan

Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study

39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study

Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study

Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study

155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update

Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis

Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study

Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study

Westport–Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

Longfellow–Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan

Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri

1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri

Planner / Senior Planner

Author of the following plans and studies:

Riverfront TIF Plan / Blight Study

74th & Wornall TIF Plan / Blight Study (plan not approved)

19th Terrace TIF Plan / Conservation Study

22nd & Main St. TIF Plan / Conservation Study

47th & Roanoke TIF Plan

Prospect North TIF Plan

Jazz District TIF Plan

Pershing Road TIF Plan

Eastwood Urban Renewal Plan / Blight Study

South 31st Street Urban Renewal Plan / Blight Study

Longfellow–Dutch Hill Urban Renewal Plan