

East Crossroads Urban Renewal Plan

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI**

PLAN APPROVALS:

__-__-2015 CITY PLAN COMMISSION
__-__-2015 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
__-__-2015 PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMITTEE
__-__-2015 CITY COUNCIL

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By Ordinance 16120 of November 21, 1952, the City Council of the City of Kansas City authorized and created the Land Clearance for Redevelopment Authority of Kansas City, Missouri under the Land Clearance for Redevelopment Authority Law, Section 99.300 et. seq. R.S. Mo. Section 99.310 of such Law, the Declaration of Policy, states:

"It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provisions of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale of lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, since the prevailing condition of or decay may make impractical the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible to conservation or rehabilitation in such manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented, and to the extent feasible, conserved and rehabilitated by the voluntary action and the regulatory process. A municipality, to the greatest extent that it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the redevelopment or rehabilitation or renewal of areas by private enterprise."

**EAST CROSSROADS
URBAN RENEWAL PLAN
OF
KANSAS CITY, JACKSON COUNTY, MISSOURI**

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Exhibits:

- Exhibit A-1 - "Map of the Plan Area"
- Exhibit A-2- "Legal Description"
- Exhibit B - "Current Land Use"
- Exhibit C - "Proposed Land Use"
- Exhibit D- "Current Zoning"
- Exhibit E- "Proposed Zoning"
- Exhibit F - "Blight Study"
- Exhibit G- "Land Clearance for Redevelopment Authority's Resolution of Approval for Plan and Blight Study"

Appendices:

- Appendix 1 - Design Review Process
- Appendix 2 - Standardized Relocation Policy
- Appendix 3 - Workable Program
- Appendix 4 - Affirmative Action Process

EAST CROSSROADS URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

PROPONENTS	Crossroads East, LLC
LOCATION	The Plan Area is generally bounded by I-670 on the North, 71 Hwy/Bruce R. Watkins Drive on the East, the Kansas City Terminal Railway tracks on the south, and Oak Street on the West, plus two parcels on the southwest corner of E. 21 st & Grand.
AREA PLAN	Greater Downtown Area Plan
COUNCIL DISTRICT	4th District-Councilman Jim Glover 4th District-Councilwoman Jan Marcason
PROJECT	The intent of the East Crossroads Urban Renewal Plan is to stimulate commercial, mixed-use and residential reinvestment and growth within the East Crossroads neighborhood.
OBJECTIVES	Adoption of the East Crossroads Urban Renewal Area Plan will: <ul style="list-style-type: none">• Stimulate and facilitate private investment in commercial projects that meet the shopping, dining, entertainment, and employment needs of neighborhood residents, commuters and other interested consumers.• Stimulate and facilitate private investment in new housing and housing rehabilitation that meet the needs of and appeal to both neighborhood residents and potential residents.
LCRA ASSISTANCE	Assistance anticipated by the Proponent includes: <ul style="list-style-type: none">• Tax Abatement
BLIGHT STUDY	On behalf of the Proponents, Development Initiatives documented physical conditions in the Plan Area that constituted blighted or insanitary conditions.

I. DESCRIPTION OF THE PROJECT

This Plan Summary, statement of State, City and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the East Crossroads Urban Renewal Plan (the "Plan") for the East Crossroads Urban Renewal Area.

The Plan is located within the Greater Downtown Area Plan prepared by the Planning and Development Department of the City of Kansas City, Missouri (the "City"). The Greater Downtown Area Plan (adopted April 21, 2011 by Resolution No. 110159) recommends Downtown Mixed-Use for the area within the East Crossroads neighborhood.

The East Crossroads is part of Kansas City's Crossroads neighborhood, lying directly south of the Central Business District and north of Crown Center and Hospital Hill. Originally a residential neighborhood with only scattered commercial uses (as evidenced by the two historic school buildings remaining within the Crossroads), the East Crossroads began developing in the late 19th Century - early 20th Century into an industrial and commercial area. The diverse industrial and commercial businesses of the East Crossroads thrived for many years, due in large part to the central location within the metropolitan area and the easy access to both the numerous railroad lines and highways. These businesses ranged in size from modest and basic one-story operations, substantial two- and three-story multi-tenant buildings to large operations in multi-story buildings. The East Crossroads business community thrived for many years, but began to experience a slow decline as Kansas City's suburban growth accelerated. Many businesses left the East Crossroads for "greenfield" industrial and business parks that offered more flexible development options, rather than the more constrained parcel sizes found within the East Crossroads' traditional street-grid.

The Crossroads neighborhood, specifically the central and western portions, began to be reborn in the 1990s with the arrival of artists in search of inexpensive studio and living space. Galleries began to appear, which helped draw customers and restaurants. Many of the large, historic commercial and industrial buildings that had fallen into disuse and disrepair have been converted to trendy, market-rate apartments. Today, the arts and cultural uses in the central and western portions of the Crossroads have helped attract

other creative businesses and technology-based businesses, making the central and western portions of the Crossroads a thriving neighborhood.

The East Crossroads has, however, not experienced the same level or type of neighborhood revitalization. There are a number of underutilized and deteriorating surface parking lots, as well as numerous vacant lots resulting from building demolitions. There are fewer historic commercial and industrial buildings remaining in the East Crossroads, which has limited both interest and opportunities for conversion into market-rate apartments. Many of the existing modest commercial buildings have served as automotive and industrial machine shops, which means many of them may have environmental concerns; many of these same buildings may not qualify as historic structure, thus eliminating both the federal and state historic rehabilitation tax credits as a source of equity for rehabilitation projects. The commercial buildings on the southeast corner of E. 21st Street & Grand Boulevard are challenged by the extremely limited supply of on-street parking on Grand Boulevard; these buildings actually have at least two complete floors below their Grand Boulevard level because of the viaduct over the rail yards (in fact, E. 21st Street is basically invisible at Grand Boulevard since it is at ground level, not at viaduct level).

Still, the East Crossroads has experienced some business reinvestment, primarily along the E. 18th Street corridor. There are several artist studios, galleries, and arts-related businesses. The number of vacant lots and the possibility of assembling entire blocks for redevelopment may offer significant commercial, mixed-use and residential opportunities. The existing supply of smaller scale commercial and industrial buildings may present opportunities for smaller businesses to establish presences within the Crossroads and greater Downtown, especially when combined with the ease of access to Crown Center, Hospital Hill and the remainder of the metropolitan area. The East Crossroads neighborhood is well-positioned to benefit from these attributes.

To revitalize the East Crossroads neighborhood, the Plan's proponents believe that assistance from the Land Clearance for Redevelopment Authority (the "Authority"), consisting of real property tax abatement, will present opportunities to revitalize the East Crossroads neighborhood by stimulating and facilitating private investment in both commercial, mixed-use and residential uses and building upon the proximity to the arts and cultural uses within both the Crossroads and the 18th & Vine district.

The LCRA has considered and determined that the development, land use, and building requirements proposed by the Plan for the East Crossroads Urban Renewal Area is

designed with the general public purpose, to accomplish, in harmony or conformance with the Area Plan and the FOCUS Kansas City Plan, the City's adopted comprehensive master plan, a coordinated, adjusted and harmonious development of the community and of its environs. The LCRA has further considered and determined that such development will promote the health, safety, morals, order, convenience, prosperity and the general welfare of the community, in addition to efficiency and economy in the development process. The LCRA has further considered and determined that the proposed redevelopment and revitalization activities, which will be in conformance with all existing zoning and building codes, will make adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of healthful and convenient population distribution, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary and unsafe dwelling accommodations or insanitary areas or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

Location

The Plan is located within the 4th Council District of the City of Kansas City, Missouri in the Crossroads neighborhood south of the Central Business District. Refer to Exhibit A-1 for a map of the Plan Area, Exhibit A-2 for the legal description of the Plan Area.

Conformance to the Comprehensive Plan

The Plan is located within Greater Downtown Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the "City"). The Greater Downtown Area Plan covers all parcels associated with the East Crossroads Urban Renewal Plan. The Greater Downtown Area Plan recommends Downtown Mixed-Use within the East Crossroads neighborhood. It will not be necessary to modify the land uses cited in the Greater Downtown Area Plan for this Urban Renewal Plan to be in conformance with the recommended land use cited in the Greater Downtown Area Plan. Refer to Exhibit B for a map of the current land uses. Refer to Exhibit C for a map of the proposed land uses for the East Crossroads Urban Renewal Plan, which matches Exhibit B.

The Plan conforms to the FOCUS Kansas City Plan; the City's adopted comprehensive master plan, as it will specifically promote the following objectives:

Reaffirm and Revitalize the Urban Core

- The Urban Renewal Area is located within the East-Central Core Urbanized Zone Development Priority Zone identified in FOCUS.
- Implement Urban Design Guidelines.
- Target investment and incentives on the Great Streets.
- Provide high quality housing for residents of all income ranges.
- Reinforce and encourage mixed-use neighborhoods.

Utilities and Infrastructure

- Encourage development where public facilities (water, sewer, streets) already exist.

II. FINDINGS

According to section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute, a "blighted area" and "insanitary area" are defined as follows:

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

Insanitary: An area in which there is a predominance of buildings and improvements which by reason of dilapidation, 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 delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.

A brief summary of the blight study findings found in Exhibit F reveals that all of the components of the Chapter 99 definitions were present. The following excerpt is from the consultant's blight study:

"Many of the "blight" and "insanitary" conditions under Chapter 99 were present in the proposed East Crossroads Urban Renewal Area. These conditions have contributed to a functional obsolescence within the area. Although several structures within the proposed Redevelopment Area are in adequate condition, the area as a whole exhibits deteriorated and substandard conditions. The dominant conditions are:

-
- Outdated building finishes and improvements.
 - Unmaintained exterior building components.
 - Deteriorating and unsafe sidewalks.
 - Degrading and deteriorating masonry.
 - The existence of unsanitary or unsafe conditions within the area, including trash, debris, and excessive graffiti.
 - Lack of good lighting in certain areas of the proposed Redevelopment Area.

Neighborhood and safety issues include deteriorated sidewalk systems, graffiti, trash, and a general deterioration of improvements and public infrastructure. All of the above combine to create economic underutilizations, an inability to generate reasonable taxes, and social liabilities.

Therefore, Development Initiatives, the Authority's consultant, has determined that, as of May 1, 2015, the proposed East Crossroads Urban Renewal Area of Kansas City, Missouri, is a "blighted area" according to the definition provided in Missouri's Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city. The LCRA finds the Urban Renewal Area to be blighted in accordance with the section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute. See Exhibit G for the LCRA's Finding of Blight.

III. STATEMENT OF DEVELOPMENT OBJECTIVES

Local objectives to be achieved through the implementation of this Urban Renewal Plan include the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly development in conformance with the recommended land use map and building and zoning codes of Kansas City, Missouri.

Development objectives to be met through the adoption of this Urban Renewal Plan include the following items:

- To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair the tax base and general welfare of the community.
- To enhance the tax base of the municipality and the other public taxing districts by developing the area to its highest and best use and encouraging private investment in the surrounding areas, thereby increasing tax revenues and corresponding public service to the community.
- To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs.
- To promote the health, safety, order, convenience, prosperity and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area.

The specific development objectives to be achieved through the implementation of this Urban Renewal Plan include the following major items:

- Stimulate and facilitate private investment by property owners, residents, organizations and businesses in commercial and mixed-use projects that meet the shopping, dining, entertainment, and employment needs of neighborhood residents, commuters and other interested consumers.
- Stimulate and facilitate private investment by property owners, residents, organizations and businesses in new housing and housing rehabilitation that meet the needs of - and appeal to - both current neighborhood residents and potential residents.

IV. LAND USE PLAN

A. Current Land Use Plan

The Plan Area lies within the Greater Downtown Area Plan. The current land use for the East Crossroads neighborhood is a mixture of uses, which include commercial, industrial, mixed-use neighborhood and mixed-use community, and institutional uses, although it is identified as Downtown Mixed-Use within the Greater Downtown Area Plan. For a depiction of these current land uses, see Exhibit B – Current Land Use.

B. Proposed Land Use Plan

The Greater Downtown Area Plan recommends the land use as Downtown Mixed-Use. For a depiction of the Greater Downtown Area Plan land use recommendations, see Exhibit C – Proposed Land Use.

It will not be necessary to modify the land uses proposed in the Greater Downtown Area Plan at this time. Individual projects may be required to amend the land use recommendations as they are brought forward for consideration.

C. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the East Crossroads Urban Renewal Area. All sites and building designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA "Design Review Process", described in Appendix 1.

1. Building Design Objectives

Building materials and color schemes shall be complementary to (as much as possible) those used on adjacent buildings within adjacent block(s). Buildings shall be designed to avoid creation of unarticulated, blank facades and to create architectural style and proportion sympathetic or complementary to existing structures so that new construction is an integral element of overall site design. While major changes in building scale shall be avoided whenever possible, some diversity of building scales should also be encouraged.

2. Parking Design & Site Improvements Objectives

All off-street parking areas for commercial uses and site improvements to be improved as part of a redevelopment project assisted by the Authority shall conform with Chapter 52 or Chapter 88 of the City of Kansas City's Code of Ordinances. Redevelopers shall maintain parking facilities and site improvements in an acceptable manner (weed- and litter-free, plantings trimmed and maintained, all required lighting is operable, pavement cracks and defects are sealed or corrected, etc.) in conformance with the Plan.

3. Signage

Within the East Crossroads Urban Renewal Area, in exchange for tax abatement on any tracts owned by the owner or leaseholder of a freestanding outdoor advertising sign, the developer agrees to remove freestanding outdoor advertising signs prior to the approval of any property tax abatement by the Authority.

4. Street, pedestrian walkways and open space objectives

Each redevelopment proposal will, if required by the Development Services or the Department of Parks and Recreation, include provision of approved streetscape improvements. Such improvements may include sidewalks, street trees (or other approved plantings) with adequate drainage and grates, and well maintained curbs.

5. General maintenance:

General maintenance shall be required of all redevelopment parcels assisted by the Authority and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire must be repaired, or if repair is deemed infeasible, such structure shall be removed within 60 days of such calamity.

6. Zoning

The Plan Area is currently zoned a mixture of M1-5 (Manufacturing 1), B4-5 (Heavy Business/Commercial) and DX-15 (Downtown Mixed-Use). See Exhibit D- "Current Zoning" for details. See Exhibit E - "Proposed Zoning, which is identical to Exhibit D as no immediate changes are proposed.

While adoption of this Plan will require no other immediate changes in the zoning of the area, for purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR zoning designation in order to be eligible for the tax abatement benefits of this Plan, if the project meets either one of the criteria listed below:

1. Any new residential project of five (5) or more units, but excluding any new residential units that are to be constructed within an existing building; or
2. Any project that involves construction of new buildings or an expansion greater than 10% or 1,000 square feet (whichever is less).

The requirements to obtain UR zoning for projects which are larger than projects described in Nos. 1 and 2 above may only be waived by the Director of City Development upon the recommendation of the Executive Director of the LCRA.

V. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

With respect to implementation of the East Crossroads Urban Renewal Plan, the following urban renewal techniques will be used to ensure positive economic and community development:

A. Tax Abatement

The LCRA may provide tax abatement, or other forms of development assistance, to projects proposed by residents, organizations or business entities and which are in conformance with this Plan. No property will receive abatement or other incentives unless the applicant(s) demonstrates that: 1) all property taxes have been paid for all of the properties owned by or under the control of the applicant(s) and 2) that there are no unresolved code violations on any property located within the City of Kansas City, Missouri that is owned or controlled by the applicant, unless, however, the applicant's proposed project within the Area shall correct or remediate any code violation at the property within the Plan area for which the applicant has been cited within the ninety (90) days prior to

the submittal date of a Redevelopment Project Application. All commercial, industrial, retail, mixed-use, office, multi-family and/or institutional redevelopment projects seeking assistance from the LCRA will follow the Authority's Workable Program. The projects will be evaluated to determine if public assistance is necessary to fulfill the objectives of the Plan. Any property being considered for a subsequent tax abatement must exhibit significant blight at the time of the second application and that at least five years shall have elapsed since the end of the previous tax abatement, provided, however, that said requirement that at least five years shall have elapsed may be waived or reduced by the Authority in the event of hardship circumstances.

A request for development assistance that exceeds standard Chapter 99 tax abatement shall be considered as a request for a minor modification of this Plan. The Authority will inform the Director of Finance and the Director of City Development in writing not less than thirty (30) days prior to the hearing of such a request by the Authority.

B. Eminent Domain

Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and/or the eradication of blight or insanitary conditions. The Authority, therefore, declares its intent to exercise its power of eminent domain within the East Crossroads Urban Renewal Area to further the purposes and intent of the Plan in response to redevelopment project applications or in an effort to eradicate blight or insanitary conditions. The Authority shall consider any request to exercise its power of eminent domain as a major modification of the Plan and shall, therefore, seek the approval of the City Council prior to exercising its power of eminent domain in furtherance of the Plan.

C. Project Plan/Design and Financing Review/Developer's Obligations

Prior to the approval of a Project, the LCRA will submit a copy of the proposal to the Director of City Development and the Director of Finance for

their review regarding the proposal's compliance with the City's adopted plans and design guidelines in this plan.

VI. Workable Program

A. Workable Program and Rules for Implementation (Background).

1. On October 4, 2000, pursuant to Section 99.420(5) of the LCRA Law, the Authority adopted, as amended from time to time, The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri ("Workable Program"), and the Rules for the Implementation of The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri ("Rules for Implementation"), as a basis upon which to judge future Urban Renewal Plans and any proposed amendments to existing Urban Renewal Plans.
2. Sections 99.320(20) and (21) of the LCRA Law requires that Urban Renewal Plans adopted by the Authority and the City Council comply with the Workable Program.

B. Impact of the Workable Program on Applications for Benefits under this Urban Renewal Plan.

1. The Authority shall not grant to any person ("Applicant") any of the benefits ("LCRA Benefits") the Authority has the power to grant under the LCRA Law unless the Authority shall have first determined whether the project proposed by the Applicant ("Project"), for which the Applicant has applied to the Authority for LCRA Benefits, would not be economically viable without the granting of the LCRA Benefits sought by the Applicant.

C. Each Applicant shall submit an application ("Application") that shall include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be economically viable without the granting of the LCRA Benefits sought by the Applicant. Each Application shall include such other information as required by the Workable Program and the Rules for Implementation.

D. Monitoring Urban Renewal Projects under this Urban Renewal Plan.

1. During the life of any LCRA benefits granted by the Authority to an Applicant, the Authority shall monitor the Project to assure that the City realizes the benefits to its tax and employment bases and physical improvements ("Public Benefits") of the Project promised by the Applicant when the LCRA Benefits were granted.

2. In the event the City does not, in the opinion of the Authority, realize the Public Benefits, then the Applicant shall be obligated to pay to the Authority a sum ("Liquidated Public Benefit") equal to the value of the LCRA Benefits, which were realized by the recipient of those benefits.
3. If the Applicant shall demonstrate to the satisfaction of the Authority that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefit.

VII. PROPOSED FINANCING PLAN

The proponents and advocates of this Plan do not have any specific adaptive reuse, rehabilitation, or redevelopment projects under consideration at this time. It is not possible to estimate the number of properties, or their square footage, that may seek the Authority's assistance at this time. The nature, extent or cost of any potential public improvements or projects within the Plan Area has not been identified at this time. Construction plans and detailed cost estimates will be prepared as part of all Redevelopment Project Applications submitted for consideration by the Authority.

In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including traditional debt financing and cash equity, will be used to help finance restoration, rehabilitation, and redevelopment projects within the East Crossroads Urban Renewal Area. It is possible that public financing sources, such as the U.S. Small Business Administration and/or the EDC Loan Corporation, may be utilized to partially finance individual commercial projects within the East Crossroads Urban Renewal Area. Federal and State historic preservation investment tax credits, among other similar programs, may also be used to generate equity for some or all of the projects to be undertaken within the Plan Area.

VIII. RELOCATION

The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary.

IX. AFFIRMATIVE ACTION PLAN

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 3) which requires that developers and project contractors submit individual affirmative action plans. All projects approved by LCRA are subject to applicable

federal, state and/or City affirmative action regulations, requirements, guidelines and procedures.

X. DURATION OF CONTROLS

The East Crossroads Urban Renewal Plan shall be effective for a period of twenty (20) years from the date of passage of the approving ordinance.

XI. PROVISION FOR AMENDING PLAN

This Plan may be modified by the Authority, provided that when the proposed modification will substantially change the development of the urban renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

Exhibit A – 2

Legal Description

Beginning at the point of intersection of the centerline of Locust Street and southerly right-of-way of I-670, thence generally easterly in an arc along southerly right-of-way of I-670 to its point of intersection with the westerly right-of-way of 71 Highway; thence generally south - southeasterly along the westerly right-of-way of 71 Highway; to its point of intersection with the northerly right-of-way of the Kansas City Terminal Railway tracks; thence generally westerly along said northerly right-of-way of the Kansas City Terminal Railway tracks to its point of intersection with the centerline of Holmes Street extended; thence northerly along said centerline to a point approximately 425 feet south of the southerly right-of-way of E. 19th Street; thence generally westerly to its point of intersection with the easterly right-of-way line of the north-south alley lying between Cherry Street and Holmes Street; thence northerly along said easterly right-of-way to its point of intersection with the southerly right-of-way of E. 19th Street; thence westerly along said southerly right-of-way of E. 19th Street to its point of intersection with the centerline of Cherry Street; thence northerly along said centerline of Cherry Street to its point of intersection of the centerline of E. 18th Street; thence westerly along said centerline of E. 18th Street to its point of intersection with the centerline of Oak Street; thence northerly along said centerline of Oak Street to its point of intersection with the extended southerly parcel line of 1601 Oak Street; thence easterly along said southerly parcel line to its point of intersection with the westerly right-of-way of the north-south alley lying between Oak Street and Locust Street; thence northerly along said westerly right-of-way of the north-south alley to its point of intersection with the extended northerly parcel line of 1530 Locust Street; thence easterly along said northerly parcel line extended to its point of intersection with the centerline of Locust Street; thence northerly along said centerline of Locust Street to its point of intersection with the southerly right-of-way of I-670; said point being the Point of Beginning, all lying situate within the City of Kansas City, Jackson County, Missouri.

and

2100 Grand Boulevard - being described as all of that part of Lot 73 lying north of a line drawn parallel to and fifty feet south of the south line of 21st Street and also all of Lots 89 and 90 of the Union Station Addition, within the City of Kansas City, Jackson County, Missouri

and

2112 Grand Boulevard – being described as all of that part of Lot 73 lying south of a line drawn parallel to and fifty feet south of the south line of 21st Street and also all of Lots 91 – 95 (inclusive) of the Union Station Addition, within the City of Kansas City, Jackson County, Missouri.

Norman School Urban Renewal Plan

Legal Description

The Norman School is located in two tracts at 3521 Summit Street (Southwest Trafficway).

Tract one is in Section 19, Township 49, Range 33 of the part defined as follows: beginning on the west line of Jefferson Street at the north line of said section, thence two hundred ninety-seven feet thence west to the east line at Summit Street thence north to the north line of said section then east to the point of beginning.

Tract two is in Section 18, Township 49, Range 33 in the southeast quarter of the southeast quarter in the west half of south two acres east of Summit Street and West of Jefferson Street.

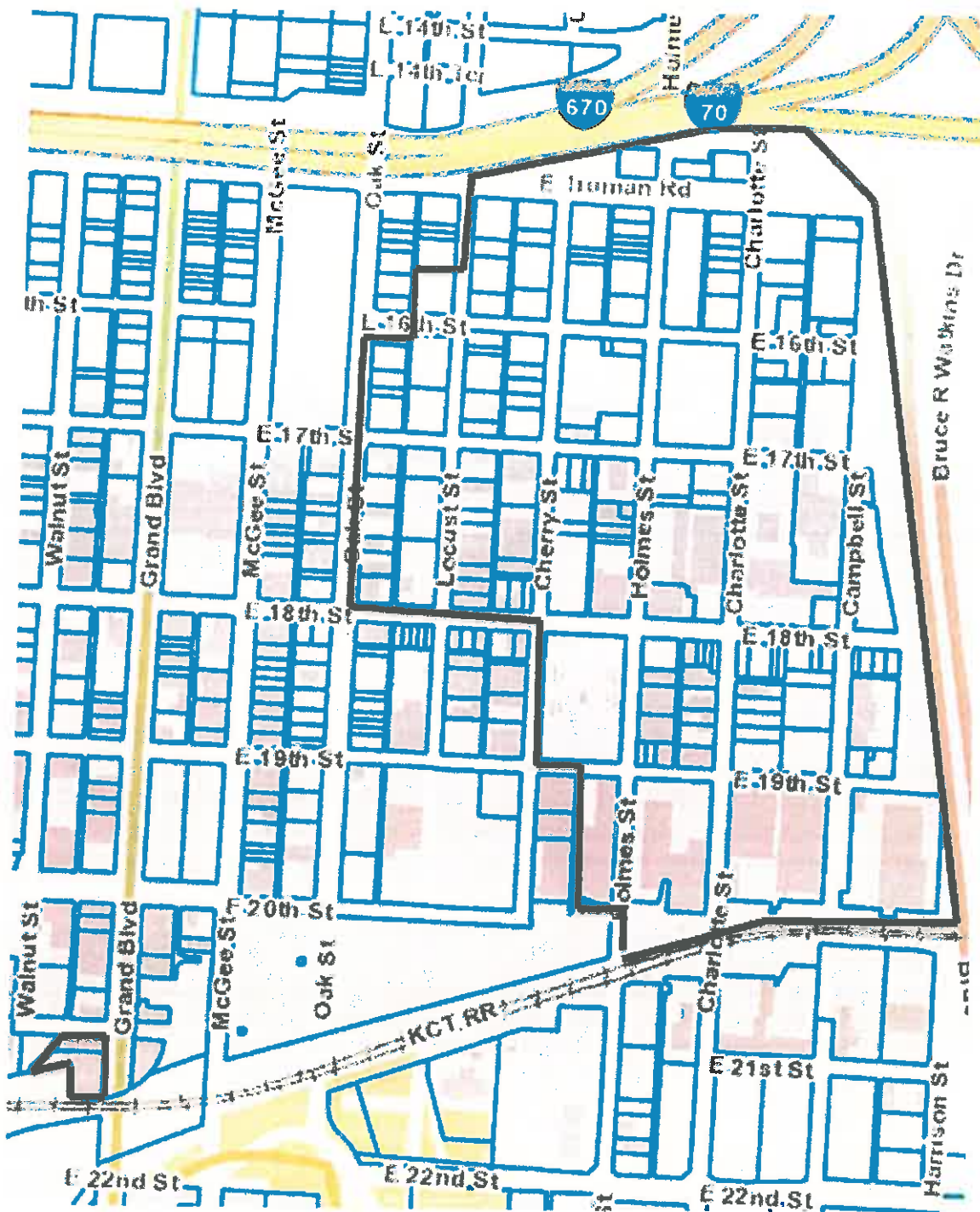


Exhibit A - 1

East Crossroads Urban Renewal Area

Exhibit A – 2

Legal Description

Beginning at the point of intersection of the centerline of Locust Street and southerly right-of-way of I-670, thence generally easterly in an arc along southerly right-of-way of I-670 to its point of intersection with the westerly right-of-way of 71 Highway; thence generally south - southeasterly along the westerly right-of-way of 71 Highway; to its point of intersection with the northerly right-of-way of the Kansas City Terminal Railway tracks; thence generally westerly along said northerly right-of-way of the Kansas City Terminal Railway tracks to its point of intersection with the centerline of Holmes Street extended; thence northerly along said centerline to a point approximately 425 feet south of the southerly right-of-way of E. 19th Street; thence generally westerly to its point of intersection with the easterly right-of-way line of the north-south alley lying between Cherry Street and Holmes Street; thence northerly along said easterly right-of-way to its point of intersection with the southerly right-of-way of E. 19th Street; thence westerly along said southerly right-of-way of E. 19th Street to its point of intersection with the centerline of Cherry Street; thence northerly along said centerline of Cherry Street to its point of intersection of the centerline of E. 18th Street; thence westerly along said centerline of E. 18th Street to its point of intersection with the centerline of Oak Street; thence northerly along said centerline of Oak Street to its point of intersection with the extended southerly parcel line of 1601 Oak Street; thence easterly along said southerly parcel line to its point of intersection with the westerly right-of-way of the north-south alley lying between Oak Street and Locust Street; thence northerly along said westerly right-of-way of the north-south alley to its point of intersection with the extended northerly parcel line of 1530 Locust Street; thence easterly along said northerly parcel line extended to its point of intersection with the centerline of Locust Street; thence northerly along said centerline of Locust Street to its point of intersection with the southerly right-of-way of I-670; said point being the Point of Beginning, all lying situate within the City of Kansas City, Jackson County, Missouri.

and

2100 Grand Boulevard - being described as all of that part of Lot 73 lying north of a line drawn parallel to and fifty feet south of the south line of 21st Street and also all of Lots 89 and 90 of the Union Station Addition, within the City of Kansas City, Jackson County, Missouri

and

2112 Grand Boulevard – being described as all of that part of Lot 73 lying south of a line drawn parallel to and fifty feet south of the south line of 21st Street and also all of Lots 91 – 95 (inclusive) of the Union Station Addition, within the City of Kansas City, Jackson County, Missouri.



Exhibit B – Current Land Use



Exhibit C – Proposed Land Use

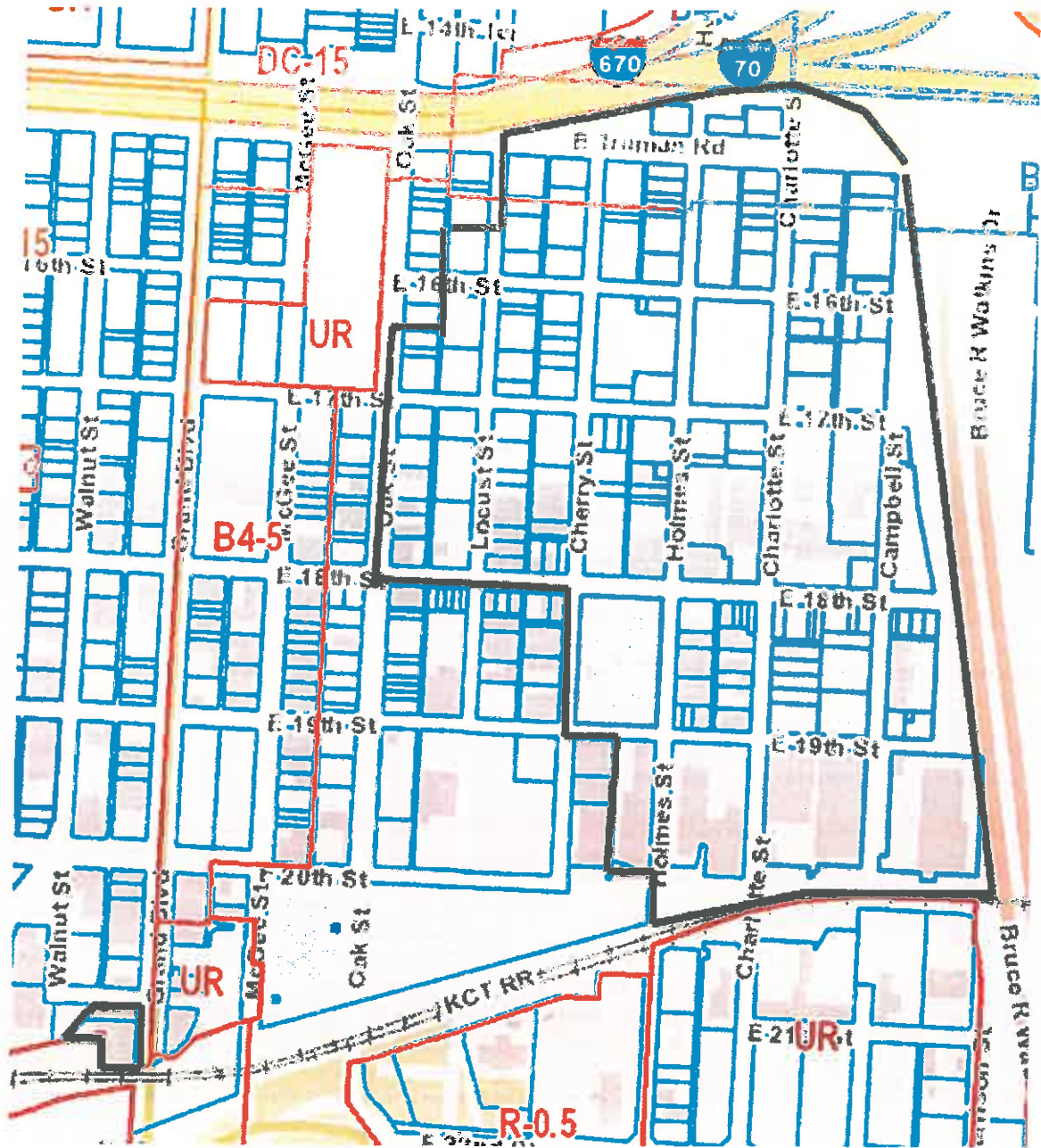


Exhibit D – Current Zoning

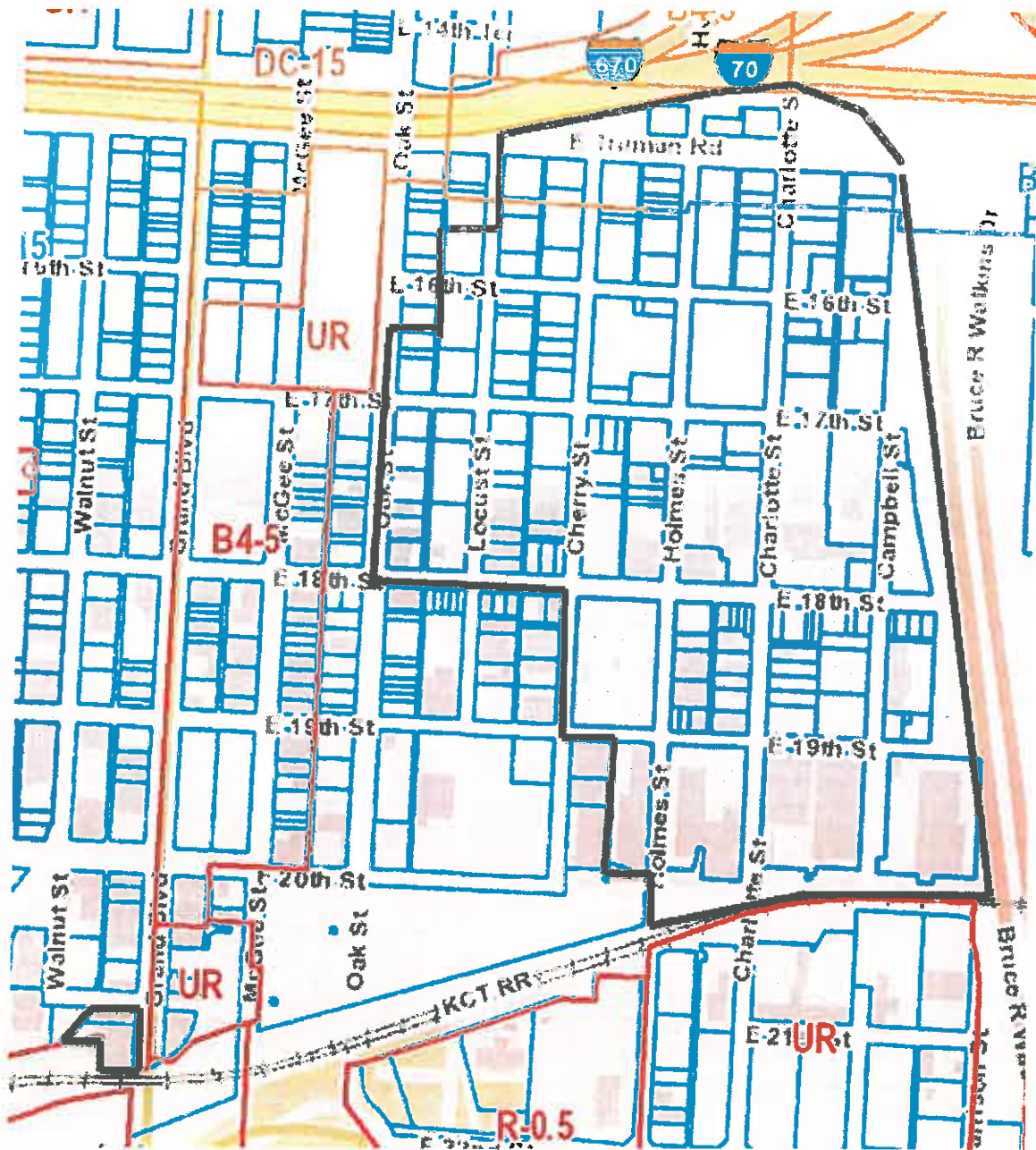


Exhibit E – Proposed Zoning

Exhibit F
Blight Study

East Crossroads Redevelopment Area Blight Study

Prepared For:
Land Clearance for Redevelopment
Authority
Kansas City, Missouri

Prepared By:
Development Initiatives
140 Walnut Street, Suite 203
Kansas City, Missouri 64106

May 1, 2015

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Section I: Introduction

Definitions
Methodology
Report Format

Section II: Proposed Redevelopment Area Overview and Description

Redevelopment Area Description
Redevelopment Area Context
Existing Land Use and Zoning Districts

Section III: Determination of the proposed Redevelopment Area Conditions

Defective or Inadequate Street Layout
Unsanitary or Unsafe Conditions
Deterioration of Site Improvements
Improper Subdivision or Obsolete Platting
Endangerment of Life or Property by Fire and Other Causes
Hindrances to Housing Accommodation
Economic or Social Liability

Appendices

Appendix A: Property Ownership & Legal Description
Appendix B: Property Market and Assessed Value Records
Appendix C: Consultant Qualifications

Section I

Introduction

The following report, the East Crossroads Redevelopment Area Blight Study, was completed in April, 2015. The proposed Redevelopment Area is located in Kansas City, Missouri and generally bound by I-35/I-70 on the north, I-49/Bruce Watkins on the east, 20th Street on the south, and Oak Street on the west. Additionally, the proposed Redevelopment Area composes two (2) non-contiguous parcels located at the southwest corner of Grand Boulevard and E. 21st Street.

The primary purpose of this work was to analyze conditions located within the proposed East Crossroads Redevelopment Area so as to determine if the Redevelopment Area qualifies as a "blighted area," a requirement of establishing an urban renewal area under Chapter 99 of the Missouri Revised Statutes.

The consultant visited the proposed Redevelopment Area on several occasions in March and April of 2015. The effective date of this study is May 1, 2015. The proposed blight analysis area encompasses approximately 91.84 acres, including all right-of-way.

The proposed Redevelopment Area is within the Greater Downtown Area. The total population of the immediate Census Tract surrounding the Redevelopment Area has increased slightly by 63 residents since the year 2010. The area has also recently increased the amount of housing units (+32/yr) due to recent additions to the neighborhood.



Figure 1 - Redevelopment Area Project Boundaries.

Definitions

Blight is defined as follows:

"Blighted Area" shall mean an area which by reason of predominance of defective, or inadequate street layout, unsanitary or unsafe conditions, deterioration of the site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life, or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability, or a menace to public health, safety, morals or welfare in its present condition and use. (RSMo Sec. 99.320 (3))

Additionally, under Section 74-4 of the Kansas City, Missouri Code of Ordinances, blight is defined as:

"Blighted Area" means those portions of the City which the Council shall determine that, by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, have become economic and social liabilities and that the conditions in such localities are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes."

Redevelopment and investment within the proposed Redevelopment Area may be accomplished through the implementation of an urban renewal process, specifically under Chapter 99 of the Missouri Revised Statutes through the City's Land Clearance for Redevelopment Authority. The first step in this process is to determine if the proposed Redevelopment Area qualifies as a "blighted area" or "insanitary area" eligible for urban renewal. The determination that an area constitutes a blighted area or insanitary area is a conclusion attributable to the presence of one or more physical, environmental, and social factors. For purposes of the study, the definition of an *Insanitary Area* is premised upon the definition articulated in Chapter 99 of the Missouri Revised Statutes (RSMo. 99.320), as follows:

The definition of insanitary area, as per Chapter 99 of the Missouri Revised Statutes (RSMo. 99.320 (9)), is 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.

Additionally, in the State of Missouri there have been numerous court cases which provide additional direction in the consideration of blight. The following are two cases which have impacted the definition, finding, consideration and adoption of blight.

Crestwood Commons Redevelopment Corporation v. 66 Drive-In Inc., 812 S.W. 2d 903, 910 (MO.App.E.D. 1991) *Determined that an otherwise viable property may be considered blighted if the other viable use is an economic underutilization of the property.*

Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W. 2d 284, 288 (Mo. App.E.D. 1979). *Determined that it is not necessary for every property within a Planning Area to conform to the blight definition. A preponderance of blight conditions in the area as a whole is adequate to an area for redevelopment.*

These definitions are a general overview and pertain to all sites within the proposed Redevelopment Area. According to Missouri State Law, it is unnecessary for every condition of blight to be present in order to be eligible as an urban renewal area (Mo. App E.D. 1979). Rather, an area can be qualified as blighted or insanitary when as few as one or more conditions are present within the entire area. The conditions need not be present in each tract. The "Summary of Blighting Factors" provides conclusions regarding the analysis and the presence of blight within the proposed Redevelopment Area.

Chapter 99 Redevelopment Rights

Tax Abatement

Per Chapter 99 of the Missouri Revised Statutes, the Land Clearance for Redevelopment Authority (LCRA) in Kansas City has the authority to grant tax abatement for property improvements within urban renewal areas. For the ten (10) years following improvements, increases in property taxes due to those improvements are 100 percent abated. Property taxes on the assessed value of the property before new construction or rehabilitation continue to be paid at their original rate to the appropriate taxing districts.

Bond Financing

The LCRA has the authority to issue bonds to assist with the financing of approved projects within Redevelopment Areas. The LCRA also has the authority to refund bonds for the purpose of paying or retiring bonds previously issued by the LCRA. The LCRA may issue bonds exclusively from the income, proceeds, and revenues of the land clearance project financed with the proceeds of the bonds or from the proceeds of any of its land clearance projects.

Property Acquisition

The LCRA may assist approved projects with property acquisition. The LCRA may acquire properties, coordinate relocation benefits and assistance, and make use of its powers of eminent domain, when necessary. Such powers are available to the LCRA, per RSMo. 99 .460(l) " ... after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes." In addition, as the Blight Study evaluates the Redevelopment Area as a whole rather than parcel by parcel, condemnation is not available.

Methodology

This Blight Study includes a detailed survey of site, building, and public improvement deterioration. No environmental surveys are included as part of this analysis. Qualifying blight conditions throughout the proposed East Crossroads Urban Renewal Area were surveyed and recorded on a tract-by-tract basis. Field surveys were conducted to document the physical conditions within the categories of "blight" pursuant to RSMo 99.320. Data for this analysis was gathered from the City of Kansas City, Missouri and County of Jackson County, Missouri. Pertinent Geographic Information Systems (GIS) data was obtained through the City and Jackson County and analyzed.

Previous Blight Determinations

There are three (3) property parcels within the boundaries of the Redevelopment Area which have previously been declared blighted via a Urban Renewal Area (URA) finding. These include the 1718-20 Holmes Street URA and the 18th & Holmes URA. Parcels within these two (2) URA's are specifically omitted from this analysis and omitted from consideration of the proposed East Crossroads URA.

Additionally, one (1) parcel, 1705 Oak, is located within the 18th & McGee Planned Industrial Expansion Authority (PIEA) Area. This parcel is specifically omitted from this analysis and omitted from consideration of the proposed East Crossroads URA.

Furthermore, the majority of the Redevelopment Area is within the Crossroads Arts Planned Industrial Expansion Authority (PIEA) which was previously declared blighted by the City Council of Kansas City, Missouri.

Previous Economic Incentive Uses

Economic development incentives have been eligible to be utilized within the proposed Redevelopment Area through the Crossroads Arts Planned Industrial Expansion Authority (PIEA) Area. The "Crossroads Arts PIEA" is utilized to used reduce the impact of rapid increases in property taxes throughout the area. The "Arts PIEA" is oriented toward facility users who meet the definition of "Arts" as defined by the PIEA Plan. As of the issuance of this document, it is unknown if, or what, properties have utilized this incentive tool.

Legal Description

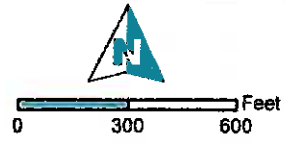
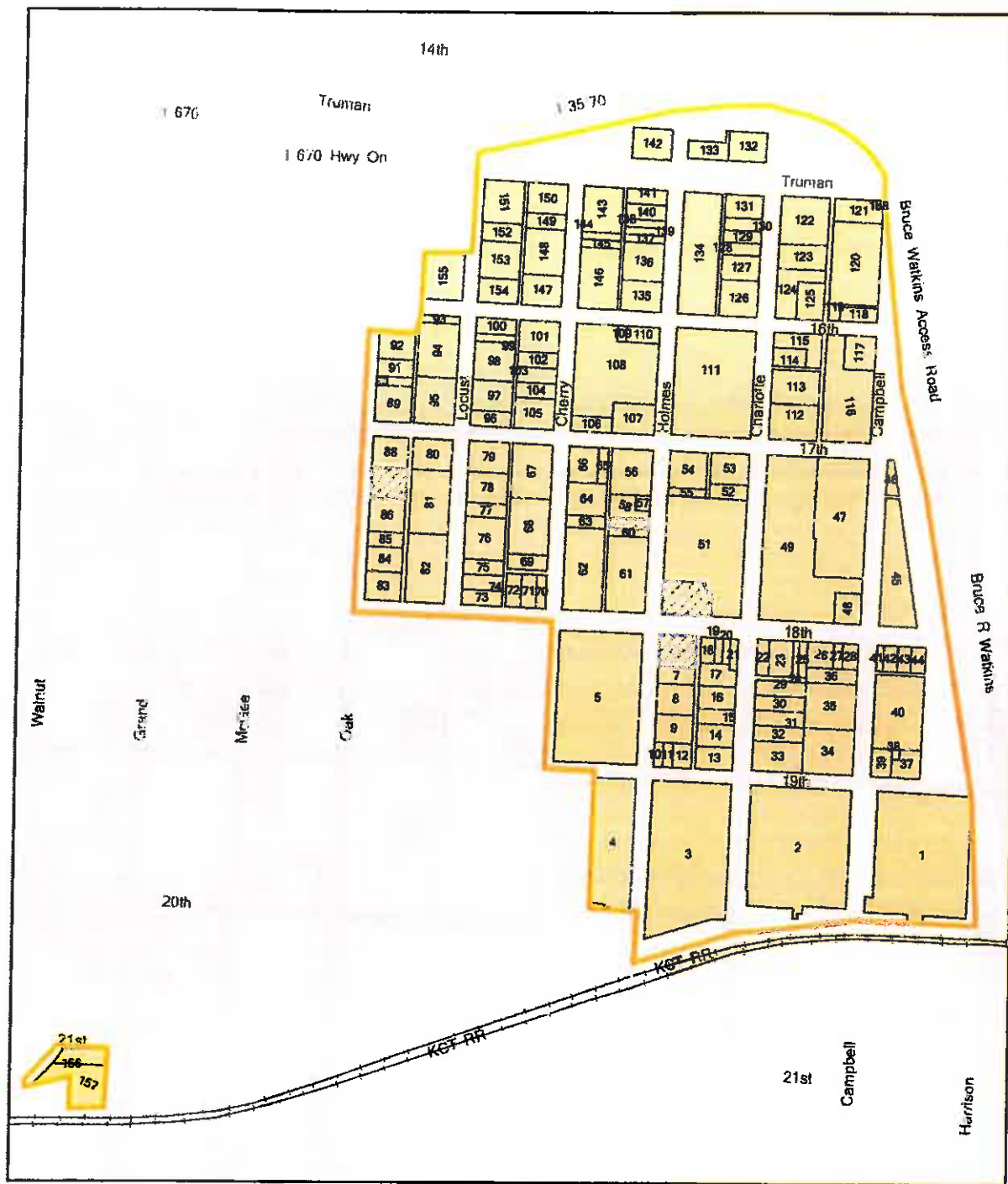
The proposed Redevelopment Area will consist of one hundred fifty-eight (158) total property tracts. Specific legal descriptions of all tracts within the proposed Redevelopment Area are included in Appendix A - Property Ownership & Legal Descriptions.

Ownership

The proposed Redevelopment Area contains one hundred fifty-eight (158) property tracts individually owned by eighty-eight (88) different ownership entities. All of the tracts are identified by the Jackson County Assessor's office. The Street Parcel (public right-of-way owned by the City of Kansas City) is not identified on the Assessor's record. A table of ownership is included in Appendix A. A complete listing of the current taxes generated by each property tract, identified by the Jackson County Assessor, is included in Appendix B.

Report Format

The Blight Study is presented in three sections and several Appendices. Section I presents an overview of the project, a definition of "blight," and the study methodology. Section II presents a description of the Study Area and an overview of existing conditions. Section III defines the primary categories of blight and documents conditions which are present within each category and provides a conclusion derived from the research.



 Omitted Parcels  Study Area  Parcels in Study Area



Figure 2 - Ownership Map.

Section II

Proposed Redevelopment Area Overview and Description

PROPERTY DATA

Location & Access

The proposed Redevelopment Area is well connected to the Central Business District of Downtown Kansas City, Missouri. The Redevelopment Area is bisected by the 18th Street commercial corridor. The proposed East Crossroads Urban Renewal Area is within the Crossroads neighborhood and is generally bound by I-35/I-70 on the north, I-49/71/Bruce R. Watkins on the east, 20th Street on the south, and Oak Street on the west. Additionally, the proposed Redevelopment Area composes two (2) non-contiguous parcels located at the southwest corner of Grand Boulevard and E. 21st Street.

It appears that the proposed Redevelopment Area is under-served by public transit. Currently, only two bus routes directly service the proposed Redevelopment Area. Bus service routes exist on Charlotte and Holmes Streets at the eastern side of the Redevelopment Area.

Access to individual properties is classified as standard, with the majority of property parcels having public street access. Two parcels (#'s 38 & 158) are entirely land-locked. There are no residential land-uses within the proposed Redevelopment Area

Land Area

According to calculations from City and County GIS maps, the redevelopment area contains approximately 91.84 acres of land area subdivided into one hundred fifty-eight (158) individual tracts, exclusive of public right-of-way. Currently, the majority of the proposed Redevelopment Area has historically been developed in some manner. In addition to surface parking lots, on-street parking is common throughout the area.

Topography

Topography undulates gradually throughout the proposed Redevelopment Area, although it does tend to generally slope downward toward the south/southwest. The highest point (860') in the proposed Redevelopment Area is located at the north western corner (Truman Rd & Locust St.). The difference in elevation between the northern and southern boundaries of the proposed Redevelopment Area is approximately fifty (50) feet.

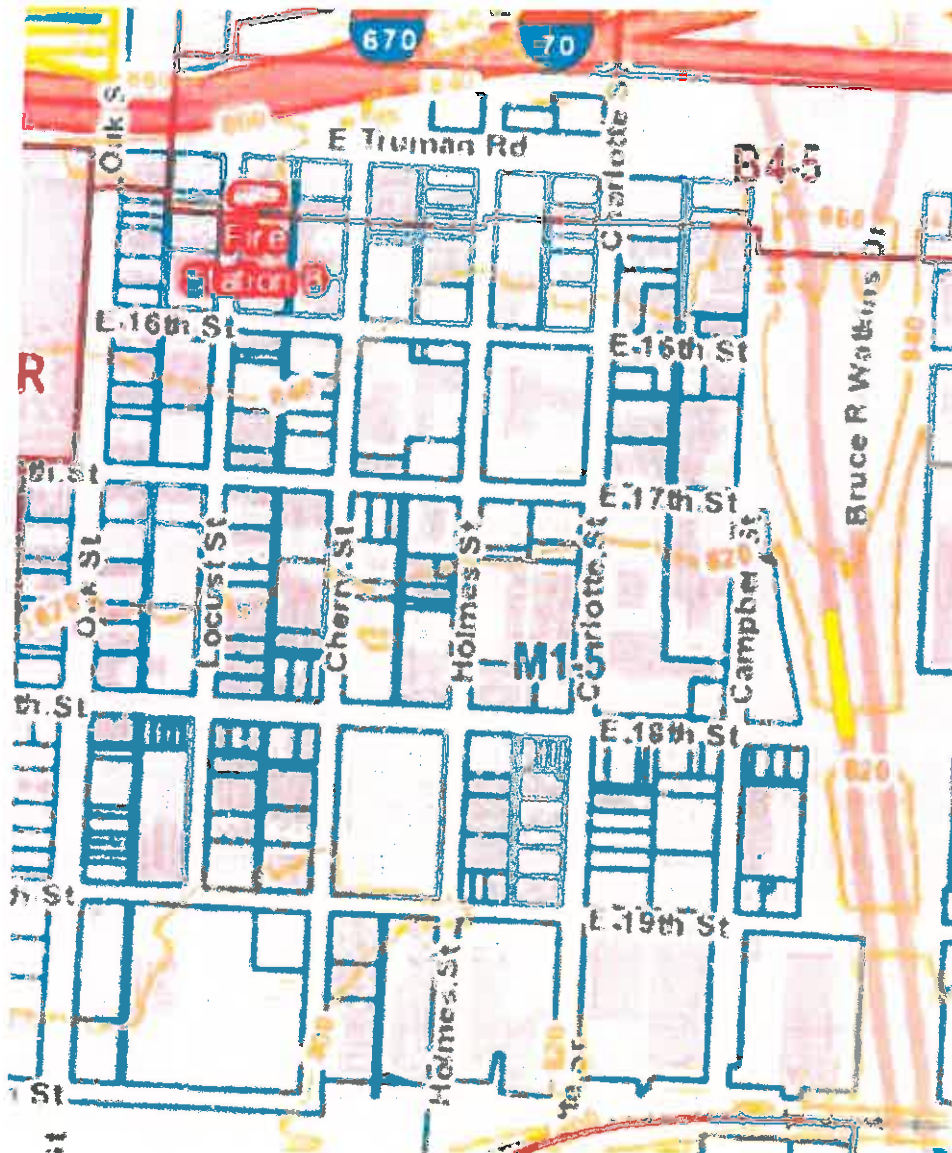


Figure 3 - Topography Map.

Easements

The consultant was not provided with title reports that encompass any part of the Redevelopment Area.

Utilities

All utilities are available to the properties located within the proposed Redevelopment Area.

Zoning

The proposed Redevelopment Area is predominantly residential and it has three (3) zoning classifications. The Redevelopment Area is primarily classified as M1-5 (Manufacturing 1), B4-5 (Heavy Business/Commercial 4) and DX-15 (Downtown Mixed-Use). All zoning classifications are further defined in the Kansas City Zoning & Development Code, Section 88. A zoning map is included on the next page for reference.

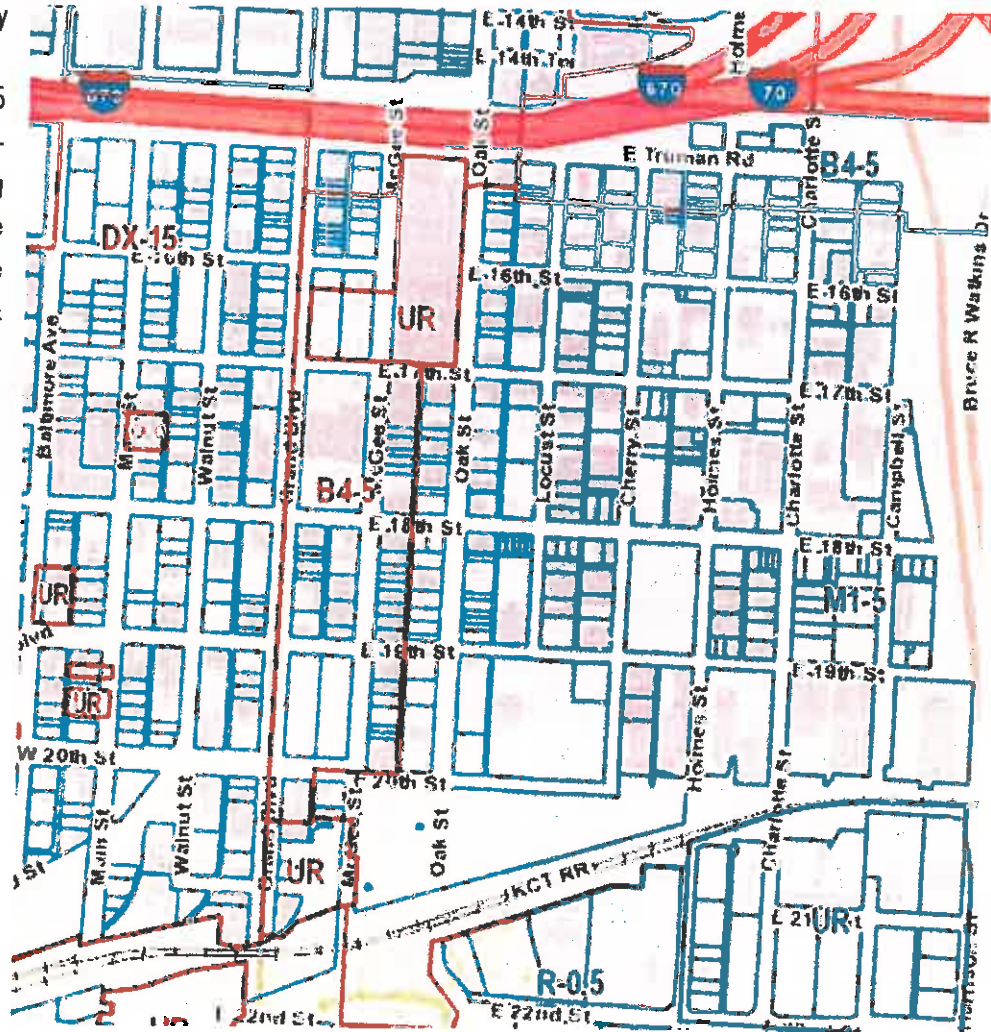


Figure 4 - Zoning Map.

Environmental

No environmental surveys or assessments were done as part of this analysis. Because of this, the consultant is unaware of any specific environmental contamination within the proposed Redevelopment Area. However, upon investigation with the Missouri Department of Natural Resources (MDNR), it has been discovered that several properties within the Redevelopment Area are listed in one or more state environmental data bases. These include:

Voluntary Cleanup Program (VCP)

- 1735 Charlotte St.
- 1608 Charlotte St.
- 1735 Cherry St.
- 1608 Holmes St.
- 814 E. 19th St.
- 1708 Campbell
- 1514 Campbell

Underground Storage Tank (UST)

- 1530 Locust
- 1817 Campbell
- Truman & Charlotte
- 1621 Cherry
- 1735 Cherry

The status of each property is currently unknown. Because they are listed does not necessarily determine that there is an environmental issue at that particular site. Listing only indicates that that particular property contains conditions which are regulated by the State of Missouri. The VCP listing indicates that the property has materials or possibly contamination which is, or has been remediated through the State VCP Program. These materials include; arsenic, lead, BTEX (benzene, toluene, ethylbenzene and xylenes), solvents, metals, PAHs (Polycyclic Aromatic Hydrocarbons), TCE (Trichloroethylene), petroleum, VOC's (Volatile Organic Compounds) and diesel fuel. The UST listing indicates that the property had or has a underground storage tank which is regulated through the State.

Real Estate Taxes, Assessment, and Market Values

The following figures are the Assessor's opinion of Market Value and the resulting assessed value for each of the properties within the proposed Redevelopment Area. All property is anticipated to be re-assessed in odd-numbered years, except new construction (including remodeling) which can be assessed in any year.

To determine assessed value, the assessment ratio for commercial properties is 32%, and for residential properties the ratio is 19%, of total market value. The following pages provide 2014 market and assessment information obtained from the Jackson County Assessor's Office for each tract within the proposed Redevelopment Area.

East Crossroads LCRA

	Parcel ID	Address	Market Value	Assessed Value
1	29-510-18-04-00-0-00-000	900 E 19th St	\$958,000	\$306,560
2	26-510-19-03-00-0-00-000	805 & 819 E 19th St	\$4,692,000	\$1,501,440
3	29-510-20-07-00-0-00-000	711 E 19th St	\$670,000	\$214,400
4	29-5-10-21-01-00-0-00-000	619 E 19th St	\$910,000	\$291,200
5	29-510-12-01-00-0-00-000	1801 Cherry St	\$675,850	\$216,272
6	Omitted from consideration			
7	29-510-13-06-00-0-00-000	1805 Holmes St	\$90,000	\$28,800
8	29-510-13-20-00-0-00-000	1819 Holmes St	\$430,000	\$137,600
9	29-510-13-10-00-0-00-000	1819 Holmes St	\$157,700	\$50,454
10	29-510-13-11-00-0-00-000	1820 Holmes St	\$17,000	\$5,440
11	29-510-13-12-00-0-00-000	700 E 19th St	\$18,000	\$5,760
12	29-510-13-13-00-0-00-000	706 E 19th St	\$44,775	\$14,328
13	29-510-13-21-00-0-00-000	1830 Charlotte, 714	\$116,100	\$33,772
14	29-510-13-22-02-0-00-000	1828 Charlotte St	\$69,700	\$22,304
15	29-510-13-22-01-0-00-000	1820 Charlotte St	\$60,000	\$19,200
16	29-510-13-24-00-0-00-000	1814 Charlotte St	\$53,000	\$16,960
17	29-510-13-25-00-0-00-000	1810, 1812 Charlotte	\$448,811	\$127,500
18	29-510-13-03-00-0-00-000	715 E 18th St	\$85,000	\$27,200
19	29-510-13-02-01-0-00-000	Not Assigned	\$15,850	\$5,072
20	29-510-13-19-03-2-00-000	Not Assigned	\$15,850	\$5,072
21	29-510-13-23-00-0-00-000	723 E 18th St	\$105,000	\$33,600
22	29-510-14-22-02-0-00-000	801 E 19th St	\$56,850	\$18,192
23	29-510-14-22-01-0-00-000	1801 Charlotte St	\$34,850	\$11,152
24	29-510-14-05-00-0-00-000	813 E 18th St	\$10,850	\$3,472
25	29-510-14-04-00-0-00-000	815 E 18th St	\$14,850	\$4,752
26	29-510-14-25-00-0-00-000	825 E 18th St	\$32,850	\$10,512
27	29-510-14-26-00-0-00-000	Not Assigned	\$11,850	\$3,792
28	29-510-14-27-00-0-00-000	Not Assigned	\$19,850	\$6,352
29	29-510-14-11-00-0-00-000	1815 Charlotte St	\$130,000	\$41,600
30	29-510-14-12-00-0-00-000	1815 Charlotte St	\$59,850	\$19,152
31	29-510-14-13-00-0-00-000	1819 Charlotte St	\$59,850	\$19,152
32	29-510-14-14-00-0-00-000	1827 Charlotte St	\$59,850	\$19,152
33	29-510-14-15-00-0-00-000	800 E 19th St	\$119,850	\$38,352
34	29-510-14-16-00-0-00-000	814 E 19th St	\$150,000	\$48,000
35	29-510-14-23-00-0-00-000	1810 Campbell St	\$112,850	\$36,112
36	29-510-14-20-00-0-00-000	1808 Campbell St	\$37,000	\$11,840
37	29-510-15-23-00-0-00-000	910 E 19th St	\$34,850	\$11,152
38	29-510-15-13-00-0-00-000	908 E 19th St	\$3,850	\$1,232
39	29-510-15-12-00-0-00-000	900 E 19th St	\$27,850	\$8,912
40	29-510-15-22-00-0-00-000	1817 Campbell St	\$1,134,250	\$362,960
41	29-510-15-09-00-0-00-000	901 E 18th St	\$9,850	\$3,152
42	29-510-15-21-00-0-00-000	903, 905 E 18th St	\$60,000	\$19,200
43	29-510-15-06-00-0-00-000	907 E 18th St	\$73,950	\$23,664
44	29-510-15-05-00-0-00-000	909 E 18th St	\$17,850	\$5,712
45	29-240-41-04-01-0-00-000	1711 Campbell St	\$108,000	\$34,560
46	29-240-41-03-01-0-00-000	1705 Campbell St	\$11,000	\$3,520
47	29-240-40-09-00-0-00-000	1708 Campbell St	\$500,000	\$160,000
48	29-510-03-08-00-0-00-000	824 E 18th St	\$59,850	\$19,152
49	29-510-03-13-00-0-00-000	1735 Charlotte, 800	\$1,263,500	\$404,320
50	Omitted from consideration			

East Crossroads LCRA Continued

	Parcel ID	Address	Market Value	Assessed Value
51	29-510-04-04-00-0-00-000	1716 Charlotte St,	\$990,400	\$316,928
52	29-240-39-05-00-0-00-000	1708 Charlotte St	\$49,850	\$15,952
53	29-240-39-01-00-0-00-000	715 E 17th St	\$104,850	\$33,552
54	29-240-39-02-01-0-00-000	1701 Holmes St	\$124,850	\$39,952
55	29-240-39-02-02-0-00-000	Not Assigned	\$19,850	\$6,352
56	29-240-38-01-00-0-00-000	1706 Holmes Rd	\$190,000	\$60,800
57	29-240-38-08-01-0-00-000	1712 Holmes St	\$75,000	\$24,000
58	29-240-38-08-02-0-00-000	1714 Holmes St	\$115,000	\$36,800
59	Omitted from consideration			
60	29-510-05-01-00-0-00-000	1720Holmes St	\$128,300	\$41,056
61	29-510-05-06-00-0-00-000	620 E 18th St, 1726	\$800,000	\$256,000
62	29-510-05-02-00-0-00-000	1735 Cherry St	\$280,000	\$89,600
63	29-240-38-06-00-0-00-000	1715 Cherry St	\$34,000	\$10,880
64	29-240-38-10-02-0-00-000	Not Assigned	\$105,222	\$33,671
65	29-240-38-02-00-0-00-000	609, 611 E 17th St	\$123,200	\$39,424
66	29-240-38-11-00-0-00-000	1711 Cherry St	\$84,778	\$27,129
67	29-240-37-01-00-0-00-000	1700 Cherry St	\$323,450	\$103,504
68	29-240-37-10-00-0-00-000	1720 Cherry St	\$92,700	\$29,664
69	29-510-06-10-00-0-00-000	1732 Cherry St	\$150,000	\$48,000
70	29-510-06-09-00-0-00-000	522 E 18th Str	\$16,000	\$5,120
71	29-510-06-08-00-0-00-000	516, 518 E 18th St	\$120,750	\$38,640
72	29-510-06-07-00-0-00-000	512 E 18th St	\$108,000	\$34,560
73	29-510-06-06-00-0-00-000	500 E 18th St	\$220,000	\$70,400
74	29-510-06-05-00-0-00-000	1737 Locust St	\$80,000	\$25,600
75	29-510-06-11-00-0-00-000	1733 Locust St	\$150,000	\$48,000
76	29-510-06-02-00-0-00-000	1731 Locust St	\$402,600	\$128,832
77	29-240-37-06-00-0-00-000	1711 Locust	\$54,850	\$17,552
78	29-240-37-08-00-0-00-000	1707 Locust St	\$235,700	\$75,424
79	29-240-37-09-00-0-00-000	1701 Locust St	\$380,200	\$121,664
80	29-240-36-07-00-0-00-000	1700 Locust St	\$189,200	\$60,544
81	29-240-36-08-00-0-00-000	1708 Locust St	\$204,850	\$65,552
82	29-510-07-12-00-0-00-000	1734 Locust St	\$233,850	\$74,832
83	29-510-07-05-00-0-00-000	400 E 18th St	\$260,700	\$83,424
84	29-510-07-01-00-0-00-000	1735, 1737 Oak St	\$199,350	\$63,792
85	29-510-07-03-00-0-00-000	1729 Oak St	\$98,850	\$31,632
86	29-240-36-11-00-0-00-000	1717 Oak St	\$409,504	\$131,041
87	Omitted from consideration			
88	29-240-36-02-00-0-00-000	1701 Oak St	\$311,400	\$99,648
89	29-240-33-13-00-0-00-000	1625, 1627 Oak	\$738,089	\$236,188
90	29-240-33-05-00-0-00-000	1617 Oak St	\$115,000	\$36,800
91	29-240-33-04-00-0-00-000	1611, 1615 Oak St	\$218,550	\$69,936
92	29-240-33-03-00-0-00-000	1607 Oak St	\$107,000	\$34,240
93	29-240-33-01-00-0-00-000	1600 Locust St	\$325,000	\$61,750
94	29-240-33-11-00-0-00-000	1608 Locust St	\$280,700	\$89,824
95	29-240-33-07-00-0-00-000	1620 Locust St	\$199,400	\$63,808
96	29-240-32-07-00-0-00-000	1625 Locust St	\$110,000	\$35,200
97	29-240-32-06-00-0-00-000	1621 Locust St	\$395,000	\$126,400
98	29-240-32-05-00-0-00-000	1609 Locust St	\$114,850	\$36,752
99	29-240-32-04-00-0-00-000	1605 Locust St	\$129,900	\$41,568
100	29-240-32-03-00-0-00-000	501 E 16th St	\$137,250	\$43,920
101	29-240-32-12-00-0-00-000	1600 Cherry St	\$122,375	\$31,035

East Crossroads LCRA Continued				
	Parcel ID	Address	Market Value	Assessed Value
102	29-240-32-11-00-0-00-000	1606 Cherry St	\$112,300	\$35,936
103	29-240-32-10-00-0-00-000	1610 Cherry St	\$44,850	\$14,352
104	29-240-32-09-00-0-00-000	1612 Cherry St	\$44,850	\$14,352
105	29-240-32-08-00-0-00-000	1620 Cherry St	\$129,850	\$41,552
106	29-240-31-05-00-0-00-000	1631 Cherry St	\$163,200	\$52,224
107	29-240-31-06-00-0-00-000	1624 Holmes St	\$94,850	\$30,352
108	29-240-31-09-00-0-00-000	1608 Holmes St	\$700,000	\$224,000
109	29-240-31-02-00-0-00-000	617 E 16th St	\$33,800	\$10,816
110	29-240-31-01-00-0-00-000	1600 Holmes St	\$39,550	\$12,656
111	29-240-30-01-00-0-00-000	1601 Holmes St	\$855,000	\$273,600
112	29-240-29-06-00-0-00-000	800 E 17th St	\$285,000	\$91,200
113	29-240-29-05-00-0-00-000	1609 Charlotte St	\$215,150	\$68,848
114	29-240-29-04-00-0-00-000	1609 Charlotte St	\$59,850	\$19,152
115	29-240-29-03-00-0-00-000	1601 Charlotte St	\$138,000	\$44,160
116	29-240-29-19-00-0-00-000	1612 Campbell St	\$444,850	\$142,352
117	29-240-29-01-00-0-00-000	1600 Campbell St	\$250,000	\$80,000
118	29-240-24-09-01-0-00-000	1534 Campbell St	\$550,000	\$104,500
119	29-240-24-09-02-0-00-000	Not Assigned	\$19,000	\$3,610
120	29-240-24-08-00-0-00-000	1514 Campbell St	\$1,600,000	\$304,000
121	29-240-24-01-01-0-00-000	815 E Truman Rd	\$60,800	\$19,456
122	29-240-24-02-00-0-00-000	805 Truman Rd	\$249,850	\$79,952
123	29-240-34-03-00-0-00-000	1519 Charlotte St	\$150,950	\$48,304
124	29-240-24-04-00-0-00-000	1531 Charlotte St	\$145,000	\$46,400
125	29-240-24-05-00-0-00-000	814 E 16th St	\$180,000	\$57,600
126	29-240-23-10-00-0-00-000	1526 Charlotte St	\$146,850	\$46,992
127	29-240-23-11-00-0-00-000	1524 Charlotte St	\$160,000	\$51,200
128	29-240-23-12-00-0-00-000	1520 Charlotte St	\$73,850	\$23,632
129	29-240-23-13-00-0-00-000	1514 Charlotte St	\$101,900	\$32,608
130	29-240-23-14-00-0-00-000	1510 Charlotte St	\$102,050	\$32,656
131	29-240-23-01-00-0-00-000	711 Truman Rd	\$169,850	\$54,352
132	29-240-44-01-00-0-00-000	706 E Truman Rd	\$56,000	\$17,920
133	29-240-44-02-00-0-00-000	704 E Truman Rd	\$47,000	\$15,040
134	29-240-23-02-00-0-00-000	1525 Holmes Rd	\$810,000	\$259,200
135	29-240-22-06-00-0-00-000	1528 Holmes Rd	\$129,850	\$41,552
136	29-240-22-07-00-0-00-000	1522 Holmes Rd	\$357,650	\$114,448
137	29-240-22-12-00-0-00-000	1516 Holmes Rd	\$39,850	\$12,752
138	29-240-22-11-00-0-00-000	1514 Holmes Rd	\$40,000	\$12,800
139	29-240-22-09-00-0-00-000	1512 Holmes St	\$78,250	\$25,040
140	29-240-22-10-00-0-00-000	1508 Holmes St	\$160,000	\$51,200
141	29-240-22-01-00-0-00-000	1500 Holmes Rd	\$89,975	\$28,792
142	29-240-45-01-00-0-00-000	612 E Truman Rd	\$104,750	\$33,520
143	29-240-22-02-00-0-00-000	301 E Truman Rd	\$359,668	\$115,094
144	29-240-22-03-00-0-00-000	1517 Cherry St	\$67,000	\$21,440
145	29-240-22-04-00-0-00-000	1519 Cherry St	\$67,000	\$21,440
146	29-240-22-05-00-0-00-000	1523 Cherry St	\$182,725	\$58,472
147	29-240-21-06-00-0-00-000	518 E 16th St	\$202,750	\$64,880
148	29-240-21-07-00-0-00-000	1520 Cherry St	\$415,000	\$132,800
149	29-240-21-08-00-0-00-000	1514 Cherry St	\$267,000	\$85,440
150	29-240-21-01-00-0-00-000	515 Truman Rd	\$201,000	\$64,320
151	29-240-21-02-00-0-00-000	501 E Truman Rd	\$332,000	\$106,240
152	29-240-21-03-00-0-00-000	1517 Locust St	\$355,250	\$113,680
153	29-240-21-04-00-0-00-000	1525 Locust St	\$350,000	\$112,000
154	29-240-21-05-00-0-00-000	1533 Locust St	\$150,000	\$48,000
155	29-240-20-08-00-0-00-000	1530 Locust St	\$1,150,000	\$368,000
156	29-520-38-01-00-0-00-000	2100 Grand Ave.	\$761,250	\$243,600
157	29-520-38-05-00-0-00-000	2110 Grand Ave.	\$581,875	\$186,200
158	29-240-24-01-02-0-00-000	819 E. Truman Rd.	\$34,000	\$10,880

Total Market Value: \$39,020,047
 Total Assessed Value: \$12,134,560

Improvements

The consultant was unable to inspect the interior of any of the buildings located within the proposed Redevelopment Area. The Area contains a variety of commercial and industrial uses. As previously mentioned, there are no residential uses within the proposed Redevelopment Area. The most common blighting factors observed in the proposed Redevelopment Area included structure deterioration (A number of structures in the proposed Redevelopment Area indicate needed roof repairs, both minor and major), deterioration of fascia, doors, and windows, and deterioration of ancillary structures. The deterioration of exterior finishes, and public and private infrastructure was also noted. In addition, many of the parking surfaces throughout the Study Area were not built to code or had deteriorated badly.

The proposed Redevelopment Area contains one structure which is classified historic in nature (on either the City Landmarks listing or the Secretary of Interior National Landmarks listing). This structure is the Historic Montgomery Ward & Company General Merchandise Warehouse located at 819 E. 19th Street. The facility is listed on the National Register of Historic Places. Many of the existing structures within the area may also qualify for historic status, but have not been placed on any listing.

Crossroads Neighborhood

Location & Access

The Crossroads Neighborhood is south of the Central Business District and is generally bound by Interstate 670 on the north, Interstate 35 on the west, the Kansas City Terminal Railway on the south, and I-49/71 Highway on the east. The neighborhood enjoys terrific access to the interstate highway system and the local and regional network of streets and highways.

Neighborhood Demographics

The following provides population, households and income trends for the census tract that the Redevelopment Area is a part of (U.S. Census Bureau; Census Tract 158 contains the proposed Redevelopment Area).

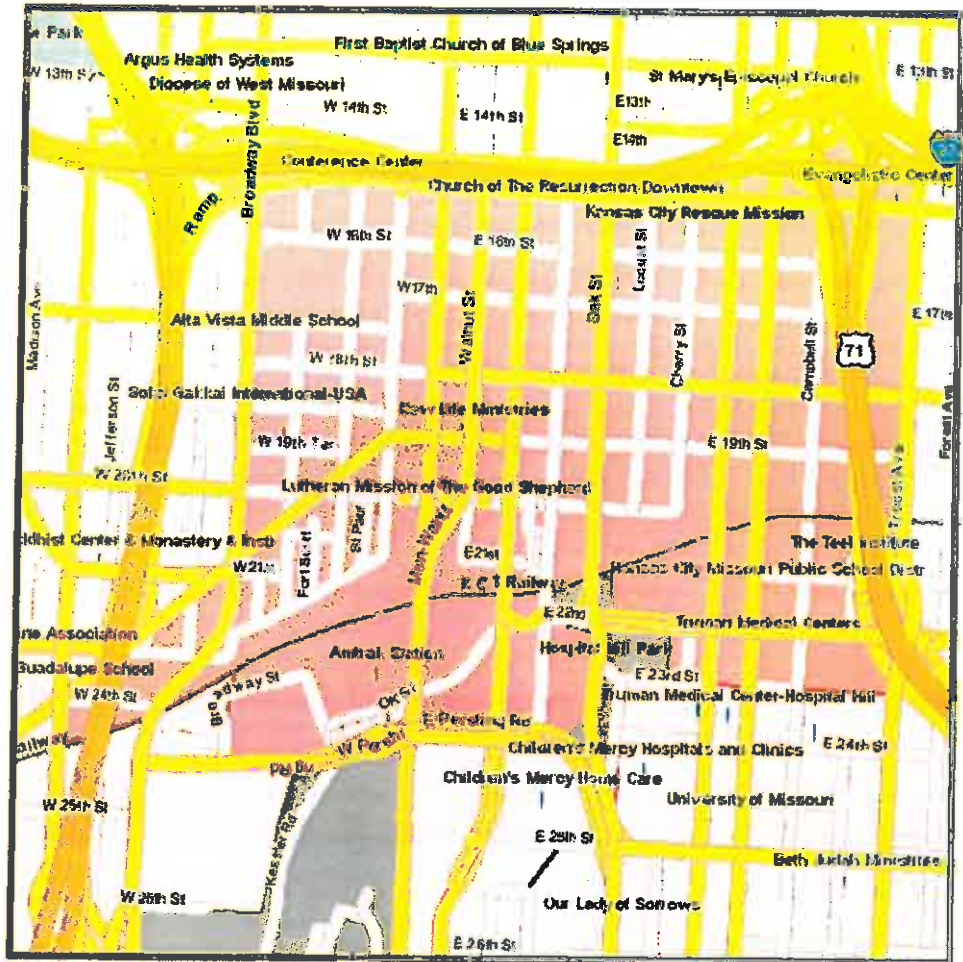


Figure 5 - Census Tract 158.

Table 1 - Census Tract 158, Population Information.

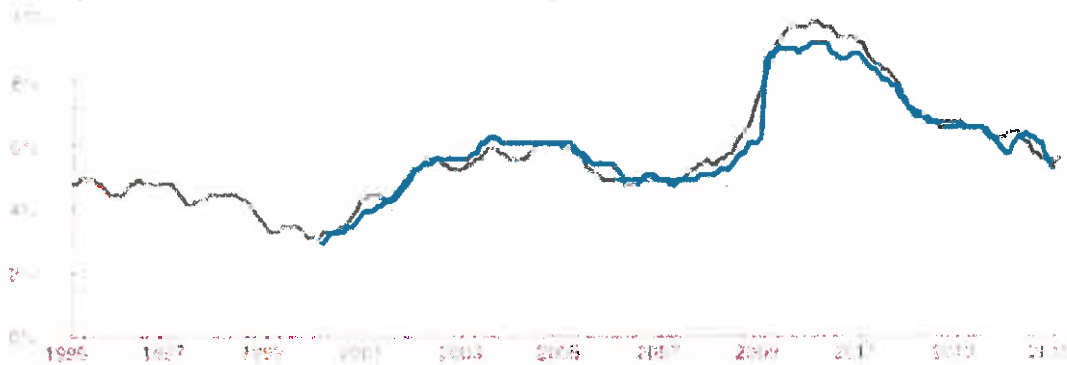
Census Tract 29095015800	Population Figures				
	2010	2015 Est.	% Change 2010-2015	2020 Projection	% Change 2015-2020
Population	1,485	1,795	20.88%	2,018	12.42%
Households	786	949	20.74%	1,065	12.22%
Housing Units	942	1,105	17.30%	1,221	10.50%
Median Household Income	\$40,625	\$48,794		\$51,459	

Source: Nielsen/clartas, Household Trend 2015

Unemployment

The U.S. Bureau of Labor Statistics (BLS) reported that the unemployment rate for Kansas City fell 0.1 percentage points in December 2014 to 5.3%. For the same month, the metro unemployment rate was 0.1 percentage points lower than the Missouri rate. The unemployment rate in Kansas City peaked in January 2010 at 9.2% and is now 3.9 percentage points lower. The unemployment rate in 2014 was 5.3%, less than the National Average of 5.6% during the same time period (2014).

Unemployment Rate: **Kansas City**, Missouri, National



Note: Recessions shown in gray.

Figure 6 - Kansas City Unemployment Rate.

Section III

Determination of the proposed Redevelopment Area Conditions

Significant findings of the East Crossroads Redevelopment Area Blight Study are presented in this discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in March and April of 2015. Field surveys occurred two times over a one-week period in April of 2015 and at different times of the day in order to observe a variety of conditions. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study is to determine whether conditions as defined by RSMo. 99 of the Missouri State Statute exist within the proposed Redevelopment Area. The principal categories reported here and are in line with the statute include: defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life or property by fire and other causes.

Blight Defined

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

"Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; (RSMo. Ch. 99.320(3)).

Chapter 99 of the Missouri Revised Statutes also emphasizes redevelopment of "insanitary 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. 99.320(9)).

Any finding of blight according to RSMo Ch. 99.320(3) is effectively a two part test, and analysis requires a finding that the District is occasioned by reason of predominance of any of the following factors:

- Factor 1: Defective or inadequate street layout,
- Factor 2: Unsanitary or unsafe conditions,
- Factor 3: Deterioration of site improvements,
- Factor 4: Improper subdivision or obsolete platting, or
- Factor 5: The existence of conditions which endanger life or property by fire and other causes.

The second part of the "two part test", requires that the above factors or combination of the above factors within the Redevelopment Area:

- Factor 6: Retards the provision of housing accommodations, or
- Factor 7: Constitute an economic or social liability, or
- Factor 8: Constitute a menace to the public health, safety, morals or welfare in its present condition and use.

Additionally, 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).

Factor 1: Defective or Inadequate Street Layout

Conditions typically associated with defective or inadequate street layout include poor vehicular access and/or internal circulation within the Redevelopment Area; substandard street/road/drive-way/drive-isle definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; and substandard or nonexistent pedestrian circulation.

As noted above there are several conditions used to determine whether a Redevelopment Area is blighted based on defective or inadequate street layout. For the most part, during the on-site investigations and field surveys, minor defective or inadequate street layout conditions were observed within the proposed Redevelopment Area. The street grid is intact throughout the Redevelopment Area, however there are several streets which abruptly dead-end. This is the result of the presence of rail road tracks or resulted from the construction of Bruce R. Watkins Drive (I-71/I-49).

Many public alleyways still exist within the Redevelopment Area, however many are in poor condition and exhibit significant graffiti, trash and debris illegally deposited. None of the alleyways observed contained any lighting to provide illumination during nighttime hours. Additionally, Numerous public alleyway locations have been vacated by surrounding property owners.

Many properties within the Redevelopment area have adjacent surface parking lots which do currently not adhere by Chapter 52 of the City of Kansas City Ordinances which outline surface parking requirements within the City. Chapter 52 outlines requirements for surface parking and those requirements include, but are not limited to; fencing, fence heights, parking screening, landscaping, parking surfaces, lighting, storm water discharge, accessible parking, and construction and design issues.

Although almost all of the proposed Redevelopment Area enjoys standard pedestrian circulation (sidewalks), however the majority of sidewalk segments were identified as damaged, uneven or entirely missing.

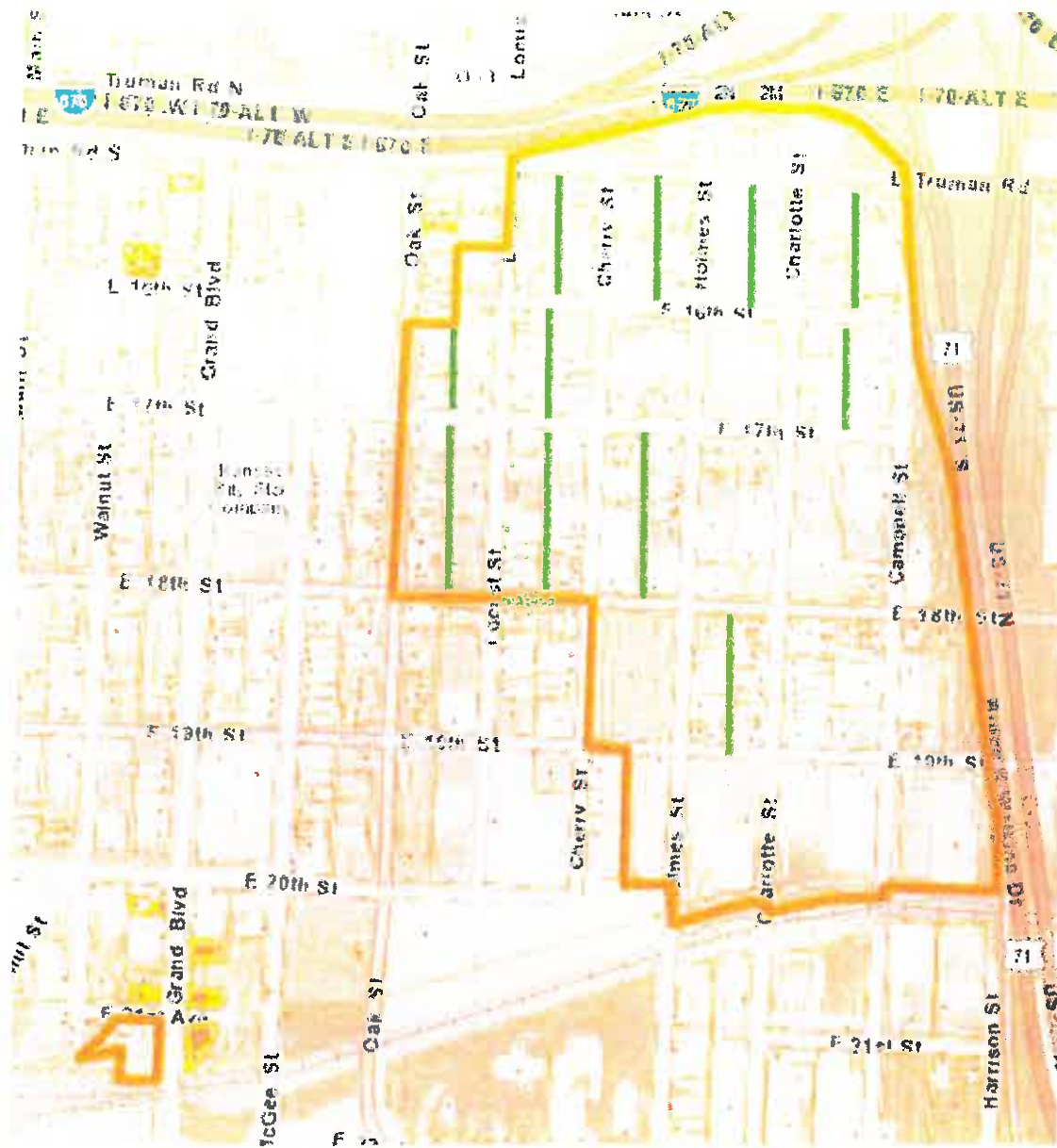


Figure 7 - Open Public Alleyway (Represented in green).



Damaged, deteriorated sidewalk – (1600 block Holmes St.)



Significantly deteriorated, missing sidewalk – (1800 block Campbell St.)



Substandard Pedestrian Circulation (1700 block Campbell St.)



Substandard sidewalk (1700 Block Holmes St.)

Factor 2: Improper Subdivision or Obsolete Platting

There are specific conditions that can be used to determine whether a Redevelopment Area is blighted based on improper subdivision or obsolete platting. Among these conditions are faulty lot shape and/or layout, inadequate lot size, poor access, as well as conformity of use. On-site investigations and field surveys, and review of public records suggest these conditions are minor and isolated within the Redevelopment Area. Most instances involve the construction of Bruce R. Watkins Drive (I-71/I-49) which cut through the previous historic fabric of the neighborhood on the eastern boundary. This construction left several parcels which are small, oddly shaped and limited in usage for modern industrial/manufacturing structures.

In our opinion, the condition of Improper Subdivision or Obsolete Platting is not prevalent within the Redevelopment Area and should not be considered as a blighting factor.

Factor 3: Unsanitary or Unsafe Conditions

There are numerous instances within the Redevelopment Area which, in our opinion, exhibit unsafe or unsanitary conditions. These conditions might include; environmental hazards, sidewalk deterioration, deteriorating building facades, excess trash, debris, overgrown weeds, graffiti, lack of good lighting, abandoned buildings, antiquated or non-compliant building improvements, and general unmitigated physical deterioration.

Poorly lit areas are prevalent in the Redevelopment Area, particularly along public alleyways and private surface parking areas throughout the Redevelopment Area.

Within the Redevelopment Area, several properties were identified as having boarded up windows and/or doors. This indication of abandonment can possibly lead to the perception that the neighborhood is underutilized and unsafe.

Cracked/uneven sidewalks or entirely missing sidewalks are also prevalent throughout the Redevelopment Area. Many street and sidewalk improvements have been damaged in some fashion by industrial and/or semi-truck uses. Damage to pedestrian sidewalk systems includes heaving, breakage and entirely missing sidewalk sections, causing dangerous walking hazards, particularly for the disabled.

As mentioned, no individual environmental assessments were done for this Blight Study, and no known environmental contamination exists in the Redevelopment Area. But due to the age

of the structures within the Redevelopment Area it is reasonable to expect that there would be some presence of asbestos, lead-based paint, and heating oil tanks. However, this report does not assume that any of the properties located within the proposed Redevelopment Area contain any amount of environmental contamination.

As previously mentioned, upon investigation with the Missouri Department of Natural Resources (MDNR), it has been discovered that several properties within the Redevelopment Area are listed in one or more environmental data bases. These include:

Voluntary Cleanup Program (VCP)

- 1735 Charlotte St.
- 1608 Charlotte St.
- 1735 Cherry St.
- 1608 Holmes St.
- 814 E. 19th St.
- 1708 Campbell
- 1514 Campbell

Underground Storage Tank (UST)

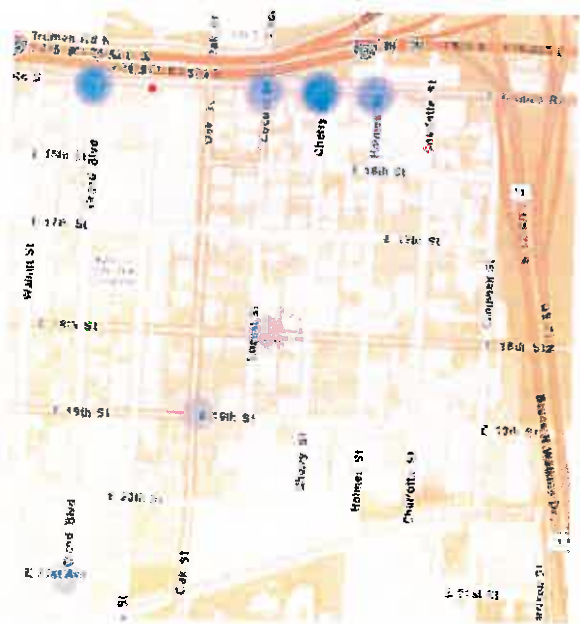
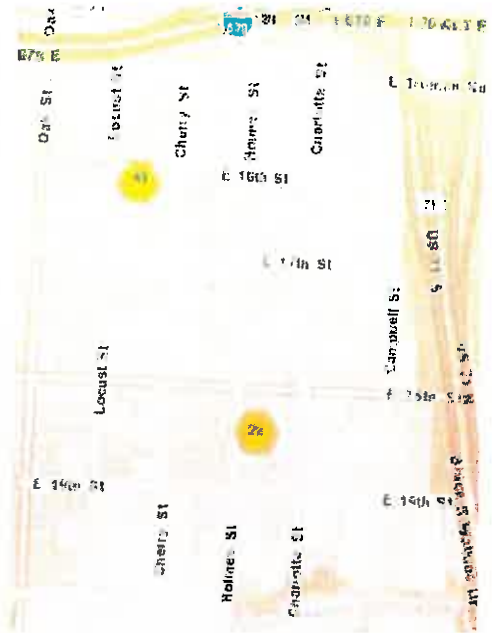
- 1530 Locust
- 1817 Campbell
- Truman & Charlotte
- 1621 Cherry
- 1735 Cherry

The status of each property is currently unknown. Because they are listed with MDNR, this does not necessarily determine that there is an environmental issue at that particular site. Listing only indicates that that particular property contains conditions which are regulated by the State of Missouri. The VCP listing indicates that the property has materials or possibly contamination which is, or has been remediated through the state VCP Program. These materials include; arsenic, lead, BTEX (benzene, toluene, ethylbenzene and xylenes), solvents, metals, PAHs (Polycyclic Aromatic Hydrocarbons), TCE (Trichloroethylene), petroleum, VOC's (Volatile Organic Compounds) and diesel fuel. The UST listing indicates that the property had or has an underground storage tank which is regulated through the State.

Crime

The crime rate in and around the Proposed Redevelopment Area is moderate to significant, considering the urban nature of the location. A review of crime records for 2014 identified scattered minor theft in several locations, but nothing substantial. Similarly, 2015 to date has not identified any serious crime issues within the Redevelopment Area.

Property Crimes. As of April 2015, the Kansas City, Missouri Police Department (KCPD) has reported a significant number of property crimes with have occurred within the Redevelopment Area. Total incidents total over 105 and counting within the immediate area. Property crimes reported within the area include; stealing, property damage, auto theft, forged checks, and burglary.



Violent Crime. The KCPD also tracks violent crimes in the area. As of April 2015, numerous instances of violent crime have occurred within the Redevelopment Area, but primarily focused in the northern portion. Total incidents include over 15 instances of aggravated assault. Violent crimes reported within the area include; aggravated assault, strong arm robbery, armed robbery, and rape.

Images courtesy KCPD and the City of KCMO.



Missing or significantly deteriorated sidewalk - (1700 block Campbell St.)



Severely damaged sidewalk (1600 block Cherry St.)



Significant graffiti (alleyway, 1700 block Locust to Cherry Streets)



Significant graffiti and what appears to be scrape metal debris (1600 block Locust St.)



Boarded building (1707 Locust St.)



Rear 1707 Locust (Excessive graffiti, lack of window systems-open to the elements.)

Factor 4: Deterioration of Site Improvements

Factor 4, the deterioration of site improvements, was primarily established through field survey work and observation of exterior physical conditions among the one hundred fifty-five (158) parcels within the Study Area. No interior structure inspections were conducted. Deterioration criteria included: primary structure (roof, walls, foundation when visible); secondary structures (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

Examples of this deterioration of site improvements can be found on the majority of property within the proposed Redevelopment Area. The most common examples include aging structures and aging building component systems.

Improper/non-existent parking lot lighting was also identified throughout the Redevelopment Area on many privately owned surface parking lots and do not adhere by Chapter 52 of the City of Kansas City Ordinances which outline surface parking requirements within the City. Chapter 52 outlines requirements for surface parking and those requirements include, but are not limited to; fencing, fence heights, parking screening, landscaping, parking surfaces, lighting, storm water discharge, accessible parking, and construction and design issues.

Various locations within the Redevelopment exhibited sidewalk segments identified as having significant deterioration, cracked, uneven surfaces, disjointed, broken or entirely missing altogether. These deteriorated conditions contribute to a pedestrian hazard as individual traverse the Redevelopment Area.

In addition to building deterioration, a variety of blight conditions were observed within the proposed Redevelopment Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include parking surface deterioration, public infrastructure deterioration, and a lack of landscaping. Examples of site deterioration problems are found throughout the Redevelopment Area, as shown in the following photographs.



Deteriorated Sidewalk (1600 block Holmes St.)



Broken windows and excessive graffiti (1700 block Holmes St.)



Example of Surface parking lot non-conforming to Chapter 52. Note gravel parking surface, lack of adequate screening and landscaping, excess graffiti.

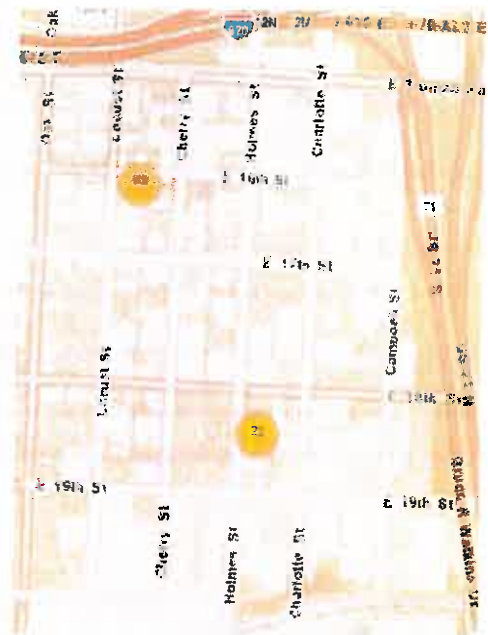
Factor 5: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety information pertaining to the parcels in the Proposed Redevelopment Area was not gathered as part of this Blight Study as the data was not available.

Crime

The crime rate in and around the Proposed Redevelopment Area is moderate to significant, considering the urban nature of the location. A review of crime records for 2014 identified scattered minor theft in several locations, but nothing substantial. Similarly, 2015 to date has not identified any serious crime issues within the Redevelopment Area.

Property Crimes. As of April 2015, the Kansas City, Missouri Police Department (KCPD) has reported a significant number of property crimes with have occurred within the Redevelopment Area. Total incidents total over 105 and counting within the immediate area. Property crimes reported within the area include; stealing, property damage, auto theft, forged checks, and burglary.



Violent Crime. The KCPD also tracks violent crimes in the area. As of April 2015, numerous instances of violent crime have occurred within the Redevelopment Area, but primarily focused in the northern portion. Total incidents include over 15 instances of aggravated assault. Violent crimes reported within the area include; aggravated assault, strong arm robbery, armed robbery, and rape.

Images courtesy KCPD and the City of KCMO.

Environmental

As previously mentioned, no environmental surveys or assessments were done as part of this analysis. Because of this, the consultant is unaware of any environmental contamination within the proposed Redevelopment Area.

However, upon investigation with the Missouri Department of Natural Resources (MDNR), it has been discovered that several properties within the Redevelopment Area are listed in one or more environmental data bases. These include:

Voluntary Cleanup Program (VCP)

- 1735 Charlotte St.
- 1608 Charlotte St.
- 1735 Cherry St.
- 1608 Holmes St.
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Underground Storage Tank (UST)

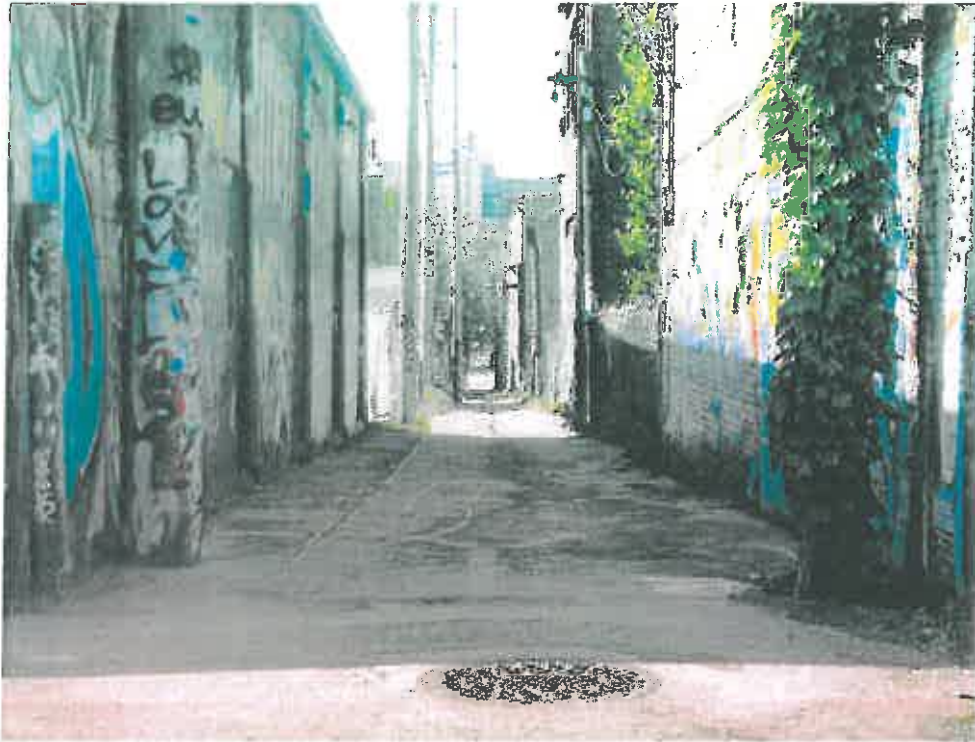
- 1530 Locust
- 1817 Campbell
- Truman & Charlotte
- 1621 Cherry
- 1735 Cherry

The status of each property is currently unknown. Because they are listed does not necessarily determine that there is an environmental issue at that particular site. Listing only indicates that that particular property contains conditions which are regulated by the State of Missouri. The VCP listing indicates that the property has materials or possibly contamination which is, or has been remediated through the state VCP Program. These materials include; arsenic, lead, BTEX (benzene, toluene, ethylbenzene and xylenes), solvents, metals, PAHs (Polycyclic Aromatic Hydrocarbons), TCE (Trichloroethylene), petroleum, VOC's (Volatile Organic Compounds) and diesel fuel. The UST listing indicates that the property had or has a underground storage tank which is regulated through the State.

Poorly Lit Areas

For the most part the majority of the Redevelopment Area has an adequate street lighting system in place. We did not observe any pedestrian oriented lighting systems. Additionally, we did document the complete lack of lighting in various public alleyways within the Redevelopment Area.

In addition to lack of lighting within alleyways we also noted the relative unmaintained nature of alleyways. This included; trash and debris scattered randomly throughout, and various levels of vandalism (broken windows, excessive graffiti).



Unlit alleyway, typical of Redevelopment Area



Unlit alleyway, typical of Redevelopment Area.

Factor 6: Retard the Provision of Housing Accommodations

The intent of this Factor of the blight definition refers to the natural process of growth and development of a neighborhood from a residential perspective. The proposed Redevelopment Area is a well-established, historical industrial and manufacturing area. There is little to no residential within the Redevelopment Area (the only residential is located at the 2 parcels at the corner of 21st & Grand Boulevard).

It is our opinion that the Redevelopment Area does not exhibit symptoms to qualify the area under this Factor.

Factor 7: Economic or Social Liability

Section 74-2 of the Kansas City, Missouri Code, entitled "Urban Redevelopment," notes the following economic characteristics of blighted areas:

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

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." Market values within the Redevelopment Area have decreased on an average of 1.06% per year over the course of the last five (5) years and total assessed values within the Redevelopment Area have also decreased an average 1.10% per year over the last five years.

The redevelopment of the area has been hindered by several dominating factors, including the age of the structures, vacancies, a perception of high crime rates, and in particular deteriorating structures with aging site improvements. These are conditions which are prohibitive for a developer (or property owner) to take on independently. Furthermore, many of the structures within the proposed Redevelopment Area's boundaries are no longer competitive with comparable properties because of age, dilapidation, obsolescence, and an inadequate or outmoded design.

Redevelopment of the proposed Redevelopment Area would result in bringing reinvestment back into the area. The potential increase in activity would also generate new personal property, employment, and utility taxes.

Economic underutilization - evidenced by deteriorating structures, vacant tracts of property, unsanitary and unsafe conditions, and defective and inadequate sidewalks - indicates the presence of blighting factors within the proposed Redevelopment Area.

Table 2 - Market and Assessed Valuation History (5yr).

	2014	2013	2012	2011	2010
Total Market Value	\$39,020,047	\$38,385,197	\$39,382,297	\$39,136,347	\$40,754,475
Year to year change	\$634,850	-\$997,100	\$245,950	-\$1,618,128	
% change yr to yr	1.63%	-2.53%	0.62%	-3.97%	
Avg. change/ 5yr	-1.06%				
Total Assessed Value	\$12,134,570	\$11,931,418	\$12,250,490	\$12,171,746	\$12,742,579
Year to year change	\$203,152	\$319,072	-\$78,744	\$570,833	
% change yr to yr	1.67%	-2.60%	1.00%	-4.48%	
Avg. change/ 5yr	-1.10%				

Factor 8: Menace to the Public Health Safety, Morals, or Welfare in its present Condition and Use

Numerous issues, conditions, and factors have been previously discussed within this analysis which, in our opinion, indicate that the Redevelopment Area exhibits factors which can reasonably be determined to qualify for the statutory definition of blight (RSMo 99.320 (3)).

As part of the statutory definition, we can conclude that the Redevelopment Area does exhibit conditions which are a menace to the public health, safety, morals, or welfare in its present condition and use. These conditions include;

- Environmental issues which may be present within the Redevelopment Area which pose a hazard to property and users within the area.
- Ongoing crime

Summary of Blighting Factors

The following table summarizes the eight blighting factors analyzed during inspections of property within the Redevelopment Area. As noted above, fire data for the Redevelopment Area is unavailable, and crime data was available only for the area as a whole and not for each individual property.

Table 3 - Blight Summary

Summary of Blighting Factors		
	Factor	Present
1	Defective or Inadequate Street Layout	
2	Insanitary or Unsafe Conditions	Yes
3	Deterioration of Site Improvements	Yes
4	Improper Subdivision or Obsolete Platting	No
5	Existence of Conditions which Endanger Life or Property by Fire or other causes	Yes
	And any combination of the above;	
6	Retards the provision of housing accommodations, or	No
7	Constitutes an economic or social liability, or	Yes
8	Is a menace to the public health, safety, morals, or welfare in its present condition and use	Yes

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).

Many of the Factors outlined in the Chapter 99 definitions are present in the proposed East Crossroads Urban Renewal Area. These conditions have contributed to a functional obsolescence within the area. Although several structures within the proposed Redevelopment Area are in adequate condition, the area as a whole exhibits deteriorated and substandard conditions. These dominant conditions are:

- Outdated building finishes and improvements.
- Unmaintained exterior building components.
- Deteriorating and unsafe sidewalks.
- Degrading and deteriorating masonry.
- The existence of unsanitary or unsafe conditions within the area, including trash, debris, and excessive graffiti.
- Lack of good lighting in certain areas of the proposed Redevelopment Area.

Neighborhood and safety issues include deteriorated sidewalk systems, graffiti, trash, and a general deterioration of improvements and public infrastructure. All of the above combine to create economic underutilization, an inability to generate reasonable taxes, and social liabilities.

In our opinion, the existence of these conditions lead to a finding that the proposed Redevelopment Area is blighted. The preceding analysis indicates that the proposed East Crossroads Urban Renewal Area suffers from numerous unfavorable blighting factors, as delineated in the definition of "Blighted Area" provided in Missouri's Land Clearance for Redevelopment Law (RSMo. Ch. 99 320 (3)), with reference to Section 74 of the City Code, all described in this report.

Appendix A – Property Ownership & Legal Description

East Crossroads LCRA					
Parcel ID	Address	Legal Description	Owner	Size (Acres)	
1	29-510-18-04-00-0-00-000	900 E 19th St	WIRTHMAN'S PARTITION—LOTS A-L BLK 9 & E 135' OF LOTS 1-7 & ALL LOT 8 VINEYARDS ADD & VAC ALLEYS (EX PT IN ST)	Privitera Properties, LLC 909 Troost Kansas City, MO 64106	2.74
2	26-510-19-03-00-0-00-000	805 & 819 E 19th St	VINEYARDS FIRST ADD—LOTS 1-8 BLK 4 (EX W 5' LOT 8 & W 5' OF S 5' LOT 7) & N 89.42' LOT 11 & ALL LOTS 12-18 BLK 4 & TH PT LOTS 9-11 BLK 4 DAF: BEG 5' E NW COR SD LOT 9 TH E 171.07' TH N 10.08' TH E 160.85' TO A PT ON N ROW LI CAMPBELL ST TH S 35.05' ALG SD W ROW LI TH S 88 DEG W 100.09' TH S 86 DEG W 75.94' TH S 79 DEG W 158.86' TH N 62' TO POB	Camelotte Co. 819 E 19th Str Kansas City, MO 64108	3.38
3	29-510-20-07-00-0-00-000	711 E 19th St	MC GEE PLACE—LOTS 1-12, BLK 10 & LOTS A-F, TRABERS SUB & LOTS 1-9, VINEYARDS 1ST ADD & PT NE 1/4 SEC-08-49-33 DAF: BEG NW COR LOT 1, MC GEE PLACE, TH E 262' TH S 360.58' TH W 5' TH S 21.92' TH E 5' TH S 57.1' TH W 37' MOL TH SW 180' MOL TH N 515' MOL TO POB	CS Ehinger 4802 12th St Kansas City, MO 64127	2.82
4	29-5-10-21-01-00-0-00-000	619 E 19th St	MC GEE PLACE LOTS 1-16 BLK 9 & BEG 20' N SW COR LT 17 TH N 5' E 132' S 25' W 52' ON CURVE TO POB	Mitchum Investment 14107 Grandview Overland Park, KS 66221	1.27
5	29-510-12-01-00-0-00-000	1801 Cherry St	MC GEE PLACE SUB OF --PT SEC LOTS 1-10 BLK 2 & LOTS 25-37 & LOTS 60-72 (EX STS) PARK PLACE & VAC ALLEY ADJ ABOVE LOT A (ABOVE LOTS KNOWN AS HOLMES SQUARE)	Kansas City Power & Light 1201 Walnut Kansas City, MO 64106	2.7
6	Omitted from consideration				
7	29-510-13-06-00-0-00-000	1805 Holmes St	PARK PLACE W 123 FT OF LOTS 79 & 80 S 5 FT OF W 123 FT OF LOT 81	CU LLC 1819 Holmes Kansas City, MO 64108	0.16
8	29-510-13-20-00-0-00-000	1819 Holmes St	PARK PLACE W 125' OF LOTS 75 THRU 78	CU LLC 1819 Holmes Kansas City, MO 64108	0.29
9	29-510-13-10-00-0-00-000	1819 Holmes St	MC GEE PLACE SUB OF --PT SEC 8-49-33 W 125' LOT 1 & W 125' LOTS 73 & 74 PARK PLACE	CU LLC 1819 Holmes Kansas City, MO 64108	0.27
10	29-510-13-11-00-0-00-000	1820 Holmes St	MC GEE PLACE SUB—W 30' LOTS 3-5 BLK 1	CU LLC 1819 Holmes Kansas City, MO 64108	0.05
11	29-510-13-12-00-0-00-000	700 E 19th St	MC GEE PLACE—E 32.5' OF W 62.5' LOTS 3-5 BLK 1	Kansas City Tent & Awning 1819 Holmes Rd Kansas City, MO 64108	0.06
12	29-510-13-13-00-0-00-000	706 E 19th St	MC GEE PLACE W 62.5' OF E 69.5' OF LOTS 3-5 BLK 1	Briggs Sheryl 706 E 19th St Kansas City, MO 64108	0.11
13	29-510-13-21-00-0-00-000	1830 Charlotte, 714 E 19th St	VINEYARDS FIRST ADD S 24.75' OF E 123' LOT 8 & E 123' LOT 9 BLK 2	Federal Iron 724 E 19th Kansas City, MO 64108	0.21

East Crossroads LCRA Continued					
Parcel ID	Address	Legal Description	Owner	Size (Acres)	
14	29-510-13-22-02-0-00-000	1828 Charlotte St	VINEYARD'S ADD LOT 7 & LOT 8 BLK 2 (EX S 24.75')	Federal Iron 724 E 19th Kansas City, MO 64108	0.21
15	29-510-13-22-01-0-00-000	1820 Charlotte St	VINEYARD'S ADD LOT 6 BLK 2 (EX PT IN ALLEY)	Federal Iron 724 E 19th Kansas City, MO 64108	0.14
16	29-510-13-24-00-0-00-000	1814 Charlotte St	VINEYARDS 1ST ADD S 1/2 OF LOT 4 & ALL OF LOT 5, BLK 2	Federal Iron 724 E 19th Kansas City, MO 64108	0.21
17	29-510-13-25-00-0-00-000	1810, 1812 Charlotte St	VINEYARDS ADDITION—ALL OF LOT 3 BLK 2 (EX N 15.5' OF TH E 25' & N 1/2 OF LOT 4 BLK 2 (EX TH E 1/2 OF VAC ALLEY LY W OF & ADJ)	WD Building 4923 Bell Kansas City, MO 64112	0.2
18	29-510-13-03-00-0-00-000	715 F 18th St	VINEYARDS FIRST ADD—E 48' OF W 55' OF S 34.5' LOT 1 & E 48' OF W 55' LOT 2 BLK 2	Jobe Jack R 715 E 18th St Kansas City, MO 64108	0.09
19	29-510-13-02-01-0-00-000	Not Assigned	VINEYARDS ADD —W 25' OF E 75' LOTS 1 & 2 BLK 2 (EX TH PT OF SD LOT 1 IN 18TH ST & EX TH PT SD LOTS IN ALLEY)	Jobe Jack R 715 E 18th St Kansas City, MO 64108	0.05
20	29-510-13-19-03-2-00-000	Not Assigned	VINEYARDS ADD W 25' OF E 50' OF LOTS 1 & 2 BLK 2 (EX PT IN 18TH ST)	Jobe Jack R 715 E 18th St Kansas City, MO 64108	0.05
21	29-510-13-23-00-0-00-000	723 E 18th St	VINEYARDS ADD—E 25' LOTS 1 & 2 & N 19.25' OF E 25' LOT 3 BLK 2 (EX PT OF SD LOT 1 IN 18TH ST)	Machine Head 723, LLC 715 E 18th St Kansas City, MO 64108	0.06
22	29-510-14-22-02-0-00-000	801 E 19th St	VINEYARD'S FIRST ADD—W 40' LOTS 1-3 (EX PT IN ST & S 15' TAKEN FOR ALLEY) BLK 5	Camelotte Co 819 E 19th Str Kansas City, MO 64108	0.11
23	29-510-14-22-01-0-00-000	1801 Charlotte St	VINEYARD'S FIRST ADD—E 80' OF W 120' LOTS 1-3 BLK 5	Treco Enterprises 819 E 19th St Kansas City, MO 64108	0.22
24	29-510-14-05-00-0-00-000	813 E 18th St	VINEYARDS FIRST ADD ALL OF TH W 20' OF TH E 40' OF LOTS 1-2-3 BLK 5	Treco Enterprises 819 E 19th St Kansas City, MO 64108	0.05
25	29-510-14-04-00-0-00-000	815 E 18th St	VINEYARDS FIRST ADD—E 20' OF S 34.5' Lot 1 & E 20' LOT 2 & E 20' OF N 34.5' LOT 3 BLK 5 & W 1/2 VAC ALLEY LYING E OF & ADJ	Caber Entrps Ptp 816 E 19th St Kansas City, MO 64108	0.07
26	29-510-14-25-00-0-00-000	825 E 18th St	VINEYARDS FIRST ADD—W 80' OF S 34.5' LOT 18 & W 80' LOT 17 BLK 5 & E 1/2 VAC ALLEY LY W & ADJ	Treco Enterprises 819 E 19th St Kansas City, MO 64108	0.17
27	29-510-14-26-00-0-00-000	Not Assigned	VINEYARDS FIRST ADD—W 30' OF E 80' OF S 34.5' LOT 18 & W 30' OF E 80' LOT 17 BLK 5	Treco Enterprises 819 E 19th St Kansas City, MO 64109	0.06
28	29-510-14-27-00-0-00-000	Not Assigned	VINEYARDS FIRST ADD—E 50' LOT 17 & S 34.5' OF E 50' LOT 18 BLK 5	Treco Enterprises 819 E 19th St Kansas City, MO 64110	0.1

East Crossroads LCRA Continued					
Parcel ID	Address	Legal Description	Owner	Size (Acres)	
29	29-510-14-11-00-0-00-000	1815 Charlotte St	VINEYARDS FIRST ADD---Lot 4 BLK 5 & W 1/2 VAC ALLEY LYING E OF & ADJ	Mussurid Vincent & Sharon 10515 N Dalton Ave. Kansas City, MO 64154	0.19
30	29-510-14-12-00-0-00-000	1815 Charlotte St	VINEYARDS FIRST ADD---Lot 5 BLK 5 & W 1/2 VAC ALLEY LYING E OF & ADJ	Silverman Edwin Lawrence & Brock 9444 Connell Dr Overland Park, KS 66212	0.19
31	29-510-14-13-00-0-00-000	1819 Charlotte St	VINEYARDS FIRST ADD---Lot 6 BLK 5 & W 1/2 VAC ALLEY LYING E & ADJ	Silverman Ronald Joseph 9444 Connell Dr Overland Park, KS 66212	0.19
32	29-510-14-14-00-0-00-000	1827 Charlotte St	VINEYARDS FIRST ADD---Lot 7 BLK 5 & W 1/2 VAC ALLEY LYING E OF & ADJ	Camelotte Co. 819 E 19th Str Kansas City, MO 64108	0.19
33	29-510-14-15-00-0-00-000	800 E 19th St	VINEYARDS FIRST ADD---ALL OF Lot 8 & 9 BLK 5 & W 1/2 VAC ALLEY LYING E OF & ADJ	Camelotte Co. 819 E 19th Str Kansas City, MO 64109	0.38
34	29-510-14-16-00-0-00-000	814 E 19th St	VINEYARDS FIRST ADD---LOT 10-12 BLK 5 & E 1/2 VAC ALLEY LY W & ADJ	Tension Envelope Corp 819 E 19th St Kansas City, MO 64108	0.57
35	29-510-14-23-00-0-00-000	1810 Campbell St	VINEYARDS FIRST ADD---LOT 13-15 BLK 5 & E 1/2 VAC ALLEY LY W & ADJ	Treco Enterprises 819 E 19th St Kansas City, MO 64110	0.57
36	29-510-14-20-00-0-00-000	1808 Campbell St	VINEYARDS FIRST ADD---Lot 16 BLK 5 & E 1/2 VAC ALLEY LYING W OF & ADJ	Treco Enterprises 819 E 19th St Kansas City, MO 64111	0.19
37	29-510-15-23-00-0-00-000	910 E 19th St	MAA'S SUB PT OF LOTS D & E & ALL OF LOTS F, G & H ALSO PT OF VAC ALLEY N & ADJ ALL DAF: BEG SE COR SD LOT H TH W 92' TH N 60' TH E 25' TH N 33' TH E 69' TH S 93' TO POB	The Helping Hand of Goodwill 1817 Campbell St Kansas City, MO 64108	0.18
38	29-510-15-13-00-0-00-000	908 E 19th St	MAA'S SUB N 27' OF E 14' OF LOT D & N 27' OF W 11' OF LOT E & S 1/2 OF VAC ALLEY LY N & ADJ	Southern Union Company 720 Olive St. St. Louis, MO 63101	0.02
39	29-510-15-12-00-0-00-000	900 E 19th St	MAA'S SUB---LOTS A-C & W 6' LOT D & S 1/2 VAC ALLEY LY N & ADJ	The Helping Hand of Goodwill 1817 Campbell St Kansas City, MO 64108	0.14

East Crossroads LCRA Continued					
Parcel ID	Address	Legal Description	Owner	Size (Acres)	
40	29-510-15-22-00-0-00-000	1817 Campbell St	VINEYARDS FIRST ADD--S 38.5' LOT 3 & ALL LOTS 4-7 BLK 8 & N 1/2 VAC ALLEY S & ADJ	The Helping Hand of Goodwill 1817 Campbell St Kansas City, MO 64109	0.87
41	29-510-15-09-00-0-00-000	901 E 18th St	VINEYARDS FIRST ADD BLK 8 - W 23' OF S 34.5' OF LOT 1 & W 23' OF LOT 2 & W 23' OF N 1' OF LOT 3, OF N 1 FT OF LOT 3 BLK 8	The Helping Hand of Goodwill 1817 Campbell St Kansas City, MO 64110	0.04
42	29-510-15-21-00-0-00-000	903, 905 E 18th St	VINEYARDS FIRST ADD E 46' OF W 69' OF S 34.5' OF LOT 1 & E 46' OF W 69' LOT 2 & E 46' OF W 69' OF N 1' LOT 3 BLK 8	The Helping Hand of Goodwill 1817 Campbell St Kansas City, MO 64111	0.09
43	29-510-15-06-00-0-00-000	907 E 18th St	VINEYARDS FIRST ADD E 44' OF W 113' OF S 34.5' LOT 1 & E 44' OF W 113' LOT 2 & E 44' OF W 113' OF N 1' LOT 3 BLK 8	The Helping Hand of Goodwill 1817 Campbell St Kansas City, MO 64112	0.08
44	29-510-15-05-00-0-00-000	909 E 18th St	VINEYARDS FIRST ADD E 47 FT OF S 34.5 FT OF LOT 1 & E 47 FT OF LOT 2 & E 47 FT OF N 1 FT OF LOT 3 BLK 8	The Helping Hand of Goodwill 1817 Campbell St Kansas City, MO 64113	0.09
45	29-240-41-04-01-0-00-000	1711 Campbell St	DUNDEE PLACE--LOTS 17 THRU 22 BLK 26 & LOTS 1 THRU 6 BLK 7 VINEYARDS ADD DAF: BEG NW COR SD LOT 17 TH E ALG N LI SD LOT 48 56' TH S 08 DEG 37 MIN 17 SEC E 423.71' TH W ALG S LI SD LOT 6 123.67' TH N ALG W LI SD LOTS 416.15' TO POB	Hertz Equipment Rental Corp 225 Brae Blvd Park Ridge, NJ 07656	0.8
46	29-240-41-03-01-0-00-000	1705 Campbell St	DUNDEE PLACE--LOTS 12 THRU 16 BLK 26 DAF: BEG NW COR SD LOT 12 TH E ALG N LI SD LOT 20' TH S 08 DEG 37 MIN 17 SEC E 115.82' TH W 41.84' TH N ALG W LI SD LOTS 113.9' TO POB	Hertz Equipment Rental Corp 225 Brae Blvd Park Ridge, NJ 07657	0.08
47	29-240-40-09-00-0-00-000	1708 Campbell St	VINEYARDS FIRST ADD LOTS 15-22 BLK 6 & E 1/2 VAC ALLEY LY W OF & ADJ TO N 1/2 OF LOT 17 & LOTS 18-22 BLK 6	The Studios 1708 Campbell Kansas City, MO 64108	1.5
48	29-510-03-08-00-0-00-000	824 E 18th St	VINEYARDS FIRST ADD E 85' OF LOTS 12 & 13 BLK 6	Kansas City Power & Light 1201 Walnut Kansas City, MO 64106	0.18
49	29-510-03-13-00-0-00-000	1735 Charlotte, 800 E 18th St	VINEYARDS FIRST ADD ALL OF LOTS 1-11 & W 75' OF LOTS 12 & 13 & ALL OF LOT 14 BLK 6 & VAC ALLEYS LY ADJ TO SD LOTS	Hertz Equipment Rental Corp 225 Brae Blvd Park Ridge, NJ 07657	2.46
50	Omitted from consideration				

East Crossroads LCRA Continued					
Parcel ID	Address	Legal Description	Owner	Size (Acres)	
51	29-510-04-04-00-0-00-000	1716 Charlotte St, 1721 Holmes St.	MCGEE'S ADD—LOTS 786 & 787 BLK 55 & PARK PLACE LOTS 90-96 & VINEYARD 1ST ADD LOTS 4-8 & PT LOTS 9-11 BLK 1 & PT SE 1/4 SEC-05 TWP-49 RNG-33 & SEC-08 TWP-49 RNG-33 ALL DAF: BEG NW COR SD LOT 786 TH N 89 DEG 48 MIN 38 SEC E 260.82' TH S 00 DEG 02 MIN 49 SEC E 396.01' TH S 89 DEG 48 MIN 50 SEC W TH N 00 DEG 02 MIN 34 SEC E 81.88' TH S 89 DEG 53 SEC 49 MIN W 24.29' TH N 00 DEG 55 MIN 45 SEC E 28.09' TH S 89 DEG 48 MIN 50 SEC W 12.8' TH N 00 DEG 00 MIN 00 SEC W 7.5' TH S 89 DEG 48 MIN 50 SEC W 126' TH N 00 DEG 00 MIN 00 SEC W 278.49' TO POB (KNOWN AS LOT 1 CERT SURV S-13 PG-4)	Lyric Opera QALICB, Inc. 1616 Broadway Kansas City, MO 64108	1.93
52	29-240-39-05-00-0-00-000	1708 Charlotte St	VINEYARDS FIRST ADD—LOT 3 BLK 1 & E 1/2 VAC ALLEY LY W OF & ADJ	Hertz Equipment Rental Corp 225 Brae Blvd Park Ridge, NJ 07657	0.15
53	29-240-39-01-00-0-00-000	715 E 17th St	VINEYARDS FIRST ADD—LOTS 1 & 2 BLK 1 & E 1/2 VAC ALLEY LY W OF & ADJ	Hertz Equipment Rental Corp 225 Brae Blvd Park Ridge, NJ 07658	0.29
54	29-240-39-02-01-0-00-000	1701 Holmes St	MCGEE'S ADD—LOTS 783 & 784 & N 20' LOT 785 BLK 55 & W 1/2 VAC ALLEY LY E OF & ADJ	Contractors Supply, Co 800 E 18th St. Kansas City, MO 64108	0.36
55	29-240-39-02-02-0-00-000	Not Assigned	MCGEE'S ADD—S 30' LOT 785 BLK 55 & W 1/2 VAC ALLEY LY E OF & ADJ	Hertz Equipment Rental Corp 225 Brae Blvd Park Ridge, NJ 07658	0.09
56	29-240-38-01-00-0-00-000	1706 Holmes Rd	TOM'S WM SUB LOTS 5-6-7-8 & 9	MM 615 LLC 6025 W 61st Ter Countryside, KS 66202	0.45
57	29-240-38-08-01-0-00-000	1712 Holmes St	MCGEE'S ADD LOT 775 (EX S 85') BLK 54	Googie3, LLC 933 W 33rd Ter Kansas City, MO 64111	0.15
58	29-240-38-08-02-0-00-000	1714 Holmes St	MCGEE'S ADD N 1/2 LOT 776 & S 85' OF LOT 775 BLK 54	Dead Sea Artworks, LLC 5155 Wornall Rd Kansas City, MO 64112	0.08
59	Omitted from consideration				
60	29-510-05-01-00-0-00-000	1720 Holmes St	PARK PLACE LOT 49	Men of Action 1718 Holmes St Kansas City, MO 64109	0.1
61	29-510-05-06-00-0-00-000	620 E 18th St, 1726 Holmes St	PARK PLACE—LOTS 50 THRU 59 INCL	Abdiana, A LLC 7140 Wornall Rd Kansas City, MO 64114	0.76
62	29-510-05-02-00-0-00-000	1735 Cherry St	PARK PLACE—LOTS 38-48	Unitog Rental Services PO Box 625737 Cincinnati, OH 45262	0.85

East Crossroads LCRA Continued					
	Parcel ID	Address	Legal Description	Owner	Size (Acres)
63	29-240-38-06-00-0-00-000	1715 Cherry St	MC GEE'S ADD—BEG 340' E 155' N SW COR SW 1/4 SE 1/4 TH E 125' TH N 99' TH W 129' TH S 99' TO POB	Unitog Rental Services PO Box 625737 Cincinnati, OH 45263	0.11
64	29-240-38-10-02-0-00-000	Not Assigned	TOM'S WILLIAM SUB—LOT 10 & LOT 764 & TH N 23.5' LOT 765 BLK 54 (KNOWN AS TR-1 CERT SUR K1557/359)	Cintas Corp. 6800 Cintas Blvd Mason, OH 45040	0.32
65	29-240-38-02-00-0-00-000	609, 611 E 17th St	TOM'S WILLIAM SUB LOT 4	Avellina Logan 609 E 17th St Kansas City, MO 64108	0.09
66	29-240-38-11-00-0-00-000	1711 Cherry St	TOM'S WILLIAM SUB—ALL LOTS 1, 2, & 3	17th St Land Acquisition, LLC PO Box 410094 Kansas City, MO 64141	0.26
67	29-240-37-01-00-0-00-000	1700 Cherry St	MC GEE'S ADD ALL LOTS 750-752 & N 26.27' LOT 753 BLK 53	JDM Enterprises 1 L St Lake Lotawana, MO 64086	0.59
68	29-240-37-10-00-0-00-000	1720 Cherry St	MC GEE'S ADD S 23.13' OF LOT 753 & ALL OF LOT 754 BLK 53 & 10' (IRREG TR SR ADJ ALSO LOTS 1 THRU 4 PARK PLACE	Crossroads East LLC 5014 W 142nd Terrace Leawood, KS 66244	0.57
69	29-510-06-10-00-0-00-000	1792 Cherry St	PARK PLACE ALL OF LOTS 5 & 6	Bettinger Richard, Sally 9632 Meadow Ln Leawood, KS 66206	0.15
70	29-510-06-09-00-0-00-000	522 E 18th Str	PARK PLACE E 32 FT OF S 10 FT OF LOT 7 E 32FT OF LOTS 8-9-10 & 11	Bettinger Richard, Sally 9632 Meadow Ln Leawood, KS 66207	0.08
71	29-510-06-08-00-0-00-000	516, 518 E 18th St	PARK PLACE E 50 FT OF W 100 FT OF S 10 FT OF LOT 7 E 30 FT OF W 100 FT OF LOT 8-9-10 & 11	Unique City Living, LLC 535 Harrison Kansas City, MO 64106	0.13
72	29-510-06-07-00-0-00-000	512 E 18th St	PARK PLACE W 50 FT OF S 10 FT OF LOT 7 W 50FT OF LOTS 8-9-10 & 11	Collins Stephen 512 E 18th St Kansas City, MO 64108	0.13
73	29-510-06-06-00-0-00-000	500 E 18th St	EVANS B F ADD LOT 10 & 11 BLK 1	18th & Downtown, LLC 500 E 18th St Kansas City, MO 64108	0.15
74	29-510-06-05-00-0-00-000	1737 Locust St	EVANS B F ADD LOT 8 & 9 BLK 1	Vulpes Bastille 8915 W 116th Terr Overland Park, KS 66210	0.15
75	29-510-06-11-00-0-00-000	1739 Locust St	EVANS B F ADD LOTS 6 & 7, BLK 1	Donnell Properties, LLC 1739 Locust St Kansas City, MO 64108	0.15

East Crossroads LCRA Continued					
Parcel ID	Address	Legal Description	Owner	Size (Acres)	
76	29-510-06-02-00-0-00-000	1731 Locust St	EVANS B F ADD LOTS 1, 2, 3, 4 & 5 BLK 1 & PT OF NE 1/4 OF SEC-08 TWP-49 RNG-33 BOUNDED AS FOLLOWS: ON N BY N LI SD 1/4, ON W BY E LI OF LOCUST ST, ON S BY N LI OF SD LOT 1 & ON E BY E LI OF SD LOT 1 EXTENDED TO N LI SD 1/4	A & M Assoc. 1731 Locust St Kansas City, MO 64108	0.41
77	29-240-37-06-00-0-00-000	1711 Locust	MCGEE'S ADD LOT 743 BLK 53 & PT OF SW 1/4 OF SE 1/4 OF SEC-05-49-33 LY S & ADJ SD LOT DAF: BEG AT SW COR SD LOT TH S 5.46' TO S LI SD 1/4 1/4 TH E TO W LI OF ALLEY TH N 6.5' TH W TO POB	A & M Assoc. 1731 Locust St Kansas City, MO 64109	0.17
78	29-240-37-08-00-0-00-000	1707 Locust St	MC GEE'S ADD LOTS 741 & 742 BLK 53	1707 LLC 4510 Belleview Kansas City, MO 64111	0.3
79	29-240-37-09-00-0-00-000	1701 Locust St	MC GEE'S ADD LOTS 739 & 740 BLK 53 EX STS	Justrite Rubber & Stamp Co 1701 Locust St Kansas City, MO 64108	0.3
80	29-240-36-07-00-0-00-000	1700 Locust St	MC GEE'S ADD LOTS 728 & 729 BLK 52-(EX PT IN STS)	Crossroads East LLC 5014 W 142nd Terrace Leawood, KS 66244	0.29
81	29-240-36-08-00-0-00-000	1708 Locust St	MC GEE'S ADD BEG 340' E SW COR SW 1 /4 SE 1/4 TH 225.67' N 129.5' E 225.67' S 129.5' W TO POB	Cypress Media 2100 Q St. Sacramento, CA 95816	0.64
82	29-510-07-12-00-0-00-000	1734 Locust St	EVANS B F ADD E 129.50' OF LOTS 3-11, BLK 2	Arvest Bank Trust Division PO Box 1515 Lowell, AR 72745	0.67
83	29-510-07-05-00-0-00-000	400 E 18th St	EVANS B F ADD ALL LOTS 12 13 14 & 15 & 10' VAC ALLEY N OF & ADJ (EX STS) 12-13-14 & E 50' OF W 82' OFS 15' OF LT 15 & (EX STS)	Arvest Bank Trust Division PO Box 1515 Lowell, AR 72746	0.26
84	29-510-07-01-00-0-00-000	1735, 1737 Oak St	EVANS B F ADD W 129.5 FT OF LOTS 16-17-18 BLK 2 -EX STS-	Arvest Bank Trust Division PO Box 1515 Lowell, AR 72747	0.2
85	29-510-07-03-00-0-00-000	1729 Oak St	EVANS B F ADD W 129.5' EX ST-OF LOTS 19 & 20 BLK 2	Arvest Bank Trust Division PO Box 1515 Lowell, AR 72748	0.13
86	29-240-36-11-00-0-00-000	1717 Oak St	MCGEE'S ADD—LOT 721 BLK 52 & LOTS 21 & 22 BLK 2 EVANS BF ADD & VAC STRIP LYG N & ADJ LOT 22 BLK 2(EX PTS IN STS)	Tshlbanda Holdings, LLC 1717 Oak St Kansas City, MO 64108	0.31
87	Omitted from consideration				
88	29-240-36-02-00-0-00-000	1701 Oak St	MCGEE'S ADD ALL (EX ST) OF LOT 717 & 718 BLK 52	1701 Oak LLC 1701 Oak Kansas City, MO 64108	0.26

East Crossroads LCRA Continued					
	Parcel ID	Address	Legal Description	Owner	Size (Acres)
89	29-240-33-19-00-0-00-000	1625, 1627 Oak	MC GEE'S ADD---LOTS 802 - 805 BLK 57 (EXPT IN ROW)	Crossroads East LLC 5014 W 142nd Terrace Leawood, KS 66244	0.31
90	29-240-33-05-00-0-00-000	1617 Oak St	MC GEE'S ADD E 118' OF LOT 801 BLK 57	Heil Lanny R 1617 Oak St Kansas City, MO 64108	0.08
91	29-240-33-04-00-0-00-000	1611, 1615 Oak St	MC GEE'S ADD E 118' OF LOTS 799 & 8 00 BLK 57	Ehinger Trustee 4802 12th St Kansas City, MO 64127	0.16
92	29-240-33-03-00-0-00-000	1607 Oak St	MC GEE'S ADD E 118' OF LOTS 796 - 7 97 & 798 BLK 57	1523 Oak LLC 1607 Oak St Kansas City, MO 64108	0.23
93	29-240-33-01-00-0-00-000	1600 Locust St	MC GEE'S ADD N 1/2 OF LOT 806 BLK 57	McGraw Kevin & Denise 1600 Locust St Kansas City, MO 64108	0.07
94	29-240-33-11-00-0-00-000	1608 Locust St	MC GEE'S ADD S 1/2 LOT 806 & ALL LOTS 807-808 -809 BLK 57	Carter Property Group, LLC 5014 W 142nd Ter Overland Park, KS 66224	0.52
95	29-240-33-07-00-0-00-000	1620 Locust St	MC GEE'S ADD LOTS 810 811 & 812 BLK 57	Carter Property Group, LLC 5014 W 142nd Ter Overland Park, KS 66225	0.45
96	29-240-32-07-00-0-00-000	1625 Locust St	MC GEE'S ADD LOT 819 BLK 58	Haydon Edward, Handley & Cynthia 104 Lincoln Dr Saddlebrook, MO 65630	0.15
97	29-240-32-06-00-0-00-000	1621 Locust St	MC GEE'S ADD ALL LOTS 817 & 818 BLK 58	RWW Development 2010 McGee St Kansas City, MO 64108	0.3
98	29-240-32-05-00-0-00-000	1609 Locust St	MC GEE'S ADDITION S 1/2 OF LOT 814 & ALL OF LOTS 815 & 816 BLK 58	Carter Property Group, LLC 5014 W 142nd Ter Overland Park, KS 66225	0.37
99	29-240-32-04-00-0-00-000	1605 Locust St	MC GEE'S ADD N 1/2 OF LOT 814 BLK 58	Barnard Kathy J 1605 Locust Kansas City, MO 64108	0.07
100	29-240-32-03-00-0-00-000	501 E 16th St	MC GEE'S ADD LOT 813 BLK 58	Kuchem Frederick 16010 Riggs Rd Sülwell, KS 66085	0.15
101	29-240-32-12-00-0-00-000	1600 Cherry St	MC GEE'S ADD LOTS 820 & 821 BLK 58	Crossroads East LLC 5014 W 142nd Terrace Leawood, KS 66244	0.3

East Crossroads ICRA Continued					
	Parcel ID	Address	Legal Description	Owner	Size (Acres)
102	29-240-32-11-00-0-00-000	1606 Cherry St	MCGEE'S ADD LOT 822 BLK 58	Roudebush Carolyn & Forrest 1209 E 108th Terr Kansas City, MO 64131	0.15
103	29-240-32-10-00-0-00-000	1610 Cherry St	MCGEE'S ADD LOT 823 BLK 58	Roudebush Carolyn & Forrest 1209 E 108th Terr Kansas City, MO 64132	0.15
104	29-240-32-09-00-0-00-000	1612 Cherry St	MCGEE'S ADD LOT 824 BLK 58	RWW Development 2010 McGee St Kansas City, MO 64108	0.15
105	29-240-32-08-00-0-00-000	1620 Cherry St	MCGEE'S ADD LOTS 825 & 826 BLK 58	RWW Development 2010 McGee St Kansas City, MO 64109	0.3
106	29-240-31-05-00-0-00-000	1631 Cherry St	MCGEE'S ADD LOT 833 BLK 59 & W 1/2 OF VAC ALLEY E OF & ADJ	KC Automobile Spring Works 1631 Cherry St Kansas City, MO 64108	0.16
107	29-240-31-06-00-0-00-000	1624 Holmes St	MCGEE'S ADD LOTS 840 & 841 BLK 59 & E 1/2 OF VAC ALLEY W OF & ADJ	PFM Company 1000 Walnut Kansas City, MO 64106	0.31
108	29-240-31-09-00-0-00-000	1608 Holmes St	MCGEE'S ADD LOTS 827-832 & LOTS 835-838 BLK 59 & VAC ALLEY	PFM Company 1000 Walnut Kansas City, MO 64107	1.55
109	25-240-31-02-00-0-00-000	617 E 16th St	MCGEE'S ADD W 24.5' LOT 894 BLK 59 & E 1/2 VAC ALLEY W & ADJ	Penns Tow Service 10712 E 33rd Ter Independence, MO 64052	0.03
110	29-240-31-01-00-0-00-000	1600 Holmes St	MCGEE'S ADD E 107.5 FT OF LOT 834 BLK 5 9	Penns Tow Service 617 E 16th St Kansas City, MO 64108	0.12
111	29-240-30-01-00-0-00-000	1601 Holmes St	MCGEE'S ADD ALL OF LOTS 842-848 BLK 60 & ALL OF LOTS 33-45 MARIE GOODIN PLACE	Hertz Equipment Rental Corp 225 Brae Blvd Park Ridge, NJ 07658	2.08
112	29-240-29-06-00-0-00-000	800 E 17th St	GOODIN MARIE PLACE LOTS 27-32 & S 1/2 OF VAC ALLEY LY N & ADJ	Casper Brake & Clutch Co. 800 E 17th St Kansas City, MO 64108	0.42
113	29-240-29-05-00-0-00-000	1609 Charlotte St	GOODIN MARIE PLACE LOTS 13-16 & N 1/2 OF VAC ALLEY LY S & ADJ & W 10' OF VAC ALLEY LY E OF & ADJ	Mussurici Vincent & Sharon 10515 N Dalton Ave. Kansas City, MO 64154	0.4
114	29-240-29-04-00-0-00-000	1609 Charlotte St	GOODIN MARIE PLACE S 60 FT OF LOTS 9-10-11 & 12	Mussurici Vincent & Sharon 10515 N Dalton Ave. Kansas City, MO 64155	0.15

East Crossroads LORA Continued					
Parcel ID	Address	Legal Description	Owner	Site Area	
115	29-240-29-09-00-0-00-000	1601 Charlotte St	GOODIN MARIE PLACE LOTS 7 & 8 N 50' OF LOTS 9	Polindexer Joel & Edith 3900 Maybrook Independence, MO 64005	0.25
116	29-240-29-19-00-0-00-000	1612 Campbell St	GOODIN MARIE PLACE--W 10' LOT 4 & ALL LOTS 5 & 6 & 17-26 & VAC ALLEY	JL Partners LLC 1620 Campbell St Kansas City, MO 64108	1
117	29-240-29-01-00-0-00-000	1600 Campbell St	GOODIN MARIE PLACE ALL OF LOTS 1-2-3 & E 15' OF LOT 4 & N 1/2 VAC ALLEY S & ADJ	Hillis Investments, llc 1600 Campbell Kansas City, MO 64108	0.26
118	29-240-24-09-01-0-00-000	1534 Campbell St	HAEFNER'S FIRST ADD S 5' OF E 122.50' OF LOT 32 & E 122.50' OF LOT 33 (KNOWN AS PT OF TR A CERT SURV 53/67)	Kansas City Community Center 1514 Campbell Kansas City, MO 64108	0.13
119	29-240-24-09-02-0-00-000	Not Assigned	HAEFNER'S FIRST ADD N 8.40' OF S 13.40' OF 122.50' OF LOT 32 & S 13.40' OF W 37.50' OF LOT 32 & W 37.50' OF LOT 33 (KNOWN AS PT OF TR. A CERT SURV 53/67)	Kansas City Community Center 1514 Campbell Kansas City, MO 64109	0.07
120	29-240-24-08-00-0-00-000	1514 Campbell St	HAEFNER'S FIRST ADDITION ALL OF LOTS 26-31 & N 26.6' OF LOT 32 (KNOWN AS TR B ON CERT SUR 5-3 PG-67)	Kansas City Community Center 1514 Campbell Kansas City, MO 64110	0.96
121	29-240-24-01-01-0-00-000	815 E Truman Rd	HAEFNER'S 1ST ADD--LOTS 24 & 25 (EX PT IN RD & EX P1 DAF BEG INTER OF S LI TRUMAN RD & W LI 71 HWY TH S 00 DEG 14 MIN 15 SEC W 7 78' TH N 89 DEG 42 MIN 40 SEC W 3 64' TO TRU POB TH S 00 DEG 14 MIN 15 SEC W 10' TH N 89 DEG 42 MIN 40 SEC W 10' TH N 00 DEG 14 MIN 15 SEC E 10' TH S 89 DEG 42 MIN 40 SEC E 10' TO TRU POB)	Crossroads East LLC 5014 W 142nd Terrace Leawood, KS 66244	0.28
122	29-240-24-02-00-0-00-000	805 Truman Rd	HAEFNER'S FIRST ADD ALL OF LOTS 13 - 16	karbank Properties 1200 Main St Kansas City, MO 64105	0.57
123	29-240-34-03-00-0-00-000	1519 Charlotte St	HAEFNER'S FIRST ADD ALL OF LOT 17 & ALL OF LOT 18	NOLA Realty 1519 Charlotte Kansas City, MO 64108	0.29
124	29-240-24-04-00-0-00-000	1531 Charlotte St	HAEFNER'S FIRST ADD ALL OF LOT 19 & ALL OF LOTS 20-21 & 22 (EX E 90' THOP)	Liesner Robert & Janet 1020 W 69th St Kansas City, MO 64113	0.34
125	29-240-24-05-00-0-00-000	814 E 16th St	HAEFNER'S FIRST ADD E 90' OF LOTS 20 21 & 22	NOMYAW LLC 814 E 16th Street Kansas City, MO 64108	0.25
126	29-240-29-10-00-0-00-000	1526 Charlotte St	HAEFNER'S FIRST ADD ALL OF LOTS 9-10 & 11	City of Kansas City 414 E 12th Street Kansas City, MO 64106	0.34
127	29-240-23-11-00-0-00-000	1524 Charlotte St	HAEFNER'S FIRST ADD LOTS 7 & 8	Westech Asset Management 1524 Charlotte St Kansas City, MO 64108	0.22

East Crossroads LCRA Continued					
Parcel ID	Address	Legal Description	Owner	Size (Acres)	
128	29-240-23-12-00-0-00-000	1520 Charlotte St	HAEFNER'S FIRST ADD ALL OF LOT 6	Summers Arnold Trustee 14124 W 67th Street Shawnee, KS 66216	0.11
129	29-240-23-13-00-0-00-000	1514 Charlotte St	HAEFNER'S FIRST ADD ALL OF LOT 5	Summers Arnold Trustee 14124 W 67th Street Shawnee, KS 66217	0.11
130	29-240-23-14-00-0-00-000	1510 Charlotte St	HAEFNER'S FIRST ADD ALL OF LOT 4	Summers Arnold Trustee 14124 W 67th Street Shawnee, KS 66218	0.11
131	29-240-23-01-00-0-00-000	711 Truman Rd	HAEFNER'S FIRST ADD S 36' OF LOT 2 & ALL OF LOT 3	Crossroads East LLC 5014 W 142nd Terrace Leawood, KS 66244	0.21
132	29-240-44-01-00-0-00-000	706 E Truman Rd	ESTILL BROS 1ST ADD—S 36' OF E 124' OF LOT 8 & E 124' OF LOT 9 ESTILL BROS 1ST ADD	Zwillenberg Joseph & Julie 817 Westport Rd Kansas City, MO 64111	0.26
133	29-240-44-02-00-0-00-000	704 E Truman Rd	MCGEE'S ADD S 18.5' OF W 126.75' OF LOT 992 & W 126.75' OF LOT 993 & ALL VAC ALLEY LY E OF & ADJ	Zwillenberg Joseph & Julie 817 Westport Rd Kansas City, MO 64112	0.22
134	29-240-23-02-00-0-00-000	1525 Holmes Rd	MC GEE'S ADD ALL OF LOTS 911-918 BLK 65	City of Kansas City 414 E 12th Street Kansas City, MO 64106	1.13
135	29-240-22-06-00-0-00-000	1528 Holmes Rd	MC GEE'S ADD LOT 908 & 909 BLK 64	PAN Ed Institute 1522 Holmes Kansas City, MO 64108	0.3
136	29-240-22-07-00-0-00-000	1522 Holmes Rd	MC GEE'S ADD S 1/2 OF LOT 905 ALL OF LOTS 906& 907 BLK 64	PAN Ed Institute 1522 Holmes Kansas City, MO 64109	0.37
137	29-240-22-12-00-0-00-000	1516 Holmes Rd	MC GEE'S ADD N 1/2 OF LOT 903 BLK 64	Crossroads East LLC 5014 W 142nd Terrace Leawood, KS 66244	0.07
138	29-240-22-11-00-0-00-000	1514 Holmes Rd	MC GEE'S ADD S 1/2 OF LOT 904 BLK 64	Crossroads East LLC 5014 W 142nd Terrace Leawood, KS 66245	0.07
139	29-240-22-09-00-0-00-000	1512 Holmes St	MC GEE'S ADD N 1/2 OF LOT 904 BLK 64	Pendulum Studio, LLC 1512 Holmes St Kansas City, MO 64108	0.07
140	29-240-22-10-00-0-00-000	1508 Holmes St	MC GEE'S ADD LOT 903 BLK 64	Daeta Construction 1600 Genessee Kansas City, MO 64102	0.15

East Crossroads LCRA, Continued					
Parcel ID	Address	Legal Description	Owner	Size (Acres)	
141	29-240-22-01-00-0-00-000	1500 Holmes Rd	MC GEE'S ADD LOT 802 BLK 64	Winkler Thomas & Barbara 601 E. Truman Rd Kansas City, MO 64106	0.15
142	29-240-45-01-00-0-00-000	612 E Truman Rd	MCGEE'S ADD LOTS 988 & 984 BLK 69	Bruno Sam 1708 Mystery Hill Dr. Pleasant Hill, MO 64080	0.3
143	29-240-22-02-00-0-00-000	901 E Truman Rd	MC GEE'S ADD ALL OF LOTS 885-894 & E25 B LK 64	Winkler Thomas & Barbara 601 E. Truman Rd Kansas City, MO 64106	0.45
144	29-240-22-03-00-0-00-000	1517 Cherry St	MC GEE'S ADD N 1/2 OF 896 BLK 64	Winkler Thomas & Barbara 601 E Truman Rd Kansas City, MO 64107	0.07
145	29-240-22-04-00-0-00-000	1519 Cherry St	MC GEE'S ADD S 1/2 OF LOT 896 BLK 64	Ehinger Trustee 4802 12th St Kansas City, MO 64127	0.07
146	29-240-22-05-00-0-00-000	1529 Cherry St	MC GEE'S ADD ALL OF LOT 897 - 900 B LK 64	Winkler Thomas & Barbara 601 E. Truman Rd Kansas City, MO 64107	0.6
147	29-240-21-06-00-0-00-000	518 E 16th St	MC GEE'S ADD LOTS 890 & 891 BLK 63	Yarick Rita-TR 1910 E 58 Hwy Raymore, MO 64083	0.3
148	29-240-21-07-00-0-00-000	1520 Cherry St	MC GEE'S ADD ALL OF LOTS E37-E38 & E39 B LK 63	KC Rescue Mission 1520 Cherry St Kansas City, MO 64108	0.45
149	29-240-21-08-00-0-00-000	1514 Cherry St	MC GEE'S ADD ALL OF LOT E36 BLK 63	KC Rescue Mission 1520 Cherry St Kansas City, MO 64109	0.15
150	29-240-21-01-00-0-00-000	515 Truman Rd	MC GEE'S ADD ALL OF LOTS E34 & E35 BLK 63	Schwartz Harry Trust 2201 W 121st Street Leawood, KS 66209	0.3
151	29-240-21-02-00-0-00-000	501 E Truman Rd	MC GEE'S ADD ALL OF LOTS 875 & 876 & N 39.5 FT OF LOT 877 BLK 63	Schwartz Harry Trust 2201 W 121st Street Leawood, KS 66210	0.42
152	29-240-21-03-00-0-00-000	1517 Locust St	MC GEE'S ADD S 10' OF LOT 877 & ALL OF LOT 878 BLK 60	City of Kansas City 414 E 12th Street Kansas City, MO 64106	
153	29-240-21-04-00-0-00-000	1525 Locust St	MC GEE'S ADD LOTS 879 E30 & N 20' OF E31 BLK 63	Moosehead Properties, LLC 1525 Locust St Kansas City, MO 64108	0.36

East Crossroads LCRA Continued					
Parcel ID	Address	Legal Description	Owner	Site (Acres)	
154	29-240-21-05-00-0-00-000	1533 Locust St	MC GEE'S ADD S 29.5 FT OF LOT 881 BLK 69 ALL OF LOT 882 BLK 69	Innisfree LLC 1533 Locust Kansas City, MO 64108	0.24
155	29-240-20-08-00-0-00-000	1530 Locust St	MC GEE'S ADD ALL OF LOTS 871-872 & 873 BLK 62	Six SAC Self-Storage, LLC 1250 E. Missouri Phoenix, AZ 85014	0.45
156	29-520-38-01-00-0-00-000	2100 Grand Ave.	UNION STATION ADD---N 50' LOT 73 & ALL LOTS 89 & 90	Ehinger Robert 4802 E 12th St. Kansas City, MO 64127	0.18
157	29-520-38-05-00-0-00-000	2110 Grand Ave.	UNION STATION ADD---LOTS 91-95 & LOT 73 (EX PT LY N OF WLY PROLO OF N LI OF SD LOT 91)	United Missouri Bank 1010 Grand Blvd, 4th Flr Kansas City, MO 64106	0.49
158	29-240-01-02-0-00-000	819 E. Trumand Rd	HAEFNER'S 1ST ADD---PT LOT 24 DAF- BEG INTER OF S LI TRUMAN RD & W LI 71 HWY TH S 00 DEG 14 MIN 15 SEC W 7 78' TH N 89 DEG 42 MIN 40 SEC W 3 64' TO TRU POB TH S 00 DEG 14 MIN 15 SEC W 10' TH N 89 DEG 42 MIN 40 SEC W 10' TH N 00 DEG 14 MIN 15 SEC E 10' TH S 89 DEG 42 MIN 40 SEC E 10' TO TRU POB	Hassee Susan 621 W. Maple Independence, MO 64050	0
Totals			Parcels: 155	Total Acreage:	59.09
			Parcel Count including omitted parcels: 158	Total Sq. Ft.	2,573,960

Proposed Redevelopment Area Boundary Legal Description

No legal description identifying the entire area was available at the time of report issuance.

Appendix B – Existing Property Valuation & Taxes

East Crossroads LCRA

	Parcel ID	Address	Market Value	Assessed Value
1	29-510-18-04-00-0-00-000	900 E 19th St	\$958,000	\$306,560
2	26-510-19-03-00-0-00-000	805 & 819 E 19th St	\$4,692,000	\$1,501,440
3	29-510-20-07-00-0-00-000	711 E 19th St	\$670,000	\$214,400
4	29-5-10-21-01-00-0-00-000	619 E 19th St	\$910,000	\$291,200
5	29-510-12-01-00-0-00-000	1801 Cherry St	\$675,850	\$216,272
6	Omitted from consideration			
7	29-510-13-06-00-0-00-000	1805 Holmes St	\$90,000	\$28,800
8	29-510-13-20-00-0-00-000	1819 Holmes St	\$430,000	\$137,600
9	29-510-13-10-00-0-00-000	1819 Holmes St	\$157,700	\$50,454
10	29-510-13-11-00-0-00-000	1820 Holmes St	\$17,000	\$5,440
11	29-510-13-12-00-0-00-000	700 E 19th St	\$18,000	\$5,760
12	29-510-13-13-00-0-00-000	706 E 19th St	\$44,775	\$14,328
13	29-510-13-21-00-0-00-000	1830 Charlotte, 714	\$116,100	\$33,772
14	29-510-13-22-02-0-00-000	1828 Charlotte St	\$69,700	\$22,304
15	29-510-13-22-01-0-00-000	1820 Charlotte St	\$60,000	\$19,200
16	29-510-13-24-00-0-00-000	1814 Charlotte St	\$53,000	\$16,960
17	29-510-13-25-00-0-00-000	1810, 1812 Charlotte	\$448,811	\$127,500
18	29-510-13-03-00-0-00-000	715 E 18th St	\$85,000	\$27,200
19	29-510-13-02-01-0-00-000	Not Assigned	\$15,850	\$5,072
20	29-510-13-19-03-2-00-000	Not Assigned	\$15,850	\$5,072
21	29-510-13-23-00-0-00-000	723 E 18th St	\$105,000	\$33,600
22	29-510-14-22-02-0-00-000	801 E 19th St	\$56,850	\$18,192
23	29-510-14-22-01-0-00-000	1801 Charlotte St	\$34,850	\$11,152
24	29-510-14-05-00-0-00-000	813 E 18th St	\$10,850	\$3,472
25	29-510-14-04-00-0-00-000	815 E 18th St	\$14,850	\$4,752
26	29-510-14-25-00-0-00-000	825 E 18th St	\$32,850	\$10,512
27	29-510-14-26-00-0-00-000	Not Assigned	\$11,850	\$3,792
28	29-510-14-27-00-0-00-000	Not Assigned	\$19,850	\$6,352
29	29-510-14-11-00-0-00-000	1815 Charlotte St	\$130,000	\$41,600
30	29-510-14-12-00-0-00-000	1815 Charlotte St	\$59,850	\$19,152
31	29-510-14-13-00-0-00-000	1819 Charlotte St	\$59,850	\$19,152
32	29-510-14-14-00-0-00-000	1827 Charlotte St	\$59,850	\$19,152
33	29-510-14-15-00-0-00-000	800 E 19th St	\$119,850	\$38,352
34	29-510-14-16-00-0-00-000	814 E 19th St	\$150,000	\$48,000
35	29-510-14-23-00-0-00-000	1810 Campbell St	\$112,850	\$36,112
36	29-510-14-20-00-0-00-000	1808 Campbell St	\$37,000	\$11,840
37	29-510-15-23-00-0-00-000	910 E 19th St	\$34,850	\$11,152
38	29-510-15-13-00-0-00-000	908 E 19th St	\$3,850	\$1,232
39	29-510-15-12-00-0-00-000	900 E 19th St	\$27,850	\$8,912
40	29-510-15-22-00-0-00-000	1817 Campbell St	\$1,134,250	\$362,960
41	29-510-15-09-00-0-00-000	901 E 18th St	\$9,850	\$3,152
42	29-510-15-21-00-0-00-000	903, 905 E 18th St	\$60,000	\$19,200
43	29-510-15-06-00-0-00-000	907 E 18th St	\$73,950	\$23,664
44	29-510-15-05-00-0-00-000	909 E 18th St	\$17,850	\$5,712
45	29-240-41-04-01-0-00-000	1711 Campbell St	\$108,000	\$34,560
46	29-240-41-03-01-0-00-000	1705 Campbell St	\$11,000	\$3,520
47	29-240-40-09-00-0-00-000	1708 Campbell St	\$500,000	\$160,000
48	29-510-03-08-00-0-00-000	824 E 18th St	\$59,850	\$19,152
49	29-510-03-13-00-0-00-000	1735 Charlotte, 800	\$1,263,500	\$404,320
50	Omitted from consideration			

East Crossroads LCRA Continued

	Parcel ID	Address	Market Value	Assessed Value
51	29-510-04-04-00-0-00-000	1716 Charlotte St,	\$990,400	\$316,928
52	29-240-39-05-00-0-00-000	1708 Charlotte St	\$49,850	\$15,952
53	29-240-39-01-00-0-00-000	715 E 17th St	\$104,850	\$33,552
54	29-240-39-02-01-0-00-000	1701 Holmes St	\$124,850	\$39,952
55	29-240-39-02-02-0-00-000	Not Assigned	\$19,850	\$6,352
56	29-240-38-01-00-0-00-000	1706 Holmes Rd	\$190,000	\$60,800
57	29-240-38-08-01-0-00-000	1712 Holmes St	\$75,000	\$24,000
58	29-240-38-08-02-0-00-000	1714 Holmes St	\$115,000	\$36,800
59	Omitted from consideration			
60	29-510-05-01-00-0-00-000	1720Holmes St	\$128,300	\$41,056
61	29-510-05-06-00-0-00-000	620 E 18th St, 1726	\$800,000	\$256,000
62	29-510-05-02-00-0-00-000	1735 Cherry St	\$280,000	\$89,600
63	29-240-38-06-00-0-00-000	1715 Cherry St	\$34,000	\$10,880
64	29-240-38-10-02-0-00-000	Not Assigned	\$105,222	\$33,671
65	29-240-38-02-00-0-00-000	609, 611 E 17th St	\$123,200	\$39,424
66	29-240-38-11-00-0-00-000	1711 Cherry St	\$84,778	\$27,129
67	29-240-37-01-00-0-00-000	1700 Cherry St	\$323,450	\$103,504
68	29-240-37-10-00-0-00-000	1720 Cherry St	\$92,700	\$29,664
69	29-510-06-10-00-0-00-000	1732 Cherry St	\$150,000	\$48,000
70	29-510-06-09-00-0-00-000	522 E 18th Str	\$16,000	\$5,120
71	29-510-06-08-00-0-00-000	516, 518 E 18th St	\$120,750	\$38,640
72	29-510-06-07-00-0-00-000	512 E 18th St	\$108,000	\$34,560
73	29-510-06-06-00-0-00-000	500 E 18th St	\$220,000	\$70,400
74	29-510-06-05-00-0-00-000	1737 Locust St	\$80,000	\$25,600
75	29-510-06-11-00-0-00-000	1733 Locust St	\$150,000	\$48,000
76	29-510-06-02-00-0-00-000	1731 Locust St	\$402,600	\$128,832
77	29-240-37-06-00-0-00-000	1711 Locust	\$54,850	\$17,552
78	29-240-37-08-00-0-00-000	1707 Locust St	\$235,700	\$75,424
79	29-240-37-09-00-0-00-000	1701 Locust St	\$380,200	\$121,664
80	29-240-36-07-00-0-00-000	1700 Locust St	\$189,200	\$60,544
81	29-240-36-08-00-0-00-000	1708 Locust St	\$204,850	\$65,552
82	29-510-07-12-00-0-00-000	1734 Locust St	\$233,850	\$74,832
83	29-510-07-05-00-0-00-000	400 E 18th St	\$260,700	\$83,424
84	29-510-07-01-00-0-00-000	1735, 1737 Oak St	\$199,350	\$63,792
85	29-510-07-03-00-0-00-000	1729 Oak St	\$98,850	\$31,632
86	29-240-36-11-00-0-00-000	1717 Oak St	\$409,504	\$131,041
87	Omitted from consideration			
88	29-240-36-02-00-0-00-000	1701 Oak St	\$311,400	\$99,648
89	29-240-33-13-00-0-00-000	1625, 1627 Oak	\$738,089	\$236,188
90	29-240-33-05-00-0-00-000	1617 Oak St	\$115,000	\$36,800
91	29-240-33-04-00-0-00-000	1611, 1615 Oak St	\$218,550	\$69,936
92	29-240-33-03-00-0-00-000	1607 Oak St	\$107,000	\$34,240
93	29-240-33-01-00-0-00-000	1600 Locust St	\$325,000	\$61,750
94	29-240-33-11-00-0-00-000	1608 Locust St	\$280,700	\$89,824
95	29-240-33-07-00-0-00-000	1620 Locust St	\$199,400	\$63,808
96	29-240-32-07-00-0-00-000	1625 Locust St	\$110,000	\$35,200
97	29-240-32-06-00-0-00-000	1621 Locust St	\$395,000	\$126,400
98	29-240-32-05-00-0-00-000	1609 Locust St	\$114,850	\$36,752
99	29-240-32-04-00-0-00-000	1605 Locust St	\$129,900	\$41,568
100	29-240-32-03-00-0-00-000	501 E 16th St	\$137,250	\$43,920
101	29-240-32-12-00-0-00-000	1600 Cherry St	\$122,375	\$31,035

East Crossroads LCRA Continued				
	Parcel ID	Address	Market Value	Assessed Value
102	29-240-32-11-00-0-00-000	1606 Cherry St	\$112,300	\$35,936
103	29-240-32-10-00-0-00-000	1610 Cherry St	\$44,850	\$14,352
104	29-240-32-09-00-0-00-000	1612 Cherry St	\$44,850	\$14,352
105	29-240-32-08-00-0-00-000	1620 Cherry St	\$129,850	\$41,552
106	29-240-31-05-00-0-00-000	1631 Cherry St	\$163,200	\$52,224
107	29-240-31-06-00-0-00-000	1624 Holmes St	\$94,850	\$30,352
108	29-240-31-09-00-0-00-000	1608 Holmes St	\$700,000	\$224,000
109	29-240-31-02-00-0-00-000	617 E 16th St	\$33,800	\$10,816
110	29-240-31-01-00-0-00-000	1600 Holmes St	\$39,550	\$12,656
111	29-240-30-01-00-0-00-000	1601 Holmes St	\$855,000	\$273,600
112	29-240-29-06-00-0-00-000	800 E 17th St	\$285,000	\$91,200
113	29-240-29-05-00-0-00-000	1609 Charlotte St	\$215,150	\$68,848
114	29-240-29-04-00-0-00-000	1609 Charlotte St	\$59,850	\$19,152
115	29-240-29-03-00-0-00-000	1601 Charlotte St	\$138,000	\$44,160
116	29-240-29-19-00-0-00-000	1612 Campbell St	\$444,850	\$142,352
117	29-240-29-01-00-0-00-000	1600 Campbell St	\$250,000	\$80,000
118	29-240-24-09-01-0-00-000	1534 Campbell St	\$550,000	\$104,500
119	29-240-24-09-02-0-00-000	Not Assigned	\$19,000	\$3,610
120	29-240-24-08-00-0-00-000	1514 Campbell St	\$1,600,000	\$304,000
121	29-240-24-01-01-0-00-000	815 E Truman Rd	\$60,800	\$19,456
122	29-240-24-02-00-0-00-000	805 Truman Rd	\$249,850	\$79,952
123	29-240-34-03-00-0-00-000	1519 Charlotte St	\$150,950	\$48,304
124	29-240-24-04-00-0-00-000	1531 Charlotte St	\$145,000	\$46,400
125	29-240-24-05-00-0-00-000	814 E 16th St	\$180,000	\$57,600
126	29-240-23-10-00-0-00-000	1526 Charlotte St	\$146,850	\$46,992
127	29-240-23-11-00-0-00-000	1524 Charlotte St	\$160,000	\$51,200
128	29-240-23-12-00-0-00-000	1520 Charlotte St	\$73,850	\$23,632
129	29-240-23-13-00-0-00-000	1514 Charlotte St	\$101,900	\$32,608
130	29-240-23-14-00-0-00-000	1510 Charlotte St	\$102,050	\$32,656
131	29-240-23-01-00-0-00-000	711 Truman Rd	\$169,850	\$54,352
132	29-240-44-01-00-0-00-000	706 E Truman Rd	\$56,000	\$17,920
133	29-240-44-02-00-0-00-000	704 E Truman Rd	\$47,000	\$15,040
134	29-240-23-02-00-0-00-000	1525 Holmes Rd	\$810,000	\$259,200
135	29-240-22-06-00-0-00-000	1528 Holmes Rd	\$129,850	\$41,552
136	29-240-22-07-00-0-00-000	1522 Holmes Rd	\$357,650	\$114,448
137	29-240-22-12-00-0-00-000	1516 Holmes Rd	\$39,850	\$12,752
138	29-240-22-11-00-0-00-000	1514 Holmes Rd	\$40,000	\$12,800
139	29-240-22-09-00-0-00-000	1512 Holmes St	\$78,250	\$25,040
140	29-240-22-10-00-0-00-000	1508 Holmes St	\$160,000	\$51,200
141	29-240-22-01-00-0-00-000	1500 Holmes Rd	\$89,975	\$28,792
142	29-240-45-01-00-0-00-000	612 E Truman Rd	\$104,750	\$33,520
143	29-240-22-02-00-0-00-000	301 E Truman Rd	\$359,668	\$115,094
144	29-240-22-03-00-0-00-000	1517 Cherry St	\$67,000	\$21,440
145	29-240-22-04-00-0-00-000	1519 Cherry St	\$67,000	\$21,440
146	29-240-22-05-00-0-00-000	1523 Cherry St	\$182,725	\$58,472
147	29-240-21-06-00-0-00-000	518 E 16th St	\$202,750	\$64,880
148	29-240-21-07-00-0-00-000	1520 Cherry St	\$415,000	\$132,800
149	29-240-21-08-00-0-00-000	1514 Cherry St	\$267,000	\$85,440
150	29-240-21-01-00-0-00-000	515 Truman Rd	\$201,000	\$64,320
151	29-240-21-02-00-0-00-000	501 E Truman Rd	\$332,000	\$106,240
152	29-240-21-03-00-0-00-000	1517 Locust St	\$355,250	\$113,680
153	29-240-21-04-00-0-00-000	1525 Locust St	\$350,000	\$112,000
154	29-240-21-05-00-0-00-000	1533 Locust St	\$150,000	\$48,000
155	29-240-20-08-00-0-00-000	1530 Locust St	\$1,150,000	\$368,000
156	29-520-38-01-00-0-00-000	2100 Grand Ave.	\$761,250	\$243,600
157	29-520-38-05-00-0-00-000	2110 Grand Ave.	\$581,875	\$186,200
158	29-240-24-01-02-0-00-000	819 E. Truman Rd.	\$34,000	\$10,880

Total Market Value: \$39,020,047
 Total Assessed Value: \$12,134,560

Appendix C – Consultant Qualifications**DEVELOPMENT INITIATIVES, BLIGHT/CONSERVATION-PROJECT SUMMARY**

- BLIGHT ANALYSIS (353), JKV, LEE’S SUMMIT, MO
- BLIGHT ANALYSIS (TIF), SOUTH MAIN STREET TIF, JOPLIN, MO
- BLIGHT ANALYSIS (TIF), MISSION FALLS, MISSION, KS
- BLIGHT ANALYSIS (353), DOWNTOWN LIBERTY RESIDENTIAL 353, LIBERTY, MO
- BLIGHT ANALYSIS (LCRA), 36TH & GILLHAM, KANSAS CITY, MO
- BLIGHT ANALYSIS (EEZ), HOLT COUNTY, MO
- BLIGHT ANALYSIS (CID), LAKEWOOD CID, LEE’S SUMMIT, MO
- BLIGHT ANALYSIS (CID), SOUTH GLENSTONE CID, SPRINGFIELD, MO
- BLIGHT ANALYSIS (353), RICHMOND, MO
- BLIGHT ANALYSIS (LCRA), 50/291, LEE’S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LAKEWOOD BUSINESS PARK, LEE’S SUMMIT, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 18TH & MCGEE AMENDMENT, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), NOLAND FASHION SQUARE, INDEPENDENCE, MO
- BLIGHT ANALYSIS (353), HEER’S BUILDING, SPRINGFIELD, MO
- BLIGHT ANALYSIS (TIF), VIEW HIGH GREEN, LEE’S SUMMIT, MO
- BLIGHT ANALYSIS (353), BELVOIR 353 PLAN, LIBERTY, MO
- BLIGHT ANALYSIS (TIF), BELVOIR TIF PLAN, LIBERTY, MO
- BLIGHT ANALYSIS (CID), SOUTH 63 CORRIDOR CID, CITY OF KIRKSVILLE, MO
- CONSERVATION ANALYSIS (TIF), WINCHESTER, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), CARONDELET, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), SUNRISE BEACH, MISSOURI
- BLIGHT ANALYSIS (353), CITY OF LEE’S SUMMIT, MISSOURI
- BLIGHT ANALYSIS (LCRA), DOWNTOWN CORE, CITY OF LEE’S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LICATA PLAN, CITY OF LEE’S SUMMIT, MO
- BLIGHT ANALYSIS (353), CITY OF LIBERTY, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW (353), GRANDVIEW, MO
- BLIGHT ANALYSIS (CID), CROSSROADS SHOPPING CENTER, LIBERTY, MO
- BLIGHT ANALYSIS (TIF), HIGHWAY Y & 58, BELTON, MO
- BLIGHT ANALYSIS(CID), LIBERTY CORNERS SHOPPING CENTER, LIBERTY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), VVION CORRIDOR, KMCO
- BLIGHT ANALYSIS (TIF), SOUTH HIGHWAY 63 CORRIDOR, KIRKSVILLE, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (TIF), ATCHISON, MISSOURI
- BLIGHT ANALYSIS (TIF), HIGHPOINTE SHOPPING CENTER, OSAGE BEACH, MISSOURI
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 39TH & STATE LINE, KCMO
- CONSERVATION ANALYSIS (MODESA), LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (TIF), MARINA VIEW, KIRKSVILLE, MISSOURI
- CONSERVATION ANALYSIS (TIF), CLAYTON, MISSOURI
- BLIGHT ANALYSIS, (TIF), DOGWOOD CENTRE, KIRKSVILLE, MISSOURI
- BLIGHT ANALYSIS, (TIF), BRISCOE TIF, LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS, (TIF), US 54 & BUSINESS 54, LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS, (TIF), QUADRA TIF, BELTON, MISSOURI
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), DODSON PIEA, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CROSSROADS ARTS, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CROSSROADS AMENDMENT, KCMO

- BLIGHT ANALYSIS, (TIF), ROGERS SPORTING GOODS, LIBERTY, MISSOURI
- BLIGHT ANALYSIS, (TIF), BELTON MARKETPLACE, BELTON, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (353), WESTFIELD CORPORATION, ST. CHARLES, MISSOURI
- BLIGHT ANALYSIS, (TIF), KANSAS CITY, MO SWOPE COMMUNITY BUILDERS
- CONSERVATION ANALYSIS, (TIF), LAKE LOTAWANA, MO
- BLIGHT ANALYSIS, (TIF), OSAGE BEACH, MO, OAK RIDGE LANDING DEVELOPMENT
- BLIGHT ANALYSIS, (TIF), LAKE OZARK, MO, STANTON DEVELOPMENT COMPANY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WASHINGTON 23 AMENDMENT, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), FILM ROW, KCMO
- CONSERVATION ANALYSIS, (TIF) , KANSAS CITY, MO, TIME EQUITIES, INC., NEW YORK, NY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), VALENTINE/BROADWAY, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WASHINGTON 23, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), BOULEVARD BREWING COMPANY, KCMO
- BLIGHT ANALYSIS (TIF), OZARK DIVERSIFIED DEVELOPERS, BRANSON, MO
- BLIGHT ANALYSIS (TIF), MCCOWN GORDON CONSTRUCTION, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), LEVITT ENTERPRISES, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), TIME EQUITIES, NY, NY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), URBAN COEUR DEVELOPMENT, KCMO
- BLIGHT ANALYSIS (TIF), HOSPITALITY MANAGEMENT ASSOC., LINCOLN, NE
- BLIGHT ANALYSIS (TIF), HUSCH & EPPENBERGER, LLC, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), KANSAS CITY NEIGHBORHOOD ALLIANCE, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), KING HERSHEY, ATTORNEYS AT LAW, KCMO
- BLIGHT ANALYSIS (TIF), LATHROP & GAGE, ATTORNEYS AT LAW, KCMO
- BLIGHT ANALYSIS (TIF), POLSINELLI SHALTON WELTE, ATTORNEYS AT LAW, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), COMPASS ENVIRONMENTAL, CHICAGO, ILLINOIS
- BLIGHT ANALYSIS (TIF), DST REALTY, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA) MCZ CENTRUM, CHICAGO, ILLINOIS
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA) UNION HILL DEVELOPMENT, KCMO
- BLIGHT STUDY AND ANALYSIS (TIF), GRAIN VALLEY, MISSOURI, WARD DEVELOPMENT COMPANY
- BLIGHT STUDY AND ANALYSIS, PERSHING STATION PARTNERS, KANSAS CITY, MISSOURI

DESIGN REVIEW PROCESS

All redevelopment proposals for the Kansas City Land Clearance for Redevelopment Authority's (LCRA) Disposition Parcels will be subject to design review and approval by the Authority before and after the execution of the Disposition Agreement, Inducement Resolution, Redevelopment Contract, Certificate of Tax Abatement, or other necessary action of Authority. In addition, all development proposals for new construction, or the rehabilitation of existing structures within designated urban renewal areas will be subject to the LCRA's design review and approval. This review will evaluate the quality and appropriateness of the proposal on the basis of the design objectives stated in the Plan and the special land use and building requirements stated in more detailed and refined Development Objectives and Controls which may be prepared for the site.

This review will be conducted by the LCRA. The LCRA may engage professional consulting services from time to time to provide technical advices. Required submissions shall be made to the Authority through the Executive Director.

Required submission will occur at three (3) stages in the preparation of the redevelopment proposal. Additional informal reviews at the request of either the Redeveloper or the LCRA Staff are encouraged. A time schedule for the required submissions will be agreed upon on or before the time of execution of the Land Disposition Agreement, Inducement Resolution, or other action by the LCRA, and will be set forth therein or in a separate document. It is the intention of the LCRA Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submission, or to new elements which were not present in previous submissions.

The formal stages of submission follow:

1. SCHEMATIC DESIGN

This review is intended to secure agreement on and approval of the basic design concept prior to extensive work by the Redeveloper's architect. The LCRA does not encourage submission of more than the following, which it feels is sufficient to describe the proposal:

- (a) Site plan at any appropriate scale (1" = 100' and 1" = 40' are preferred scales); emphasizing general relationships of proposed and existing buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walks, driveways, parking, service areas, road and major landscape features, in addition to the buildings, should be shown. Pedestrian and vehicular flow through the parcel and to adjacent areas shall be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings shall be provided.
- (b) Building plans, elevations, and sections at any appropriate scale, showing organization of functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and proposed finish materials.

- (c) All sketches, diagrams, and other materials relevant to the proposal which were used by the architect during his/her initial study and which will help to clarify the architect's problem and his/her solution to it.
- (d) Written statement of proposal, including total square footage, F.A.R., number of parking spaces, structural system and principal building materials, and estimated costs.
- (e) Proposed time schedule for the following submissions and estimated construction time.

Upon approval by the LCRA of the SCHEMATIC DESIGN, the following submission is required:

2. DESIGN DEVELOPMENT

This review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the preliminary working drawings.

- (a) Site Plan development of 1 (a) at 1" = 40' minimum (or as determined after approval of SCHEMATIC DESIGN). Phasing possibilities, if any, shall be shown. Proposed site grading, including typical existing and proposed grades at parcel lines shall be shown. Those areas of the site proposed to be developed "by other" or easements to be provided for other shall be clearly indicated. All dimensions which may become critical from the point of view of zoning shall be indicated. Adjacent buildings, streets and buildings across streets must be indicated.
- (b) Site sections at 1" = 40' (minimum) showing vertical relationships in addition to those shown above.
- (c) Building plans, elevations, and sections developed from those of 1 (b.).
- (d) Time schedule for the following submission.

Upon approval by the LCRA of the DESIGN DEVELOPMENT, the following submission is required:

3. FINAL WORKING DRAWINGS AND SPECIFICATIONS

- (a) Complete site plans for the parcel development to working drawing level of detail. These drawings, upon approval, will serve as a basic coordination drawing indicating scope of work and responsibilities to be performed by others.
- (b) Complete working drawings and specifications ready for bidding.

- (c) Statement of proposal, indicating differences, if any, form 1 (d).
- (d) Time schedule for construction of this project.
- (e) Detailed financial plan, including costs, rents and operation.

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be requests for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Director of Planning, who in turn, will reply in writing, giving approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

RESOLUTION NO. 3-02-08

RESOLUTION ADOPTING A STANDARDIZED RELOCATION POLICY

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "Authority") has the power to prepare plans and provide reasonable assistance for the relocation of families displaced from a land clearance project area or an urban renewal project area, to the extent essential for acquiring possession of and clearing or renewing the area or parts thereof;

WHEREAS, on March 25, 1987, by Resolution 87-25, the Authority adopted a standardized relocation policy to be included henceforth in all urban renewal plans; and

WHEREAS, the Authority desires to update the standardized relocation policy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

1. Henceforth, all urban renewal plans approved by the Authority shall contain the following provisions:

Relocation Plan.

(a) Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(i) Business. "Business" shall mean any lawful activity that is conducted:

- a. Primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities;
- b. Primarily for the sale of services to the public; or
- c. On a not-for-profit basis by any organization that has obtained an exemption from the payment of federal income taxes as provided in Section 501(c)(3) of Title 26, U.S.C., as amended, and veterans organizations.

(ii) Decent, safe and sanitary dwelling. "Decent, safe and sanitary dwelling" shall mean a dwelling which meets applicable housing and occupancy codes. The dwelling shall:

- a. Be structurally sound, weather tight and in good repair;
- b. Contain a safe electrical wiring system;

- c. Contain an adequate heating system;
- d. Be adequate in size with respect to the number of rooms needed to accommodate the displaced occupant; and
- e. For a handicapped occupant, be free of any barriers which would preclude reasonable ingress, egress or use of the dwelling;

(iii) Designated Occupants. "Designated occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Director of City Development based upon the standards established by the Department of Housing and Community Development.

(iv) Displaced business. "Displaced business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by any person who subsequently seeks tax abatement pursuant to R.S.Mo. § 99.700, et seq., as amended.

(v) Displaced occupant. "Displaced occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by any person who subsequently seeks tax abatement pursuant to R.S.Mo. § 99.700, et seq., as amended.

(vi) Handicapped occupant. "Handicapped occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(vii) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any individual in lawful possession, whether related by blood or marriage to any other occupant.

(viii) Person. "Person" shall mean any individual, firm, partnership, joint adventure, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a

unit, and shall include the male as well as the female gender and the plural as well as the singular member.

(b) Plan Requirement. Every person approved by the Authority as a developer of property in furtherance of an urban renewal plan shall submit to the Authority a relocation plan as part of the developer's redevelopment plan.

(c) Contents of Plan. The relocation plan shall provide for the following:

(i) Payments to all displaced occupants and displaced businesses who occupied the property to be acquired for not less than ninety (90) days prior to the initiation of negotiations who are required to vacate the premises by the developer, its assigns or any person seeking tax abatement pursuant to R.S.Mo. § 99.700, et seq, as amended; and

(ii) A program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) A program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) decent, safe and sanitary dwelling referrals for residential occupants or suitable referral sites for displaced businesses, a minimum of ninety (90) days notice of referral sites for all displaced occupants and displaced businesses prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to displaced businesses and displaced occupants, including designated occupants.

(iv) A program for providing proper and timely notice to all displaced occupants and displaced businesses, including a general description of their potential rights and benefits if they are displaced, their eligibility for relocation assistance, and the nature of that assistance. The notices required for compliance with this section are as follows:

a. A general information notice that shall be issued at the approval and selection of a designated redeveloper and shall inform residential and nonresidential owners and occupants of a potential project, including the potential acquisition of the property;

b. A notice of relocation eligibility that shall be issued as soon as feasible after the execution of the redevelopment agreement and shall inform residential and nonresidential occupants within the project area who will be displaced of their relocation

assistance and nature of that assistance, including ninety (90) days advance notice of the date the occupants must vacate..

(d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:

(i) A \$1,000.00 fixed moving expense payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises;
or

(ii) Actual reasonable costs of relocation including, but not limited to, actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit. Such costs of relocation shall not include the cost of a replacement property or any capital improvements thereto.

(e) Displaced Handicapped Occupant Allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to displaced handicapped occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and use-ability of such occupant's prior residence, such amount not to exceed Four Hundred Dollars (\$400.00).

(f) Payment to Businesses. All displaced businesses eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon the following, at the option of the business:

(i) A \$3,000.00 fixed moving expense payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises, and up to an additional \$10,000.00 for reestablishment expenses. Reestablishment expenses are limited to actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue; or

(ii) Actual costs of moving, including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery, and up to an additional \$10,000.00 for reestablishment expenses. Reestablishment expenses are limited to actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue.

(g) Advance Relocation Payment. If a displaced occupant or displaced business demonstrates the need for an advance relocation payment, in order to avoid or reduce a hardship, the developer or Authority shall issue the payment subject to such safeguards as are appropriate to ensure that the objective of the payment is accomplished.

Payment for a satisfactory claim shall be made within thirty (30) days following receipt of sufficient documentation to support the claim. All claims for relocation payment shall be filed with the displacing agency within six months after:

(i) For tenants, the date of displacement;

(ii) For owners, the date of displacement or the final payment for the acquisition of the real property, whichever is later.

(h) Waiver of Payments. Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Authority. Any waiver of relocation payments shall not include a waiver of any notice provisions of this relocation policy or of Section 523.205, RSMo, and a displaced occupant or displaced business shall remain entitled to all of the provisions regarding programs which are contained in subsections (ii) and (iv) of section (c) of this relocation policy.

(i) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)iii hereof.

(j) Persons Bound by the Plan. Any developer, its assigns or transferees, is required to comply with the provisions hereof and shall certify such compliance to the Executive Director of the Authority. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business. No person shall be entitled to the tax abatement provisions of R.S.Mo. § 99.700, et seq., as amended, if said person has failed to comply with the relocation benefits provided herein.

(k) Minimum requirements. The requirements set out herein shall be considered minimum standards. In reviewing any proposed redevelopment plan, the Authority shall determine the adequacy of the proposal and may require additional elements to be provided therein.

(l) Assistance Prohibited. Relocation assistance shall not be provided to any occupant who purposely resides or any business that is purposely located in a redevelopment area solely for the purpose of obtaining relocation benefits.

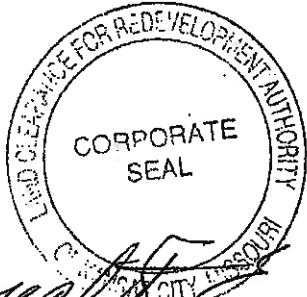
2. Prior resolutions of the Authority adopting the provisions of the Uniform Relocation Assistance and Real Properties Acquisition Policy Act of 1970, 42 U.S.C. § 4621, et seq., as amended, and its implementing regulations, shall henceforth be applicable only to federally-assisted projects in which the Authority acquires real property by exercising its power

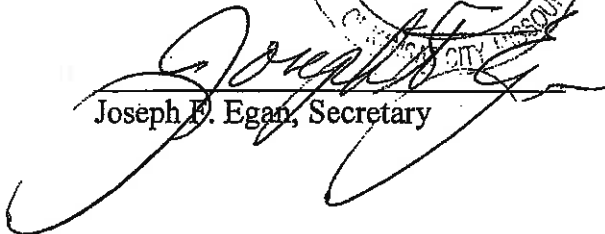
of eminent domain or to projects acquired for the same public use through the same procedures and which are being purchased solely through expenditure of state or local funds.

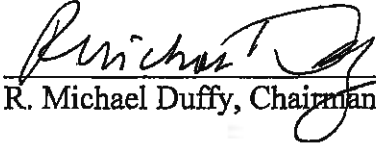
3. This Resolution shall take effect immediately.

ADOPTED this 26th day of March, 2008.

ATTEST:




Joseph F. Egan, Secretary


R. Michael Duffy, Chairman

THE WORKABLE PROGRAM
OF
LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

RECITALS

- A. Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "Authority") is a public body corporate and politic created by the Land Clearance for Redevelopment Authority Law, RSMo, 99.300, et seq. ("LCRA Law"), and is transacting business and exercising the powers granted by the LCRA Law by virtue of Committee Substitute for Ordinance NO. 16120, passed by the City Council of Kansas City, Missouri ("City Council") on November 21, 1952.
- B. The LCRA Law, Section 99.420 (5), authorizes the Authority to prepare a Workable Program.
- C. Workable Program is defined in LCRA Law, Section 99.320 (23), as:

"An official plan of action, as it exists from time to time, for effectively dealing with the problem in insanitary, blighted, deteriorated or deteriorating areas within the community and for the establishment and preservation of a well-planned community with well-organized residential neighborhoods of decent homes and suitable living environment for adequate family life, for utilizing appropriate private and public resources to eliminate and prevent the development or spread of insanitary, blighted, deteriorated or deteriorating areas, to encourage needed urban rehabilitation, to provide for the redevelopment of blighted, insanitary, deteriorated and deteriorating areas, or to undertake such of the aforesaid activities or other feasible community activities as may be suitably employed to achieve the objectives of such a program.
- D. The Authority's "area of operation" (as defined in the LCRA Law) is the City of Kansas City, Missouri ("City").
- E. In carrying out its responsibilities under the LCRA Law the Authority has, from time-to-time, recommended that the City Council adopt, and the City Council has adopted, various urban renewal and/or redevelopment plans (together referred to as "Urban Renewal Plans").
- F. The Authority expects to continue to recommend that the city adopt and/or amend Urban Renewal Plans necessary to the redevelopment of blighted and insanitary areas of the City.
- G. The LCRA Law, Section 99.320 (20) and (21), requires Urban Renewal Plans to "...be in compliance with a workable program."

- H. The Authority has adopted this Workable Program, pursuant to which it intends to judge future Urban Renewal Plans and any proposed amendments to existing Urban Renewal Plans.
- I. The City, by Committee Substitute for Resolution No. 971268, adopted October 30, 1997, approved The Kansas City Missouri FOCUS Plan ("FOCUS") to guide the development and growth of the City, including but not limited to the economic development of the City.
- J. The Authority has reviewed FOCUS and intends that this Workable Program, to the extent permitted by the LCRA Law, be consistent with FOCUS, and as the Authority implements this Workable Program, it intends to do so in a manner consistent with FOCUS.
- K. Capitalized terms used in this Workable Program shall have the meanings indicated. Other terms used shall have the meanings found in the LCRA Law.

THE WORKABLE PROGRAM

This Workable Program, as initially adopted and as amended from time to time by the Authority, shall include such components as are deemed necessary or desirable to achieve the purposes and goals of the Authority.

1.0 Impact of LCRA Benefits on development.

- 1.1 All urban renewal and redevelopment plans (together referred to as "Urban Renewal Plans") shall provide that the Authority shall not grant to any person ("Applicant") any of the benefits ("LCRA Benefits") the Authority has the power to grant under the LCRA Law unless the Authority shall have first determined whether the project proposed by the Applicant ("Project"), for which the Applicant has applied to the Authority for LCRA Benefits, would be economically viable without the granting of the LCRA Benefits sought by the Applicant. (*Exhibit 1 – Financial Analysis Procedure, Multi-family Affordably Priced Housing*)
- 1.2 Before the Authority considers granting LCRA Benefits under an Urban Renewal Plan adopted pursuant to the LCRA Law, the Applicant shall first submit an application ("Application") that shall include analysis of the Project as required by this Workable Program. The Urban Renewal Plans shall require that each Application include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be economically viable without the granting of the LCRA Benefits sought by the Applicant. If the requested LCRA Benefit is tax abatement, the applicant will outline how the abatement will benefit the project and specify the term and level requested.
- 1.3 Applications shall include commitments from the private sector evidencing private financing for the Project, in the form of private lender commitments and/or commitments for private equity participation ("Private Commitments").

The applicant shall specifically describe the project financing gap, with and without LCRA Benefit. The Private Commitments shall be submitted as part of the Application in a form approved by the Authority and must include a complete development budget, including all funding sources. A development schedule shall be provided prior to approval of tax abatement for incorporation in the Redevelopment Contract.

- 1.4 Except as otherwise provided in this Workable Program, LCRA Benefits shall be granted to the Applicant for a Project only to the extent the Authority deems the LCRA Benefits necessary in order to fill a Gap in Financing and to make the Project financially feasible. For the purpose of this Workable Program, a "Gap in Financing" shall exist to the extent that there is a difference between the total development cost of the Project and the amount of the Private Commitment secured by the Applicant. The Authority may, in its discretion, grant LCRA Benefits to eliminate all or part of the Gap in Financing.
- 1.5 To ascertain Gap in Financing, the LCRA or qualified third party, will utilize an accepted financial analysis (internal rate of return or other appropriate basis for project viability determination with and without LCRA Benefits). The LCRA will conduct an in-house financial analysis for the following projects:
 - (a) Residential development of less than twenty-five (25) units; and
 - (b) Commercial development costs totaling less than \$1.5 million.

No financial analysis will be conducted for single family rehabilitation and in-fill single family construction.

- 1.6 The Authority will not consider an Application for LCRA Benefits if an Applicant has already commenced construction/rehabilitation of a Project at the time an Applicant submits its Application to the Authority and before obtaining the Authority's approval, except that: (a) the Authority may consider an Application for LCRA Benefits after an Applicant has commenced mitigation measures (environmental control/structural stabilization or other similar site work) if such measures are necessary to avoid additional expense that would otherwise result from a delay in mitigation while the Authority's decision is pending; or (b) the Authority may consider an Application for LCRA Benefits after an Applicant has commenced construction/rehabilitation of a Project if the Applicant initially chose not to seek LCRA Benefits for the Project but discovered the existence of significant site conditions (environmental or other material defect) during the course of such work that would prevent the Applicant from completing the Project without LCRA Benefits due to increased costs. The Applicant shall provide to the Authority written justification or any such other related information requested by the Authority before the Authority will consider an Application under this Section. Should the Authority decide to consider such an Application, the Authority may reject or approve the Application in accordance with the LCRA Law, this Workable Program and the Workable Program Rules.

- 2.0 **Compliance with FOCUS.** The Authority shall review the Application and compare the proposed Project with FOCUS to determine whether the Project is consistent with the purposes and goals of FOCUS, and LCRA Benefits shall be granted only if the Authority finds the project to be consistent with the purposes and goals of FOCUS.
- 3.0 **Assuring the Realization of Public Benefits.**
- 3.1 Urban Renewal Plans, and redevelopment agreements (“Redevelopment Contracts”) entered into between the Authority and Applicants for Projects to be developed pursuant to an Urban Renewal Plan, shall require that during the life of any LCRA Benefits granted by the Authority to an Applicant, the Authority shall monitor the Project to assure that the City realizes the benefits to its tax and employment bases and physical improvements (“Public Benefits”) of the Project promised by the Applicant when the LCRA Benefits were granted.
- 3.2 Urban Renewal Plans and Redevelopment Contracts shall provide that in the event the city does not, in the opinion of the Authority, realize the Public Benefits, then the Applicant shall be obligated to pay to the authority a sum (“Liquidated Public Benefit”) equal to the value of the LCRA Benefits, which were realized by the recipient of those benefits.
- 3.3 Urban Renewal Plans and Redevelopment Contracts shall also provide that if the Applicant shall demonstrate to the satisfaction of the Authority that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefits.
- 3.4 Examples of unrealized Public Benefit may include, but are not limited to, re-blighting of property, reduction of market value initiated by owner developer, and change of use resulting in decreased value.
- 4.0 **Minority Business Enterprises/Women’s Business Enterprises.** Urban Renewal Plans and Redevelopment Contracts shall require Applicants to comply with ordinances of the City that relate to minority business enterprises and women’s business enterprises.
- 5.0 **Equal Employment Opportunity.** Urban Renewal Plan and Redevelopment Contracts shall require Applicants and their subcontractors to provide equal employment opportunity.
- 6.0 **Americans With Disabilities Act.** Urban Renewal Plans and Redevelopment Contracts shall require Applicants and their subcontractors to comply with the Americans with Disabilities Act.
- 7.0 **Rules.** The Board of Commissioners of the Authority may, from time to time, adopt and amend rules (“Workable Program Rules”) governing the implementation of this Workable Program.

RULES FOR THE IMPLEMENTATION
OF
THE WORKABLE PROGRAM
OF
LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

RECITALS

- A. The Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Authority”), by Resolution No. 10-10-00 adopted October 4, 2000, adopted a Workable Program as permitted by the Missouri Land Clearance for Redevelopment Law, RSMo, 99.300 through 99.660.
- B. Section 8.0 of the Workable Program authorized the Board of Commissioners of the Authority (“Board”) to adopt and promulgate rules to govern implementation of the Workable Program.
- C. These Rules have been adopted and promulgated by the Board pursuant to Section 7.0 of the Workable Program by Resolution No. 10-9-00 adopted October 4, 2000.
- D. Capitalized terms shall have the same meaning as they have in the Workable Program. Other terms shall have the same meaning as they have in the LCRA Law.

1. FOCUS Themes and Principles.

Each Application for LCRA Benefits that may be granted by the Authority shall be evaluated by the Authority to determine whether the proposed Project is consistent with the fourteen (14) major themes and statements of philosophy set forth in FOCUS, with special attention to whether the Project:

- Reaffirms and revitalizes the Urban Core
- Advances and encourages Suburban Development
- Strengthens neighborhoods
- Ensures environmental stewardship
- Develops jobs for the future
- Targets financial investments strategically

To ensure compliance with FOCUS, a copy of the Project Application will be forwarded to the City Planning and Development Department at least 30 days prior to LCRA hearing.

2. Historic Preservation

- (a) Each Project shall be evaluated to determine whether that Project promotes the rehabilitation and preservation of historic residential, commercial and industrial structures.
- (b) Each Application shall show whether the Project is to be located within an area with existing public infrastructure or whether significant replacement or new public infrastructure will be required.
- (c) Each application shall state whether the success of the proposed Project can be enhanced by combining the LCRA Benefits with other public incentives, and if so, what benefits and from what public source.
- (d) Each Application shall state whether the proposed Project will include rehabilitation of Kansas City Registered Historic designated properties.

3. City Framework Plan

Each Application shall show whether the proposed Project is located within one (or more) of the nine (9) Development Priority Zones identified in FOCUS.

4. Environmental Stewardship

- (a) Each Application shall describe the environmental impacts of the proposed Project, including whether the proposed Project will include:
 - i. The remediation of brownfields or other environmentally contaminated sites
 - ii. The judicious use and wise management of energy and natural resources

5. Financial Analysis

- (a) Each Application shall be reviewed within an analytical framework approved by the Board that permits the Board and the Authority staff to evaluate the return on the investment of the LCRA Benefits in the proposed Project. This framework may include an internal rate of return (IRR) calculation, or debt coverage ratio (DCR) or City fiscal model or other analysis acceptable to the Authority.

- (b) The proposed outlay of the LCRA Benefits shall be evaluated by the same standard that a reasonable person would apply to a personal or business investment, and LCRA Benefits shall be granted only if the Board concludes that such LCRA Benefits are reasonable and appropriate in light of the Public Benefits which the granting of the LCRA Benefits are intended to produce.
- (c) The performance of approved Projects shall be monitored by the Authority in accordance with the Workable Program to determine whether the Public Benefits that justified the grant of LCRA Benefits are being realized. The maintenance of tax abatement should be based on the completion of the proposed development and achievement of anticipated increased property value. Once the abatement term has commenced, any decrease in the market value of the development property as established by the County Assessor as a result of the owner/developer's action maybe considered a factor by LCRA in determining whether the project has failed to achieve the Public Benefits approved by LCRA when the LCRA Benefits were granted.
- (d) The Authority may develop or adopt a Community Impact Statement that must be completed by the Applicant as part of the Application, the purpose of which will be to provide useful data to enable the Authority to evaluate the proposed Project, and which shall include an economic impact analysis and a strategic analysis to determine to what extent the requested LCRA Benefits and the proposed Project are consistent with the fourteen (14) principles of FOCUS and the seven (7) FOCUS Strategic and Comprehensive Plans.
- (e) Each Applicant shall be required to pay for the preparation of a fiscal impact analysis in accordance with 5(a) above by the staff of the Authority or by another party selected by the Authority. The fiscal impact analysis may include, but need not be limited to, an evaluation of the direct and indirect private and public investment in the proposed Project, the financing methods and structure for the proposed Project (including sources of projected revenue to fund the Public Benefits), the potential for the proposed Project through LCRA Benefits for tax exemption or abatement savings and the generation of additional revenue, an analysis of any lost opportunity costs, and a cost/benefit analysis of the Project as a whole (including the impact on jurisdictions other than the City from the relocation of economic activities).
- (f) The Workable Program shall apply also when a single developer proposes a multi-building project that is either contiguous or

proximate to another project owned and developed by the same developer or related developer. Proximity shall be defined as being located within the same existing or proposed Urban Renewal Area (URA.) (This policy became effective 1/24/05.) The Applicant must inform LCRA of other projects of that applicant or any affiliate within or proximate to the proposed development site.

6. Coordination and Cooperation

- (a) The staff of the Authority shall coordinate the review and analysis of Applications and the evaluation of proposed and approved Projects with similar efforts undertaken by the staffs of the City and other governmental agencies. The City's Finance Department shall be given the opportunity to review the applicant's request for tax abatement and any financial analysis, including a "but for" analysis, conducted by LCRA or third-party, as part of the City's project plan review. The project application and financial analysis shall be given to the City Finance Department a minimum of 30 days before a redevelopment project in an existing Urban Renewal Area is submitted for tax abatement consideration by the LCRA Board and, if appropriate, a minimum of 30 days before a new Plan or Plan Amendment is brought before RCC or before the LCRA Board, whichever is first.
- (b) In considering whether to grant LCRA Benefits to an Applicant, the Authority will give due consideration to the actions of the City and other governmental agencies in granting or denying requests by the Applicant for other public incentives or benefits. An incentive overlay map of the plan/project area will be included in the Project Plan to determine if there is an overlap in incentives for the area.

EXHIBIT 1
The Workable Program

Memorandum

To: Board of Commissioners, LCRA
CC: Jeffrey Kaczmarek, President, EDC
From: Joseph F. Egan, Executive Director, LCRA
Date: 11/03/2006
Re: Financial Analysis Procedure, Multi-family Affordably Priced Housing

1. MHDC 2013 forms used for submission of development and operating costs.
2. Staff does cost reasonableness review. (see attached standards)
3. Compare operating proforma with and without tax abatement.
4. Assuming all key cost are within range, tax abatement will be granted if debt coverage ratio is less than 1.15 without tax abatement.
5. If developer includes a deferred developer fee as equity to be paid by cash flow, initial cash on cash return should be no greater than 8%.
6. This policy is applicable to properties in which rents do not exceed MHDC guidelines for LIHTCs (attached)

Residential (Multi-family) Development Cost Standards

<u>Item</u>	<u>Standard</u>
Development:	
Acquisition (building)	\$22.5K to \$27.5K per unit
Hard (construction) costs – rehab	\$139-\$147 of leasable sq. ft. (assume 75%-80% of gross)
Hard (construction) costs – new	\$122 per leasable sq. ft.
Soft (design, dev fees, legal, etc.)	\$35K to \$50K per unit
Architect Fees (design & supv)	5%-8% of construction cost
Builder's Profit	8% of construction budget
Builder's Overhead	2% of construction budget
General Requirements	6% of construction budget
Developer Fee	8%-15%* of total replacement costs

* Developer fee includes developer overhead and consultant fees

Operating:

Income increase P/A	3% market rate; 2% affordable
Expense increase P/A	3% all
Vacancy at stabilized rent	5%-7%
Property tax PUPA	\$500
Insurance PUPA	\$200
Replacement reserve PUPA	\$300
Management fee	\$1,500 p/m or 6% of rents collected, whichever is greater
Operations/Maintenance PUPA	\$3,100
Acceptable DCR	1.15 to 1.25

Other – Rental Limits:

MHDC published rents by unit size per 60% median income guidelines

Budget Analysis

Alexandria Apartments

Development: 55 units, elevator bldg, 31,163 leasable space

Actual	Standard	Evaluation
Acquisition.	\$1,000,000	\$18,182
Hard costs	\$4,400,000	\$4,331,650-4,581,000
Construction contract	\$3,793,104	N/A
Soft costs	\$1,891,890	\$34,398
Architect fee	\$155,000	4.10%
Builder's profit	\$303,448	8%
Builder's overhead	\$75,862	2%
General requirements	\$227,586	6%
Developer fee	\$843,827	13.75%

Operating per annum

Management fee	\$18,000	>\$1500pm/6% rents	\$1,500 pm
Opns & Maint.	\$152,820	\$3,100 PUPA	\$2,779 PUPA
RE taxes (abated)	\$7,000	\$500 PUPA	\$127
Insurance	\$13,000	\$200 PUPA	\$236
Replacement resv	\$16,500	\$300 PUPA	\$300
Other oper costs:			
Audit/Ptnrshp serv	\$12,000	(HUD required audit-reasonable)	
Utilities	\$35,000	(Owner pays cooking gas, common area elec, water/sewer, trash- reasonable)	
Administration	\$12,500		

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
of KANSAS CITY, MISSOURI

AFFIRMATIVE ACTION POLICY

The procedures outlined below are designed to provide maximum opportunities for Minority Business Enterprises ("MBE") and Women Business Enterprises ("WBE") to bid and participate on projects carried out by redevelopers approved by the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "LCRA").

These procedures have been prepared in an effort to encourage redevelopers and general contractors to use MBE/WBE businesses. The LCRA will bring its goals for MBE/WBE business participation to the attention of redevelopers and contractors early on in the development and construction process so that MBE/WBE businesses will have an opportunity to submit bids.

The LCRA has the following goals* for MBE and WBE participation when the professional services budget and construction services budget exceed the amounts set forth in the definition of a contract as defined in Kansas City, Missouri Code of Ordinances, Chapter 38, Article II, Sections 38-84.

Minority Classification	Construction	Professional Service	Other Services	Materials and Supplies
Black American	9%	8%	13%	9%
Hispanic American	5%	3%	3%	3%
Native American/Asian American	1%	2%	2%	%
White Women	7%	8%	10%	9%

* NOTE: These are default goals; alternative utilization goals may be set for individual projects.

Step 1 – Preliminary Conference

Within a reasonable time after the LCRA has identified a potential redeveloper, the LCRA will schedule a preliminary conference, which will be an overall informational review of the proposed project and the LCRA's policies and procedures, including the LCRA's Affirmative Action Policy.

The LCRA will provide to the redeveloper a packet of information and forms to acquaint the redeveloper with the LCRA's Affirmative Action Policy. The LCRA's failure to provide the LCRA's Affirmative Action Policy, however, shall not affect the redeveloper's obligation to submit and follow an Affirmative Action Plan (as defined below).

Equal Opportunity Requirements

1. Before the LCRA Board of Commissioners (the "LCRA Board") selects a redeveloper for the proposed project, each redeveloper is required to complete an Affirmative Action Plan (the "Affirmative Action Plan") and a Letter of Intent (the "Letter of Intent") and submit them to the LCRA for review. The Affirmative Action Plan is to be completed based upon the information available to the redeveloper at the time of its completion.
2. Pre-Award Commitments. It is the responsibility of the redeveloper to inform the LCRA, in writing, of any pre-award commitments to professional service providers, contractors or suppliers.
 - a. In all projects where more than two thirds (2/3) of commitments to either professional services providers or construction services providers, including the value of self-performed work have been established and the MBE/WBE goals have not been met, the Redeveloper shall:
 - (i) issue a written, verified commitment to the LCRA that states Redeveloper will use best faith efforts to meet the MBE/WBE goals (see LCRA Board Resolution No. 4-01-08 contained in this packet);
 - (ii) issue a written, verified commitment to the LCRA that states Redeveloper will use best faith efforts to meet the Construction Employment Program goals (see LCRA Board Resolution No. 5-01-09 contained in this packet); and
 - (ii) submit a completed Redeveloper Affirmative Action Plan for approval by the LCRA staff.
 - b. In all projects where prior to the approval of the LCRA application, the Redeveloper has committed to either professional services providers or construction services providers, including the value of self-performed work, that results in a mathematical impossibility for the Redeveloper to achieve the MBE/WBE goals, the Redeveloper's application shall be administratively denied by the LCRA staff. The redeveloper may appeal the decision with a letter to the LCRA Board of Commissioners outlining specific reasons why the MBE/WBE participation levels should be waived.
3. The redeveloper is required to disclose to the LCRA, in writing, any pre-award commitments to contractors or suppliers. No more than one-third (1/3) of total subcontract dollars shall be pre-awarded. In the event the redeveloper has pre-awarded more than one-third (1/3) of total subcontract dollars, the LCRA Board shall recommend appropriate action by the redeveloper to ensure compliance with the Affirmative Action Plan.

4. The redeveloper's Affirmative Action Information Packet will include the following materials and forms:
 - a. Letter from the LCRA Executive Director
 - b. Redeveloper's Affirmative Action Plan
 - c. Letter of Intent Form
 - d. Pre-Award Commitments
 - e. LCRA Board Resolution No. 4-01-08
 - f. Good Faith Effort Statement
 - g. General Contractor's Affirmative Action Information Packet

Step II – Developer Submission for Board Approval of Redevelopment Plan

1. Prior to LCRA approval of contract with the selected redeveloper for the proposed project, the redeveloper shall submit all affirmative action documents for staff review and for the Director of Human Relations to establish MBE/WBE Utilization Goals or apply the Default Goals for the Redevelopment Project or Public Improvement.
2. The LCRA staff will report on the redeveloper's Affirmative Action Plan and Letter of Intent at or before the time the LCRA Board considers and approves a Redevelopment Contract with the redeveloper for the proposed project. The Letter of Intent will explain the steps the redeveloper intends to achieve the LCRA's goals for MBE/WBE and minority/women construction workforce participation. The redeveloper's Affirmative Action Plan shall identify MBE/WBE participants in the pre-construction phase of the project and the areas of MBE/WBE participation.

Step III – General Contractor Selection

1. When advised by the redeveloper that a general contractor has been selected, the LCRA staff will meet with the redeveloper and general contractor to explain the LCRA's Affirmative Action requirements. This meeting should occur as early as possible in the LCRA approval process.
2. At the meeting with the redeveloper and the general contractor, the general contractor will be given a packet of information and forms to be filled out. The LCRA staff will acquaint the general contractor with the information contained in the packet, which includes the following:
 - a. General Contractor's Affirmative Action Plan
 - b. Subcontractor's Affirmative Action Plan
 - c. MBE/WBE Reporting System
 - d. Bid Procedure
 - e. Good Faith Effort Statement
 - f. MBE/WBE Resource Agencies
 - g. LCRA Board Resolution No. 4-01-08

3. The general contractor, as he/she identifies subcontractors, should update the Affirmative Action Plan for LCRA review. All subcontractors and suppliers whose bids are \$20,000 or more must submit a Subcontractor's Affirmative Action Plan to the LCRA.
4. General contractors must submit a list of subcontractors (MBE/WBE Reporting System form) to the LCRA.

Step IV – Redevelopment Project Approvals and Implementation of Affirmative Action Plan

1. Prior to LCRA Board approval of awarding development rights within a LCRA redevelopment area, the LCRA Board will receive a written statement detailing the current status of the redeveloper's and general contractor's Affirmative Action Plans, the level of participation accomplished in the project, and what steps are envisioned or will be required to make a good faith effort to accomplish the project's Affirmative Action Plans.

Step V – Pre-Construction Conference

1. Within a reasonable time before construction begins, the redeveloper and contractor will meet with LCRA staff to finalize their Affirmative Action Plans.

Step VI – Monitoring

1. During the construction of the project, the LCRA staff, or its contracted designee as set forth below, and the redeveloper will monitor the project to ensure the Affirmative Action Plan goals are being attained or, in the absence of achieving the goals, a Good Faith Effort is made to achieve the goals. The LCRA shall receive monthly reports from the redeveloper on the progress of the project's affirmative action goals and be advised in this matter as the LCRA deems appropriate. By submitting such reports to the LCRA, the redeveloper represents that the information contained therein is accurate and fully describes the redeveloper's progress toward fulfilling the LCRA's affirmative action goals under the Affirmative Action Plan. The LCRA shall rely on the redeveloper's monthly report in determining whether the Affirmative Action Plan is being properly implemented. The LCRA may at any reasonable time review and inspect the redeveloper's records to verify information contained in the redeveloper's annual report.
2. Upon the LCRA's issuance of a Certificate of Completion, the LCRA or its contracted designee shall no longer monitor the project.

Step VII - Damages Clause

Because the amount of harm caused to MBE's and WBE's by the Redeveloper not exerting good faith efforts to meet the Utilization Goals set forth herein is uncertain, if not impossible, to determine, the Redeveloper agrees to pay to the LCRA liquidated damages, and not as a penalty, an amount equal to the total amount of dollars for Professional and/or Construction services that MBE's or WBE's would have otherwise received had the Redeveloper attained the respective Utilization Goals ("Liquidated Damages"). In the event that the Redeveloper fails to exert good faith efforts to meet the Utilization Goals for minority/women construction workforce in the determination and sole discretion of the LCRA, the LCRA may refuse to grant incentives for the project.

In addition to any Liquidated Damages, Redeveloper shall be liable to the LCRA for any and all actual fees and expenses, including reasonable attorney's fees, incurred by LCRA in investigating and finding whether the Redeveloper has exerted good faith efforts to meet the Utilization Goals. Recovery of such administrative expenses may be invoked at the sole discretion of the LCRA Board of Commissioners ("Administrative Damages").

To illustrate the application of this damages provision, please refer to the example below:

Example

1. Pursuant to the implementation of Redevelopment Project A ("Project A"), a Redeveloper spends a total of \$100,000 for construction services. Such amount is paid exclusively to contractors, subcontractors and assignees, located within the Kansas City Metropolitan Area.
2. A Redeveloper utilized MBEs at a rate of 2% and WBEs at a rate of 1% for construction services in the development of Project A. Thus, the Redeveloper paid \$2,000 to MBEs and \$1,000 to WBEs for such construction services.
3. The Utilization Goals established for Project A for the utilization of MBEs and WBEs in construction services is 9% and 7%, respectively and such Utilization Goals were set forth in a Utilization Plan approved by the Human Relations Department.
4. The LCRA finds that the Redeveloper did not exercise good faith efforts to meet the Utilization Goals for the utilization of MBEs and WBEs in construction services for the development of Project A. The Administrative Damages associated with such finding is, for example, \$5,000.
5. The additional amount that MBEs would have otherwise received had the Utilization Goals been met would be an amount equal to: the Utilization Goal of 9% minus the 2% actually attained of the total amount of \$100,000 spent. Thus, the Redeveloper would have spent an additional \$7,000 with MBEs. The additional amount

WBEs would have otherwise received had the Utilization Goals been met would be an amount equal to: the Utilization Goal of 7% minus the 1% actually attained of the total amount of \$100,000 spent. Thus, the Redeveloper would have spent an additional \$6,000 with WBEs.

6. Pursuant to the damages provision of this Policy, the Redeveloper may be obligated to pay to the LCRA Administrative Damages in an amount of \$5,000 (the cost associated with the LCRA finding); plus Liquidated Damages in the amount of \$13,000 (\$7,000 (the amount MBEs would have otherwise received had the Utilization Goals been met) plus \$6,000 (the amount WBEs would have otherwise received had the Utilization Goals been met) for an aggregate amount of \$18,000 in Administrative Damages and Liquidated Damages.

RESOLUTION NO. 4-01-08

RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI APPROVING UPDATE TO AFFIRMATIVE ACTION POLICY.

WHEREAS, the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Authority”) adopted its Affirmative Action Policy on August 30, 1978, as amended from time to time (the “Affirmative Action Policy”);

WHEREAS, Affirmative Action Policy advises redevelopers and their general contractors that they are strongly encouraged to avoid situations where a substantial portion of the subcontracted and self performed work is awarded before the redeveloper and/or general contractor has made a serious attempt to secure interest and prices from Minority Business Enterprises and Women Business Enterprises (“MBE/WBE”) in the area;

WHEREAS, the Authority desires to update its goals for MBE/WBE business participation in order to assure MBE/WBE businesses receive a more equitable involvement and share of construction, as well as professional and consultant services contract and subcontract work resulting from Authority projects; and

WHEREAS, it is the policy of the Authority for all of its projects to require redevelopers and their contractors to make a good faith effort to accomplish the affirmative action goals of the Authority. It is the obligation and responsibility of the selected redeveloper to perform in a good faith effort throughout the redevelopment process. A good faith effort is deemed to be those actions, including: advertising in periodicals, making contacts with minority and women’s trade associations and business development organizations, and other outreach activities, which may be necessary in order to accomplish, at a minimum, the Authority’s goals, as shown in the attached Exhibit A, for the participation, directly or by joint venture arrangements, of minority and women business enterprises in the professional and consultant services, as well as in the construction activities resulting from Authority projects.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

1. The Authority shall advise potential redevelopers that as a condition to entering into a contract for Authority redevelopment plans or projects, the redeveloper will be required to submit and follow an Affirmative Action Plan.
2. Potential redevelopers shall be advised of this Policy by the Authority staff at the earliest possible time and no later than the Authority’s selection of the redeveloper; the failure to communicate the Affirmative Action

Policy, however, shall not affect the redeveloper's obligation to submit and follow an Affirmative Action Plan.

3. The Authority reserves the right to examine the potential redeveloper's pre-award commitments in terms of Affirmative Action objectives and goals.
4. In all projects where prior to the approval of the Authority application, the Redeveloper has committed to either professional services providers or construction services providers, including the value of self-performed work, that results in a mathematical impossibility for the Redeveloper to achieve the MBE/WBE goals, the Redeveloper's application shall be administratively denied by the Authority staff. The redeveloper may appeal the decision with a letter to the Authority Board of Commissioners outlining specific reasons why the MBE/WBE participation levels should be waived.
5. All general contractors shall request that their potential subcontractors submit a "Subcontractor's Affirmative Action Plan." These plans shall be reviewed by the Authority staff before a contractual agreement is signed between the general contractor and his subcontractor.
6. The Authority approves and establishes the goals attached as Exhibit A for: (1) MBE and WBE participation in professional and consultant services; and (2) MBE and WBE participation in project construction activity for all redevelopment projects.
7. The Authority approves and establishes construction workforce goals for all construction projects greater than \$324,000, adjusted annually in accordance with the CPI at 15% minority construction labor hours and 7% women construction labor hours based on the total number of construction labor hours per project.
8. The obligation to accomplish the Authority's goals is that of the redeveloper. The redeveloper shall report to the Authority the affirmative action accomplishments on a monthly basis from the date the Authority approves a contract with the redeveloper until Authority approval of a Certificate of Completion for each redevelopment project.
9. The Authority will work with the City of Kansas City to certify compliance of all affirmative action plans and to assist the Authority in implementing its affirmative action policy. The cost related to this process shall be the obligation of the selected redeveloper and shall be recognized as reimbursable costs within each redevelopment project or area.

10. These policies do not relieve the redeveloper or any other party participating in a Authority project of its obligations to comply with any other local, state, or federal law or regulation. If federal funds are involved and/or other agencies are monitoring affirmative action goals and compliance, the Authority reserves the right to delegate to others, or suspend its affirmative action procedures.

APPROVED this 23rd day of April, 2008.

APPROVED:

/s/
R. Michael Duffy, Chairman

ATTEST

/s/
Joseph F. Egan, Secretary

Exhibit A

(to Resolution 4-01-08)

Minority Classification	Construction	Professional Service	Other Services	Materials and Supplies
Black American	9%	8%	13%	9%
Hispanic American	5%	3%	3%	3%
Native American/Asian American	1%	2%	2%	%
White Women	7%	8%	10%	9%

NOTE: These are default goals; alternative utilization goals may be set for individual projects.

RESOLUTION NO. 5-01-09

RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI (“AUTHORITY”) AMENDING THE AUTHORITY’S AFFIRMATIVE ACTION POLICY TO ESTABLISH A CONSTRUCTION EMPLOYMENT PROGRAM THAT SETS GOALS FOR UTILIZATION OF MINORITY, WOMEN AND RESIDENT WORKERS ON CONSTRUCTION PROJECTS, ESTABLISHING AN EFFECTIVE DATE, AND AUTHORIZING ACTIONS RELATED THERETO.

WHEREAS, on August 30, 1978, the Authority’s Board of Commissioners adopted the Authority’s Affirmative Action Policy, as amended from time to time (“Affirmative Action Policy”).

WHEREAS, on April 26, 2007, the City Council of the City of Kansas City, Missouri adopted Committee Substitute for Ordinance No. 070504, As Amended, which established a construction employment program that sets goals for utilization of minority, women and resident workers on construction projects (“City Workforce Ordinance”).

WHEREAS, the City Workforce Ordinance became effective July 1, 2007.

WHEREAS, on April 23, 2008, the Authority’s Board of Commissioners amended the Affirmative Action Policy by its adoption of Resolution 4-01-08 (“Amendment”), which, among other things, updated the Authority’s goals for MBE/WBE business participation and Section 7 of the Amendment approved and established construction workforce goals.

WHEREAS, as requested by the City, the Authority desires to further amend the Affirmative Action Policy by modifying Section 7 of the Amendment to include the terms and conditions of the construction employment program (“Construction Employment Program”) in substantially the same form as the City Workforce Ordinance. The amendment to the Authority’s construction workforce goals shall be referred to as the “LCRA Workforce Policy”.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

1. The Authority’s Affirmative Action Policy is amended to include the terms and conditions of the Construction Employment Program in substantially the same form as the City Workforce Ordinance and as more specifically set forth as the LCRA Workforce Policy in this Resolution. The Authority shall adhere to the requirements set forth herein and shall contractually require its Redevelopers to do the following:

- (1) meet or exert good faith efforts to meet the goals established by the Human Relations Department of the City and, if necessary, any adjustments required by the Construction Workforce Board,
- (2) comply or exert good faith efforts to comply with the Construction Employment Goals approved by the Human Relations Department of the City and the Authority,
- (3) comply with all reporting requirements set forth in this LCRA Workforce Policy, and
- (4) contractually require each Construction Contractor to comply with this LCRA Workforce Policy and to enforce such contractual provisions.

2. Definitions applicable to the LCRA Workforce Policy.

Apprentice means person of legal working age who has entered into a program for training and employment to learn a skilled construction trade.

Apprenticeship Program means a program approved by the Bureau of Apprenticeship Training providing for no less than 2,000 hours of reasonably continuous employment and for participation in an approved schedule of work experience through employment, which shall be supplemented by a minimum of 144 hours per year of related instruction.

Authority means the Land Clearance for Redevelopment Authority of Kansas City, Missouri.

City means the City of Kansas City, Missouri.

City Council means the governing body of the City.

Compliance Officer means the Authority's staff member assigned to monitor a Construction Contractor's compliance with this LCRA Workforce Policy.

Construction Contract means a contract between a Redeveloper and a Construction Contractor for construction of a Construction Project estimated by the Authority prior to solicitation of construction bids as requiring more than 800 construction labor hours and with an estimated cost that exceeds \$324,000.00 (as may be adjusted annually by the City) for the construction, reconstruction, improvement, enlargement or alteration of any fixed work for which the Authority has granted tax abatement, or in which any portion of the Construction Contract is paid for out of City funds, tax increment financing, or funds administered by the City or the Authority pursuant to a federal or state grant, including, but not limited to any building, road, street, public utility or other public facility, regardless of the Construction Contract's dollar

amount, and regardless further of whether the Authority is a signatory to the Construction Contract. For instances where the Authority is acting as a developer, a Construction Contract shall also mean a contract between the Authority and a Construction Contractor for construction of a Construction Project.

Construction Contractor means any individual, partnership, corporation, association or other entity, or any combination of such entities, who or which, regardless of the number of employees, enters into a Construction Contract with a Redeveloper for construction of a Construction Project as part of a Redevelopment Project.

Construction Employment Goals means the percentages of construction labor hours to be performed by minority and women workers for a Construction Contractor on all construction projects of that Construction Contractor throughout the Kansas City Metropolitan Statistical Area, on a particular Construction Contract, during the construction time period of that Construction Contract unless otherwise waived by the Authority.

Construction Employment Program means the program established by the City by the Workforce Ordinance regarding the recruitment, training, mentoring and retention of employees, including apprentices and journeymen, on Construction Projects.

Construction Hours Affidavit means a statement by a Construction Contractor, verified under oath, setting forth the Construction Contractors intent to meet or exceed the Construction Employment Goals while performing a Construction Contract.

Construction Labor Hour means a sixty minute period of time devoted by a worker, employed by a contractor or subcontractor, performing labor on a Construction Project job site; or, preparing, fabricating or painting materials or equipment to be used or incorporated on a Construction Project job site.

Construction Project means any project performed by a Construction Contractor in the Kansas City Metropolitan Statistical Area.

Construction Workforce Board means a board created by the City in accordance with the City Workforce Ordinance.

Director means the Director of the Human Relations Department of the City of Kansas City, Missouri or his/her designee, or the person within the City Manager's Office that is assigned to perform the tasks delegated to the Director of the Human Relations Department.

Equal Opportunity Clause means a statement prohibiting discrimination on construction projects based on race, color, sexual orientation, age, gender, national origin, religion, mental or physical disability as proscribed in the Kansas City Code of Ordinances, Chapter 38, Article III, Section 38-132.

Fixed Work means any permanent building or structure to be reconstructed, improved, enlarged or altered under a Construction Contract.

Good Faith Waiver means a waiver that is granted by the Authority based upon a showing by a Construction Contractor that despite undertaking in good faith the actions outlined in this Construction Employment Program, the Construction Contractor was unable to achieve the Minimum Employment Goals.

Incentive Construction Employment Goal means an aspirational goal for company-wide employment of minorities and women intended to encourage Construction Contractors to invest additional money and resources to hire and retain minorities and women on their workforce in order to achieve participation percentages well in excess of the Minimum Employment goals and the percentage of minorities and women generally available in the workforce by providing public recognition upon the completion of a Construction Contract, to the Construction Contractor who achieves such goal.

Journeyperson means one who has completed an apprenticeship in a trade or craft and is recognized in the particular trade or craft as a journeyperson.

Labor Union means any organization which exists, in whole or in part, for the purpose, of collective bargaining; for dealing with employers concerning grievances, terms or conditions of employment; or, for other mutual aid or protection of workers in relation to employment.

LCRA Workforce Policy means the requirements for construction employment under applicable Construction Contracts adopted by the Authority that are consistent with and are in substantially the form of the City's Construction Employment Program.

Metropolitan Statistical Area (MSA) means the seven-county Kansas City metropolitan statistical area as defined by the United States Department of Labor. A map of the MSA is attached to this resolution as Exhibit A.

Minimum Construction Employment Goal means a minimum goal for company-wide employment of minorities and women that a Construction Contractor is expected to endeavor to meet by undertaking in good faith the actions outlined in this Construction Employment Program.

Minority means a person who is a citizen or lawful permanent resident of the United States and who is:

- (1) African American, a person whose origins are in any of the Black racial groups of Africa, and who has historically and consistently identified himself or herself as being such a person; or
- (2) Hispanic American and/or Latino American, a person whose origins are in Mexico, Central or South America, or any of the Spanish speaking islands

of the Caribbean, (for example Cuba and Puerto Rico) regardless of race, and who has historically and consistently identified himself or herself as being such a person; or

- (3) Asian and/or Pacific Islander American, a person whose origins are in any of the original peoples of the Far East, Southeast Asia, the islands of the Pacific or the Northern Marianas, or the Indian Subcontinent, and who has historically and consistently identified himself or herself as being such a person; or
- (4) Native American, a person having origins in any of the original peoples of North America, and who maintain tribal affiliation or demonstrate at least one-quarter descent from such groups, and who has historically and consistently identified himself or herself as being such a person.

Redeveloper means any individual, firm, partnership, corporation, company, association, joint stock association, public or private agency, limited liability company, or other entity that has entered into a Redevelopment Contract for the purpose of undertaking a Redevelopment Project that requires Redeveloper to enter into a Construction Contract with a Construction Contractor as part of such Redevelopment Project.

Redevelopment Contract means a contract between the Authority and Redeveloper pursuant to which a Redeveloper undertakes a Redevelopment Project and a Redeveloper enters into a Construction Contract for construction of a Construction Project as part of a Redevelopment Project.

Redevelopment Project means a project as described in a Redevelopment Contract to be undertaken by a Redeveloper and that requires a Redeveloper to enter into a Construction Contract.

Resident means an individual residing or domiciled within the City.

Woman means a person who is a citizen or lawful permanent resident of the United States and who is a female.

Workforce Preparedness Program means a program approved or certified by the City that actively seeks the participation of minorities and women and provides them with the skills and resources necessary to enter a program for training and employment to learn a skilled construction trade.

3. Purpose of the LCRA Workforce Policy.

(a) The City established the Construction Employment Program for the following purposes:

- (1) Increase recruitment, training, and retention of residents, minorities and women on Construction Contracts and throughout the Kansas City MSA; and
- (2) Prescribe policies and procedures to implement the City's objective in accordance with the Workforce Ordinance; and
- (3) Promote Workforce Preparedness Programs and Apprenticeship Programs to increase the number of skilled minority and women employees in the construction trades with the goal of increasing minority participation in Apprenticeship Programs to 30% by 2011 and female participation in Apprenticeship Programs to 5% by 2011.
- (4) Further the retention of minorities and women in the current workforce by promoting mentoring programs to assist such workers and establishing goals to encourage City Contractors to retain such workers.

(b) The LCRA Workforce Policy shall not be construed as requiring or encouraging a Construction Contractor, or any subcontractor or supplier working in conjunction with the Construction Contractor, to make employment decisions or otherwise alter the terms and conditions of employment based upon race or gender.

(c) The Director may adopt rules and regulations to implement the Construction Employment Program and the Authority is authorized to adopt such rules and regulations as needed.

4. Application of Resolution.

(a) The provisions of this resolution shall apply to all Construction Contracts as defined in this resolution.

(b) The Authority shall adopt any adjustments to the Workforce Ordinance approved by the City Council but only to the extent that any such adjustments are applicable to the Authority.

(c) All Redevelopment Contracts shall require that a Redeveloper include the requirements of the LCRA Workforce Policy in a Construction Contract and that a Redeveloper use good faith efforts to ensure that a Construction Contractor complies with the LCRA Workforce Policy; provided, however, that a Redevelopment Contract that provides exclusively acquisition assistance but that does not provide public financial assistance to a Construction Project shall not be subject to the requirements of the LCRA Workforce Policy.

5. Construction Employment Goals.

(a) Construction Employment Goals, expressed as a percentage of total construction labor hours of a Construction Contractor on all Construction Projects within the Kansas City MSA shall be established by the LCRA Workforce Policy for an initial five-year period, subject to adjustment and renewal by the City Council and the Authority as provided herein. Such goals shall be reviewed annually by the Director in consultation with the Construction Workforce Board and the Director and the Construction Workforce Board shall have the right to recommend to the City Council adjustments as it deems to be in the best interests of the City and its citizenry. The Authority is authorized to adopt any adjusted Construction Employment Goals approved by the City Council as needed.

(b) In establishing the Construction Employment Goals, the City has considered:

- (1) The general population in the City and in the Kansas City Metropolitan Statistical Area (MSA); and
- (2) The general workforce in the City and in the Kansas City Metropolitan Statistical Area (MSA); and
- (3) The availability of minority and women in the workforce in the City and in the Kansas City Metropolitan Statistical Area (MSA); and
- (4) The utilization of minorities and women in the workforce in the City and in the Kansas City Metropolitan Statistical Area (MSA); and
- (5) The projected growth of the Kansas City construction industry; and
- (6) Information from contracting associations, labor organizations, workforce preparedness programs and community groups concerning workforce availability in the commercial marketplace; and
- (7) Any other requirements imposed by federal, state or local laws.

(c) In recommending any adjustments to the Construction Employment Goals, the Director in consultation with the Construction Workforce Board shall consider all of the information described in subsection (b) and any statistical data subsequently gathered regarding the Construction Employment Program.

(d) Construction Employment Goals are established as follows:

- (1) For minorities, an Incentive Construction Employment Goal of 20% and a Minimum Construction Employment Goal of 10%.
- (2) For women, an Incentive Construction Employment Goal of 4% and a Minimum Construction Employment Goal of 2%.

(e) The Construction Employment Goals are not the goals for individual Construction Contracts; they are company-wide goals within the Kansas City MSA for any Construction Contractor performing work on a Construction Contract. Company-wide goals are intended to further the City's and the Authority's interest in promoting greater long term retention of minorities and women. Both goals shall be based upon minorities and women working sufficient hours to qualify for benefits.

(f) The Construction Employment Goals shall be reviewed on an annual basis by the Director in consultation with the Construction Workforce Board. The Director and the Construction Workforce Board shall present an evaluation to the City Council of the Construction Employment Program every year. Annually, the City Council shall review the Director's and Construction Workforce Board's evaluation of the Construction Employment Program and evaluate whether the Program should be amended. Every five years, the City Council shall evaluate whether the Program should be extended or terminated, but failure to do so shall not invalidate the Workforce Ordinance or any contract or solicitation.

(g) A Redeveloper shall be presumed conclusively to be in compliance with this LCRA Workforce Policy if a Redeveloper makes a good-faith effort to meet the Minimum Employment Goals. In the event that Minimum Construction Employment Goals have not been met, the Redeveloper may request a Good Faith Waiver from the Authority. The Authority shall grant a Good Faith Waiver if the Redeveloper can demonstrate that good-faith efforts have been made to achieve the goals. In determining whether a Redeveloper made a good-faith effort to meet the Minimum Employment Goals, the Director shall consider whether the Redeveloper undertook the following actions during the period beginning with the date the Redeveloper received construction bids and ending on the date that the Redeveloper completed the Redevelopment Project:

- (1) For those Redevelopers that have entered into Construction Contracts with Construction Contractors that are not signatories to a collective bargaining agreement with organized labor:
 - a. Requested in writing the assistance of the Compliance Officer and/or the Director with respect to efforts to promote the utilization of, minorities and women in the workforce and acted upon any such recommendations; and
 - b. If a Construction Contractor hires workers in the ordinary course of business, the Compliance Officer, in consultation and cooperation with the Director, shall determine whether the

Construction Contractor advertised in minority or women trade association newsletters and/or minority or women owned media at least 15 calendar days prior to the utilization of any construction services on the Construction Contract, and used terminology that sufficiently describes the work available, the pay scale, the application process, and anything else that one might reasonably be expected to be informed of relevant to the position being advertised; and

- c. If a Construction Contractor hires workers in the ordinary course of business, the Compliance Officer, in consultation and cooperation with the Director, shall determine whether the Construction Contractor maintained copies of each advertisement and a log identifying the publication and date of publication; and
- d. If a Construction Contractor hires workers in the ordinary course of business, the Compliance Officer, in consultation and cooperation with the Director, shall determine whether the Construction Contractor conducted real and substantial recruitment efforts, both oral and written, targeting resident, minority and women community-based organizations, schools with a significant minority student population, and training organizations serving the recruitment area; and
- e. If a Construction Contractor hires workers in the ordinary course of business, the Compliance Officer, in consultation and cooperation with the Director, shall determine whether the Construction Contractor established and maintained and/or obtained from the City or the Authority a current list of resident, minority and women recruitment sources, providing written notifications to the recruitment sources of available employment opportunities, and maintained records of the notices submitted to the organizations and any responses thereto; and
- f. If a Construction Contractor hires workers in the ordinary course of business, the Compliance Officer, in consultation and cooperation with the Director, shall determine whether the Construction Contractor maintained a current file for the time period of the Construction Contract with the name, address, and telephone number of each resident, minority and woman job applicant, the source of the referral, whether or not the person was hired, and in the event that the applicant was not hired, the reason therefore; and
- g. Required by written contract all subcontractors to comply with this provision.

- h. Promoted the retention of minorities and women in its workforce with the goals of achieving sufficient annual hours for minorities and women to qualify for applicable benefits.
- (2) For those Redevelopers that have entered into Construction Contracts with Construction Contractors that are signatories to collective bargaining agreements with organized labor:
 - a. Supported the efforts of the Joint Apprenticeship Training Committee (JATC), a joint effort of Labor Unions and Contractors, or some other Apprenticeship Program, whose purpose is to recruit, train and employ new workers for a full time career in the construction industry. For purposes of this LCRA Workforce Policy, a Construction Contractor's support may include, but is not limited to, financial contributions, providing volunteers, or in-kind services or goods; and
 - b. Requested in writing from each Labor Union representing crafts to be employed by the Construction Contractor that:
 - i. The Labor Union make efforts to promote the utilization of residents of the City, minorities and women in the workforce; and
 - ii. The Labor Union identify any residents of the City, minorities and women in its membership eligible for employment by the Construction Contractor; and
 - iii. the JATC take substantial and real steps to increase the participation of minorities in the union Apprenticeship Programs in the aggregate to 30% by 2011 and encourage other Labor Unions to do the same; and
 - iv. the JATC take substantial and real steps to increase the participation of women in the union Apprenticeship Programs in the aggregate to 5% by 2011 and encourage other Labor Unions to do the same; and
 - v. the JATC partner with workforce preparedness programs, community based organizations, employment referral programs and school-sponsored programs to accomplish these goals; and

- c. Collaborated with Labor Unions in promoting mentoring programs intended to assist minorities and women in increasing retention with the goals of achieving sufficient annual hours to qualify for applicable benefits; and
- d. If a Construction Contractor hires workers in the ordinary course of business, the Compliance Officer, in consultation and cooperation with the Director, shall determine whether the Construction Contractor maintained a current file with the name, address, and telephone number of each resident, minority and woman worker identified by the Labor Union, whether or not the person was hired, and in the event the person was not hired, the reason therefore; and
- e. To the extent that the good-faith effort requirements set forth in this section are in conflict with the procedures implemented by the Construction Contractor in order to comply with a competitive bargaining agreement, the Construction Contractor shall substitute other procedures, as may be approved by the Compliance Officer, in consultation and cooperation with the Director, in writing, in order to accomplish the purpose and intent of this section.

(h) Required by written contract all subcontractors to comply with this provision;
and

(i) Notwithstanding anything contained in this section, if a Good Faith Waiver is required by federal or state or local law, the Compliance Officer, in consultation and cooperation with the Director, shall grant a Good Faith Waiver to a Redeveloper that nonetheless fails to meet: (a) the minority and women employment goals; and (b) the standards set forth in Section 5 of this resolution.

(j) When a Redeveloper files a request for a Good Faith Waiver, the Compliance Officer, in consultation and cooperation with the Director, shall make a recommendation to the Authority as to whether the request should be approved or denied.

6. Incentive Construction Employment Goals.

The Authority is authorized to provide public recognition to a Redeveloper on a Construction Contract that achieve the minority and female Incentive Construction Employment Goals of the Construction Employment Program.

7. Monitoring and Compliance with Construction Employment Program.

(a) At the time a bid is submitted, the Construction Contractor shall submit a Construction Hours Affidavit in a format determined by the Compliance Officer and the Director stating the Construction Contractor's intent to meet or exceed the Minimum

Construction Employment Goals while performing the Construction Contract or request a waiver.

(b) After the Construction Contract has been executed, but before construction begins, the Director may require the selected Construction Contractor to meet with the Compliance Officer for the purpose of discussing providing first opportunity to residents of the City, the Construction Employment Goals for minority and women workers, how the Construction Contractor will endeavor in good faith to meet the Minimum Construction Employment Goals, and any problems that may affect the Construction Contractors ability to employ residents of the City or achieve the Construction Employment Goals.

(c) After completion of work on the Construction Contract but before release of retainage, final acceptance and closeout, the Construction Contractor shall provide to the Compliance Officer and the Director, in a format approved by the Director, the payroll records of the Construction Company and its subcontractors on the Construction Contract, for the economic quarter years spanning the duration of the Construction Contract: (i) the total number of hours of work performed by minorities and women on the Construction Contract and company-wide on all projects in the Kansas City MSA as compared to the total number of hours of work performed by all workers on the Construction Contract and company-wide on all projects in the Kansas City MSA; and (ii) the hours worked per capita by minorities and women as compared to the hours worked per capita by all other workers in the workforce.

(d) All Construction Contractors are expected to comply with all federal laws, including those of the Immigration and Naturalization Service and the Department of Homeland Security. Only those hours performed by workers in compliance with federal law may be counted towards the Construction Employment Goals.

(e) On all Construction Contracts, the Authority and the Director shall have access, at all reasonable times, to all books, papers, records, reports or accounts in possession of or under the control of all Construction Contractors and subcontractors as may be reasonably necessary to ascertain compliance with this LCRA Workforce Policy, and all Construction Contractors and their respective subcontractors shall furnish such further information as may be required of such person within ten working days of the date it is so requested in writing. The Construction Contractor shall require all its subcontractors to comply with the requirements of this subsection.

(f) The Authority, the Compliance Officer, and/or the Director shall be authorized to conduct on-site audits and records inspections of any Construction Contractor and subcontractor without prior notice as may be necessary to ascertain compliance with this Ordinance. The Construction Contractor shall require all its subcontractors to comply with the requirements of this subsection.

(g) The Construction Contractor is required to obtain and retain documentation establishing the residence of record for any person working on a Construction Project.

The documentation must show an address within the City and may be one of the following:

- (1) drivers license or identification card issued by a government or governmental agency with a photograph of the holder; or
- (2) voter registration card; or
- (3) utility bill showing the account holders name and address; or
- (4) valid United States Passport; or
- (5) document falling within any other category that the Compliance Officer and the Director determines sufficiently establishes residency.

(h) **Monthly Reporting:** The Construction Contractor performing work on a Construction Contract shall submit a Contractor Affirmative Action Monthly Report (CAAMR) to the Authority and the Director by the 15th day of each month through the duration of the Construction Contract. The Contractor Affirmative Action Monthly Report shall state the number of resident, minority and women construction labor hours performed on site per trade, and shall be submitted in a format determined by the Compliance Officer.

8. Equal Employment Standards.

(a) The Redeveloper shall contractually require that all Construction Contracts contain language requiring as a condition thereof that all Construction Contractors will adhere to the Equal Opportunity Clause set forth in the Kansas City Code of City Ordinances, Chapter 38, Article III, Section 38-132. The Equal Opportunity Clause shall include, at a minimum, the following provisions:

- (1) The Construction Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, disability or sexual orientation.
- (2) The Construction Contractor will take affirmative action to ensure that employees are treated fairly during employment without regard to their race, color, religion, sex, national origin, disability or sexual orientation. Such action shall include, but not be limited to the following: Employment, promotion, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- (3) The Construction Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of the nondiscrimination clause.

(b) The Redeveloper shall contractually require that the Construction Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Construction Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, disability or sexual orientation.

(c) The Redeveloper shall contractually require that in the event of the Construction Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the Construction Contractor may be declared ineligible for further contracts in connection with a Redevelopment Project. A Construction Contractor may appeal any such determination to the Authority.

9. Remedies.

(a) In addition to the remedies set forth in the Redevelopment Contract, if the Compliance Officer, in consultation and cooperation with the Director, shall find after investigation that a Redeveloper has not met the Construction Employment Goals and the Redeveloper has not made a good-faith effort to meet the goals, the Compliance Officer, in consultation and cooperation with the Director, may:

- (1) recommend to the Authority that the Authority not issue a certificate of tax abatement for the Redevelopment Project under the Redevelopment Contract or that the Authority issue a certificate of tax abatement but require the Redeveloper under the Redevelopment Contract to pay payments in lieu of taxes for some period during the ten-year tax abatement period as determined by the Authority in its sole and absolute discretion; and/or
- (2) recommend to the Authority that the Redeveloper be declared ineligible to receive any Construction Contract in connection with a Redevelopment Project for a period of time up to one year.

(b) After due notice given to the Redeveloper, the Authority shall hold a hearing and determine whether the Redeveloper made a good-faith effort to meet the Minimum Employment Construction Goals and to determine the appropriate remedy if the Authority determines that the Redeveloper failed to make a good-faith effort to meet the Minimum Employment Construction Goals. If the Authority determines that the Redeveloper made a good-faith effort to meet the Minimum Employment Construction Goals, then the Authority shall grant a Good Faith Waiver to the Redeveloper.

10. Appeals; Construction Workforce Board.

(a) The City Workforce Ordinance established a Construction Workforce Board to hear appeals. Following a decision by the Authority that a Redeveloper failed to

make a good-faith effort to meet the Construction Employment Goals, a Redeveloper may appeal the Authority's decision to the Construction Workforce Board.

(b) Appeals shall be made to the Construction Workforce Board by filing with the Compliance Officer within ten (10) working days after notice of the Authority's determination, a written request for review by the Construction Workforce Board, stating the grounds of such appeal with specificity. The Compliance Officer shall promptly forward to the Director and to the chairperson and members of the Construction Workforce Board a copy of any appeal.

(c) Failure to file a timely appeal to the Construction Workforce Board shall constitute a waiver of the right of a Redeveloper to appeal the Authority's determination and such person shall be estopped to deny the validity of any order, recommendation, determination or action taken by the Authority which could have been timely appealed and shall have been deemed to have exhausted all administrative remedies under this LCRA Workforce Policy.

(d) The Construction Workforce Board shall have authority to require that a party first make a written submission of its appeal prior to permitting a hearing and may summarily dispose of those appeals that it determines to be frivolous and without merit.

(e) After receiving an appeal from the Redeveloper, the Construction Workforce Board, shall set a date upon which a hearing shall be held by the Construction Workforce Board and shall notify all parties of the date thereof. The notice of hearing shall be served upon the parties at least ten (10) calendar days prior to the date of the hearing. A copy of the Authority's determination shall be attached to each such notice. A hearing shall be set no later than twenty-one (21) calendar days after receipt of the request for appeal to the Construction Workforce Board.

(f) The hearing shall be conducted under rules adopted by the Construction Workforce Board. The Construction Workforce Board may subpoena witnesses, compel their attendance, administer oaths, take the testimony of persons under oath, and require the production for examination any books, papers or other materials relating to any matter under investigation or in question before the Construction Workforce Board.

(g) The Construction Workforce Board shall cause all proceedings before it to be either audio recorded or held before a certified court reporter.

(h) The Construction Workforce Board shall have authority to affirm, modify or reverse the determination of the Authority with respect to whether good-faith efforts were made to meet the Minimum Construction Employment Goals.

(i) The determination of the Construction Workforce Board with respect to good-faith efforts, shall be a final determination and the Authority and the Redeveloper shall agree, pursuant to the Redevelopment Contract, that the decision of the Construction Workforce Board shall be binding upon the Authority and the Redeveloper; provided,

however, that the Authority shall make the final determination as to the appropriate remedy under the Redevelopment Contract.

11. Severability.

If any section, subsection, clause, or provision of this resolution is deemed to be invalid or unenforceable in whole or in part, this resolution shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable subsection(s), clause(s), provision(s) or portion(s) thereof, and alter the balance of those same sections in order to render the same valid and enforceable.

12. The Chairman, Vice-Chairman and Secretary are authorized and directed to undertake any activities, including signing any documents, certificates or other instruments, necessary to carry out and implement the LCRA Workforce Policy.

13. The effectiveness of this resolution is subject to adoption of an ordinance or agreement by the City Council of the City to take all reasonable and necessary action to diligently defend the Authority, at the City's sole cost, in the event that any claim or action is filed against the Authority challenging the LCRA Workforce Policy or the Authority's implementation of the LCRA Workforce Policy.

ADOPTED this 27th day of May, 2009.

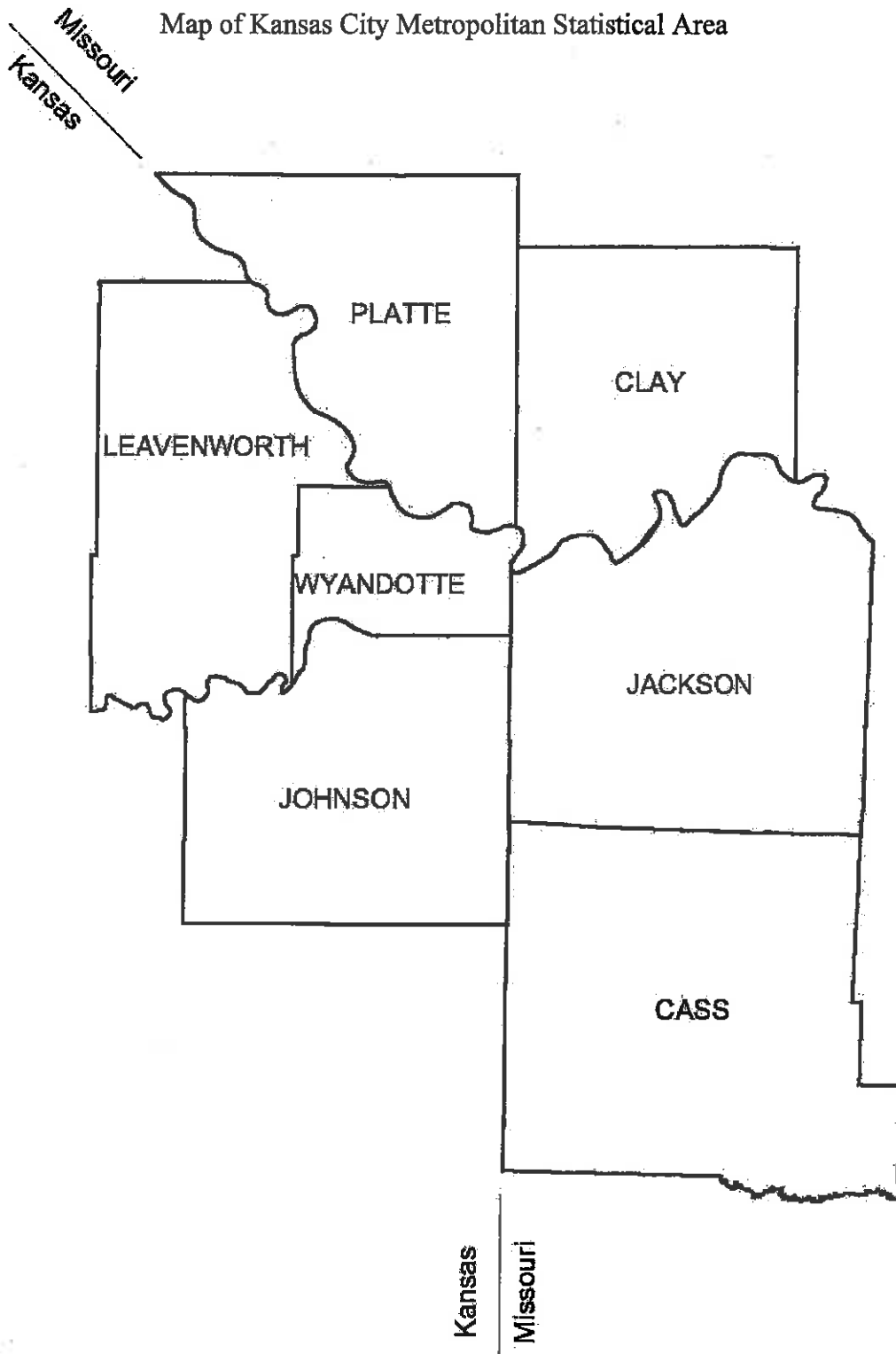
/s/
R. Michael Duffy, Chairman

ATTEST:

/s/
Joseph F. Egan, Secretary

EXHIBIT A

Map of Kansas City Metropolitan Statistical Area



**LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI**

**REDEVELOPER'S AFFIRMATIVE ACTION
INFORMATION PACKET**

TO: All LCRA Applicants/Redevelopers
 FROM: Joseph F. Egan, Executive Director
 RE: Affirmative Action Process

Enclosed in this packet you will find information and materials needed to satisfy the affirmative action policy of the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "LCRA"). The LCRA has established the following goals* for Minority Business Enterprise (MBE) and Women's Business Enterprise (WBE) participation on approved redevelopment projects:

Minority Classification	Construction	Professional Service	Other Services	Materials and Supplies
Black American	9%	8%	13%	9%
Hispanic American	5%	3%	3%	3%
Native American/Asian American	1%	2%	2%	%
White Women	7%	8%	10%	9%

* NOTE: These are default goals; alternative utilization goals may be set for individual projects.

The LCRA's goals for MBE/WBE business participation apply to professional services and consultants, as well as construction contractors and suppliers. In order for a business to be considered MBE or WBE, it must: (a) be at least 51% owned and independently controlled by one or more minorities or women; (b) either have its principal place of business in the Kansas City metropolitan area or have made substantial efforts to become a market participant in the Kansas City metropolitan area; and (c) meet the size standards imposed by federal regulations (13 CFR 121.201). Minorities are generally defined as persons who are: Native American, Black, Hispanic, and Asian. It is sufficient if the overall goal for minorities has been met without regard to the specific "mix" of minorities.

All MBE/WBE businesses must be certified by the City of Kansas City Human Relations Department.

The LCRA's goals for minority and women construction trade participation are 15% minority participation and 7% women participation based on the percentages of construction labor hours on each construction project with a budget greater than \$324,000.00, adjusted annually in accordance with the Consumer Price Index.

All redevelopers, general contractors and subcontractors shall be required to take affirmative actions to accomplish these minimum goals and shall be required to cooperate with the LCRA in preparing their affirmative action plans and certifying the levels of employment accomplished under that plan.

All redevelopers, prior to approval of their redevelopment contract by the LCRA, are required to complete and submit to this agency an Affirmative Action Plan (form enclosed), as well as a Letter of Intent (form enclosed). Also, redevelopers must inform this agency, in writing, of any pre-award commitments or suppliers.

Based on this information and a proposed timetable of actions to accomplish the intent of the LCRA's affirmative action policy, the LCRA and the redeveloper will develop a preliminary schedule for affirmative action performance and reviews.

Before LCRA approval of any redevelopment contract, the redeveloper and general contractor will meet with the LCRA staff to discuss their affirmative action plan and monitoring of the project. During the planning, design and construction of the project, the LCRA, or its agents, will monitor the project to ensure that affirmative action goals are being attained, or that a good faith effort is made to achieve the goals. It is the responsibility of the selected redeveloper to implement the LCRA's affirmative action policy goals for professional services and consultants, to provide this information to the general contractors, and to assist the general contractor in maintaining MBE/WBE participation and minority and women construction employment participation during the construction process.

The information requested in the enclosed materials is required for all projects assisted by the LCRA. Please do not hesitate to contact this office if you have any questions or need assistance in any way. We are looking forward to working with you on this project.

Nothing in this Affirmative Action Information Packet, or in the Affirmative Action Policy of the LCRA relieves redevelopers and/or other parties participating in LCRA projects from any other local, state or federal laws or regulations. It is the obligation of all redevelopers and/or other parties participating in LCRA projects to comply with all such laws and regulations; and, failure to do so may be deemed by the LCRA Board of Commissioners to be a default of the parties' contractual obligation to the LCRA.

Enclosures

REDEVELOPER'S AFFIRMATIVE ACTION PLAN
FOR

PROJECT _____
LOCATION _____
TYPE OF
DEVELOPMENT _____

1. General Information

A. Name of
Company _____
Address _____
Phone
Number _____

B. Estimated Cost of Development
\$ _____

C. The owner(s) and/or principal(s) of our company are:

Name _____
Address _____
Name _____
Telephone No. _____

Name _____
Address _____
Name _____
Telephone No. _____

Name _____
Address _____
Name _____
Telephone No. _____

D. The Equal Employment Opportunity Officer for our company is:

Name _____
Phone Number _____

E. The following MBE and WBE firms are anticipated to participate as members of the development team:

<u>Name</u>	<u>Team Member Service Provided</u>	<u>MBE or WBE</u>	<u>Amount to be paid For Services Provided</u>
1.			
2.			
3.			
4.			

F. We agree to provide vexation letters from each listed MBE and WBE evidencing that it has agreed to execute a formal agreement for the work and indicate the price agreed for such work.

G. If the project is a multi-phased project, it may be unrealistic to attempt to outline MBE and WBE participants for future phases at this time. If so, what steps will the redeveloper take to maximize MBE and WBE participation for the development team for those future project phases?

H. In conjunction with this project, we propose to contract with the following types of suppliers of goods and services after construction:

I. We agree to contact the agencies provided on the Resource List for technical assistance in obtaining qualified MBE and WBE firms and expect _____% of the subcontracts to go to MBE and WBE firms.

J. MBE and WBE Participation Requirements: On this project we will insure that our contractor will comply with the LCRA's Affirmative Action guidelines which require participation by MBE and WBE subcontractors.

K. Minority and Women Workforce Requirements: On this project we will insure that our contractor will comply with the LCRA's Affirmative Action guidelines which require participation by minorities and women in the construction labor force.

2. Policy

- A. We, the undersigned, are committed to non-discrimination in employment. Any person that applies for employment with this project or our company will not be discriminated against because of race, color, creed, sex or national origin.
- B. The policies and practices of the undersigned are to recruit and to hire employees and/or contractors, subcontractors and suppliers without discrimination and to treat them equally with respect to compensation and opportunities for advancement, including upgrading, promotion, transfer and bidding and contracting negotiations. We realize the inequities associated with employment, upgrading, contracting and subcontracting for minorities and women, and will direct our efforts to correcting any deficiencies to the maximum extent possible. The same will be required of our contractors, subcontractors and/or suppliers.

3. Affirmative Actions

- A. We will undertake a program of affirmative action to make known that equal employment and contract bidding opportunities are available on the basis of individual merit and to actively encourage minority and women participation.
- B. We will seek qualified minority and women applicants/contractors/subcontractors for all job categories and will make particular efforts to increase minority and women group representation in occupations at the higher levels of skill and responsibility. All sources of employment shall be used and made aware that we are equal employment opportunity employers. All MBE and WBE Resource Agencies and companies certified¹ by Kansas City, Missouri Human Relations Department (816/513-1836) will be notified by registered mail, fax logs or verified e-mail, with a follow-up contact. Documentation of this contact will be maintained as a permanent record throughout this project, and copies will be sent to the LCRA office.
- C. We will require timely and approvable submittals of Affirmative Action Programs from all interested contractors/subcontractors who propose to work on this project (and, when requested, from suppliers) and will take whatever steps necessary to insure that non-minority contractors and subcontractors have adequate minority and women representation in their total workforces.

Respectfully submitted,

By _____ Date _____
(Company Executive)

By _____ Date _____
(Company E.O. Officer, if applicable)

¹ Certified companies' contact information may be accessed via the Kansas City, Missouri website (<http://www.kcmo.org>) or by contacting the Human Relations Department at (816) 513-1836.

TO: All Redevelopers
FROM: Joseph F. Egan, Executive Director
RE: "Letter of Intent"

Attached is the form that should be used in submitting your Letter of Intent to the LCRA Board.

The Letter of Intent should outline the following requirement, as well as any other efforts you intend to set forth to meet these requirements:

- (1) The steps the redeveloper will take to maximize MBE/WBE participation in all areas of the project, including professional services, and consulting as well as construction contracting.
- (2) The steps the redeveloper will take to maximize minority and women construction workforce participation on the project.
- (3) It is the redeveloper's responsibility to make sure that the General Contractor sends notice to MBE/WBE resource agencies by registered mail (return receipt requested) inviting bids from their membership. Notice must go out at least two weeks before bids are due.
- (4) Documentation will be submitted to this agency of follow-up telephone calls to the resource agencies or individual contractors.

This letter should be on your letterhead and submitted with the redeveloper's Affirmative Action Plan.

Attachment

Date: _____

Land Clearance for Redevelopment Authority
of Kansas City, Missouri
1100 Walnut, Suite 1700
Kansas City, MO 64106

Attention: Executive Director

Re: Development Area _____
Redevelopment Project _____
Location _____
Construction Cost \$ _____

To Whom It May Concern:

The procedures outlined below are designed to insure that maximum MBE/WBE participation and minority/women construction workforce participation will be present on the above-referenced project.

The estimated timetable and steps we intend to take to insure that MBE/WBE participation will be provided and opportunities to bid on this project will be encouraged:

- 1.
- 2.
- 3.

On this project, we will insure that our general contractor will comply with the LCRA's Affirmative Action guidelines and adhere to the steps we have outlined above.

Respectfully submitted,

(Company Executive)

PRE-AWARD COMMITMENTS

1. It is the responsibility of the redeveloper to inform the LCRA, in writing, of any pre-award commitments to professional service providers, contractors or suppliers.

a. In all projects where more than two thirds (2/3) of commitments to either professional services providers or construction services providers, including the value of self-performed work have been established and the MBE/WBE goals have not been met, the Redeveloper shall:

- (i) issue a written, verified commitment to the LCRA that states Redeveloper will use best faith efforts to meet the MBE/WBE goals (see LCRA Board Resolution No. 4-__-08-07 contained in this packet); and
- (ii) submit a completed Redeveloper Affirmative Action Plan for approval by the LCRA staff.

b. In all projects where prior to the approval of the LCRA application, the Redeveloper has committed to either professional services providers or construction services providers, including the value of self-performed work, that results in a mathematical impossibility for the Redeveloper to achieve the MBE/WBE goals, the Redeveloper's application shall be administratively denied by the LCRA staff.

GOOD FAITH EFFORT STATEMENT

It is the policy of the LCRA for all of its projects to require redevelopers and their contractors to make a good faith effort to accomplish the affirmative action goals of the Commission. It is the obligation and responsibility of the selected redeveloper to perform in a good faith effort throughout the development process. A good faith effort is deemed to be those actions, including advertising in periodicals, making contacts with minority and women's trade associations and business development organizations, and other outreach activities, which may be necessary in order to accomplish, at a minimum, the LCRA's following goals* for the participation, directly or by joint venture arrangements, of minority and women business enterprises in the professional and consultant services, as well as in the construction activities resulting from LCRA projects:

Minority Classification	Construction	Professional Service	Other Services	Materials and Supplies
Black American	9%	8%	13%	9%
Hispanic American	5%	3%	3%	3%
Native American/Asian American	1%	2%	2%	%
White Women	7%	8%	10%	9%

* NOTE: These are default goals; alternative utilization goals may be set for individual projects.

Statement of Agreement

I, _____, and the firm of _____, do hereby agree to make a "good faith effort" to implement the LCRA Affirmative Action policy for the _____ project.

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF KANSAS CITY, MISSOURI

GENERAL CONTRACTOR'S AFFIRMATIVE ACTION
INFORMATION PACKET

GENERAL CONTRACTOR'S AFFIRMATIVE ACTION PLAN
FOR

PROJECT _____
LOCATION _____
TYPE OF
DEVELOPMENT _____

1. General Contractor

A. Name _____
Address _____
Telephone Number _____
E.O. Officer/Contact Person _____

2. Developer

A. Name _____
Address _____
Telephone Number _____

3. General Information

A. Name of
Company _____
Address _____
Phone
Number _____

B. The owner(s) and/or principal(s) of our company are:

Name _____
Address _____
City, State, Zip _____
Position _____
Ethnic Origin _____
Ownership _____ %

Name _____
Address _____
City, State, Zip _____
Position _____
Ethnic Origin _____
Ownership _____ %

Name _____
 Address _____
 City, State, Zip _____
 Position _____
 Ethnic Origin _____
 Ownership _____%

C. Estimated Construction Dates:
 Start _____ Completion _____

D. Total number of persons employed by the company: _____

E. Manpower utilized on this project will be in the following areas:

TRADES & SKILLS % OF TOTAL	TOTAL		MINORITIES	
	Male	Female	Male	Female
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

F. In conjunction with this project, we propose to subcontract the following types of work:

G. We agree to contact the agencies provided on the Resource List for technical assistance in obtaining qualified MBE and WBE contractors and expect _____% of the subcontract amount to go to MBE contracts, and _____% of the subcontract amount to go to WBE contractors.

H. On this project we will comply with the LCRA's Affirmative Action guidelines that require participation by MBE and WBE subcontractors.

I. We will take the following affirmative actions to insure that MBE/WBE subcontractors and/or suppliers are provided opportunities to negotiate and/or bid the project:

4. Employment Goals

- A. We will seek qualified minority subcontractors for all job categories and will make particular efforts to increase minority group representation in occupations at the higher levels of skill and responsibility. All sources of employment shall be used and made aware that we are equal employment opportunity employers. All Minority Resource Agencies will be notified by registered mail, with a follow-up contact. Documentation of this contact will be maintained as a permanent record throughout this project, and copies will be sent to the LCRA office.
- B. We agree that placements, promotions and transfer activities at all levels will be made to insure that full consideration has been given to qualified minority and women employees. Our present minority employees are identified on Appendix A.
- C. We will require timely and approvable submittals of Letters of Certification from the City of Kansas City, Missouri regarding Affirmative Action Plans from all subcontractors who propose to work on this project.

5. Failure to Follow Goals

- A. The undersigned understands that the failure or refusal to follow through with implementation of these Affirmative Action goals that are herein stated may be deemed by the LCRA as a total breach of our contractual obligations with the Commission and that this contract, or other contracts, may be terminated, cancelled or suspended in whole or in part.

Respectfully submitted,

By _____
Company Executive

Date _____

APPENDIX A

MINORITY EMPLOYEES

List the name, address, trade, classification, date hired, sex and ethnic origin for each minority person employed by your company.

<u>Name & Address</u>	<u>Trade</u>	<u>Classification</u>	<u>Date Hired</u>	<u>Sex</u>	<u>Ethnic Origin</u>
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SUBCONTRACTOR'S AFFIRMATIVE ACTION PLAN
FOR

PROJECT _____
LOCATION _____
TYPE OF _____
DEVELOPMENT _____

1. Subcontractor

A. Name _____
Address _____
Telephone Number _____
E.O. Officer/Contact Person _____

2. Redeveloper

A. Name _____
Address _____
Telephone Number _____

3. General Information

A. Name of Company _____
Address _____
Phone Number _____

B. The owner(s) and/or principal(s) of our company are:

Name _____
Address _____
City, State, Zip _____
Position _____
Ethnic Origin _____
Ownership _____ %

Name _____
Address _____
City, State, Zip _____
Position _____
Ethnic Origin _____
Ownership _____ %

Name _____
 Address _____
 City, State, Zip _____
 Position _____
 Ethnic Origin _____
 Ownership _____ %

C. Estimated Construction Dates:
 Start _____ Completion _____

D. Total number of persons employed by the
 company: _____

E. Manpower utilized on this project will be in the following areas:

TRADES & SKILLS % OF TOTAL	TOTAL		MINORITIES	
	Male	Female	Male	Female
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

F. We, the undersigned, will take whatever steps are necessary to ensure that our total workforce has adequate qualified minority representation. We will utilize any means or methods to correct any deficiencies in minority employment, placement, promotion and contracting/subcontracting services.

G. We agree that placements, promotions and transfer activities at all levels will be made to insure that full consideration has been given to create opportunities for qualified minority and women group employees. Our present minority employees are identified on Appendix A.

H. The undersigned understands that the failure or refusal to follow through with implementation of these Affirmative Action goals that are herein stated may be deemed by the LCRA as a total breach of our contractual obligations with the Commission and that this contract, or other contracts, may be terminated, cancelled or suspended in whole or in part.

Respectfully submitted,

By _____
 Company Executive

Date _____

MBE/WBE REPORTING SYSTEM

List of Subcontractors

Project _____

Total Dollar Amount of construction costs: \$ _____

The following are subcontractors being utilized on our project:

<u>Name & Address</u>	<u>Scope of Work</u>	<u>Amount of Contract</u>	<u>MBE/WBE</u>
---------------------------	----------------------	---------------------------	----------------

Total MBE/WBE subcontract amount: \$ _____

Total MBE/WBE percentage: _____ %

BID PROCEDURE

The redeveloper will inform the LCRA, in writing, of any pre-award commitments to contractors or suppliers. No more than 1/3 of subcontract work should be pre-awarded (see LCRA Board Resolution No. 94-55).

The General Contractor will send notices to one or more of the MBE/WBE resource agencies (list included in this packet) by registered mail (return receipt requested), fax log, or verified e-mail inviting bids from their membership as well as companies certified by the City of Kansas City, Missouri (www.kcmo.org). This agency should be provided copies of the registered mail receipts and notices. Notices must go out at least two weeks before bids are due.

The General Contractor should submit two (2) sets of plans and specifications to the MBE/WBE resource agencies for their membership to review.

This agency should be provided documentation of follow-up telephone calls to the resource agencies or to individual contractors after notices have been sent.

The LCRA reserves the right to review any and all bids before final selection by the General Contractor if the affirmative action goals of the LCRA are not likely to be accomplished.

MBE/WBE RESOURCE AGENCIES

The following list is designed to assist you in your efforts to contact minority and women business organizations and publications. However, this list may not include all minority and women business organizations and publications available. For further information please contact the Human Relations Department at (816) 513-1836.

CHAMBERS OF COMMERCE

Black Chamber of Commerce
A. Marie Young
1501 E 18th St
Kansas City, Missouri 64108
Phone: 816-474-9901
Fax: 816-842-1748
blkchkc@swbell.net

Hispanic Chamber of Commerce
Contact: Miguel Meneses
1600 Baltimore
Kansas City, Missouri 64106
Phone: 816-472-6767
info@hispanicchamberofkc.com

Asian Chamber of Commerce
Young Sexton
8645 College Blvd. #100
Overland Park, KS 66210
Phone: 913-451-9200
Fax: 913.451.9680
young.sexton@winggatetravel.com

African Chamber of Commerce
John Akin
P O Box 412632
Kansas City, Missouri 64141
Phone: 816-753-3219
Fax: 816-531-2271

Women's Chamber of Commerce
Contact: Melissa Bynum
727 Minnesota
Kansas City, Kansas 66117
Phone: 913-371-3165
Fax: 913-371-3732
www.kckchamber.com

CONSTRUCTION LABOR RECRUITMENT SOURCES

Black Chamber of Commerce
A. Marie Young
1501 East 18th Street
Kansas City, MO 64108
816.474.9901
816.842.1748
info@bccckc.org

The Builders Association
Ken Washington
105 West 12th Avenue
North Kansas City, MO 64116
816.471.0880 x. 339
816.471.5566
kwashington@buildersassociation.com

Youth Build
Victor Martin
3027 Cherry
Kansas City, MO 64108
816.921.4327
816.448.2943 (facsimile)
vmartin@swopecommunitybuilders.org

(Please fax and e-mail)
Full Employment Council
Clyde McQueen
Shelly Estell
1740 Paseo
Kansas City, MO 64106
816.471.2330
816.471.0132 (facsimile)
cmcqueen@feckc.org
sestell@feckc.org

Mid America Minority Business Council
Lonnie Scott
777 Admiral Boulevard
Kansas City, MO 64106
816.221.4200 x. 105
816.221.4212
Lonnie.scott@mambdc.org

Urban League of Kansas City
Melva Brownlee
1710 Paseo
Kansas City, MO 64108
816.471.0550 x. 13
816.471.3064
janette@ulkc.org

Women's Employment Network
Arnetta Marshall
720 Oak, Suite 200
Kansas City, MO 64106-1628
816.822.8083 x. 105
816.841.0262
amarshall@kcwen.org