
Blight Study

for the

**Hillcrest Community
Improvement District**

**Kansas City,
Missouri**

October 27, 2025

Prepared by:

**Polsinelli PC,
Development Analysis Department**

BLIGHT STUDY

Hillcrest Redevelopment Area, Kansas City, Missouri

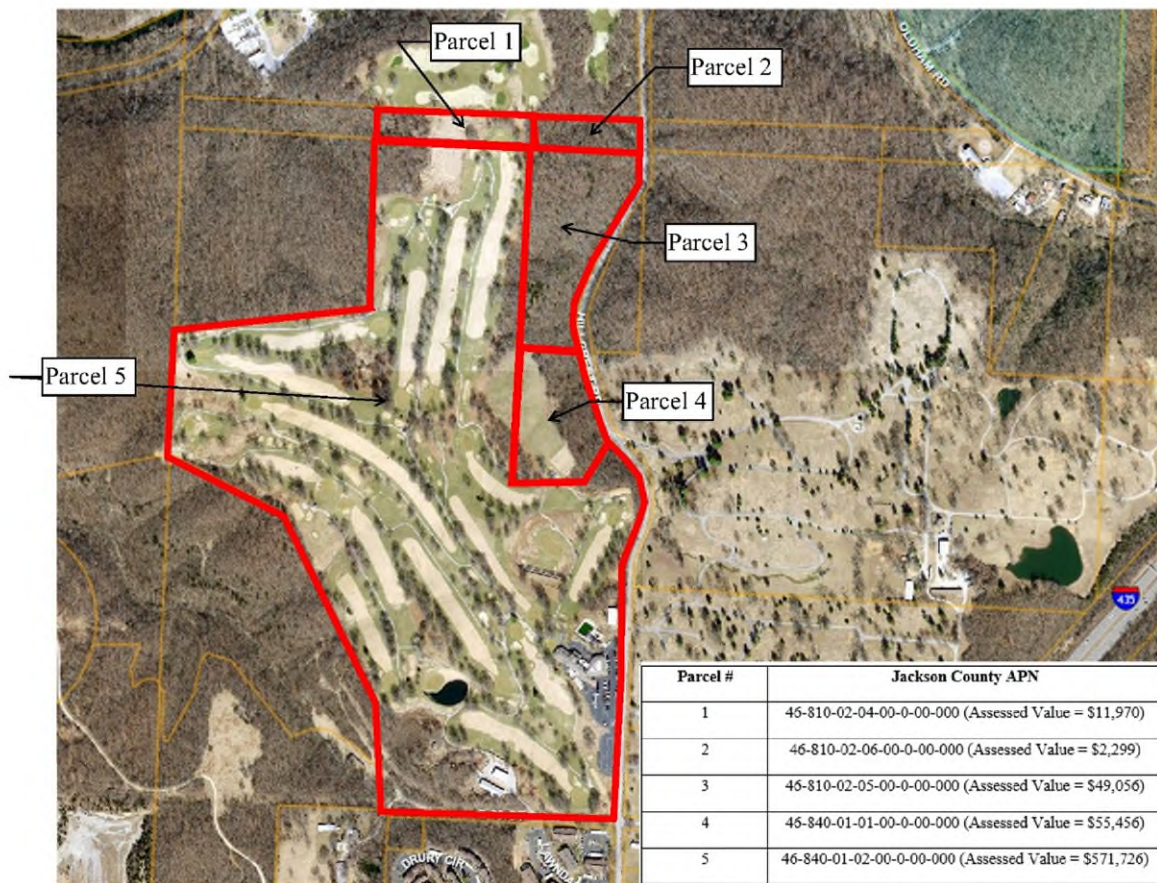
I. Introduction

Purpose

This analysis has been prepared to determine whether the Hillcrest Redevelopment Area in Kansas City, Missouri is “blighted” according to § 67.1401.2(3) of the Missouri Community Improvement District Act (the “CID Act”) and Sec. 74-302 of Kansas City, Missouri Code of Ordinances. The property evaluated by this study is generally located northwest of the intersection of Hillcrest Road and 83rd Street in the City of Kansas City, Missouri (the “Study Area”).

Study Area

As of the date of this Blight Study, the Study Area is comprised of five parcels of land located in the City of Kansas City, Jackson County, Missouri. The Study Area consists of land intended for use as a golf course and comprises approximately 155.95 +/- acres. A legal description and map of the Study Area are attached as **Exhibit A** and **Exhibit B**, respectively. The boundaries of the Study Area are generally as depicted below (all parcels are numbered):



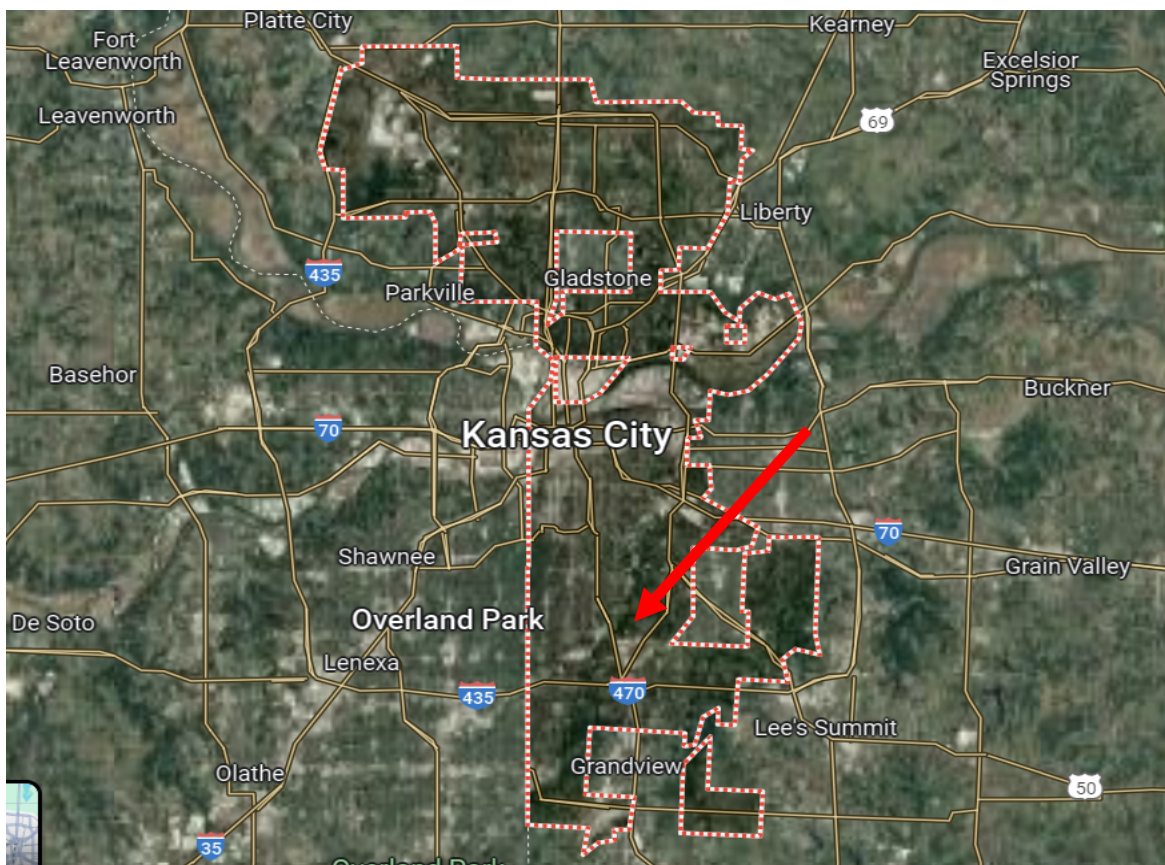
Statutory Analysis

The CID Act defines a “Blighted area” as “the same meaning as defined pursuant to Section 99.805” of the Missouri Revised Statutes. Section 99.805 of the Missouri Revised Statutes defines a “Blighted area” as “an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision or housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.”

An investigation of the presence of these factors within the Study Area is included below.

II. Study Area Data

The Study Area is generally located in southwest Kansas City, MO, west of Hillcrest Road and north of 83rd Street as shown below:



Land Area

According to Jackson County records, the Study Area is composed of the following parcels:

Parcel Numbers included in Hillcrest Community Improvement District
46-810-02-04-00-0-00-000
46-810-02-06-00-0-00-000
46-810-02-05-00-0-00-000
46-840-01-01-00-0-00-000
46-840-01-02-00-0-00-000

Ownership and Current Use

According to Jackson County records, all land within the Study Area is owned by 635 Holdings, LLC, a Missouri limited liability company, and is currently utilized as a golf course.

Access

The Study Area currently has three access points, two which provide access from Hillcrest Road along the east side of the Study Area and the remaining access point to 83rd Street along the southern side of the Study Area. The access points themselves are deteriorating and are either blocked by non-operational gates, connect to a dilapidated asphalt parking lot, or deteriorating internal access drives. Some portions of the Study Area are paved; however, all such areas would need to be remediated throughout the Study Area on account of their deteriorated state or otherwise repaired to provide for sufficient access.

Any future development of the Study Area would require replacement of destroyed fencing, reconstruction of access, and repaving of all internal roads/parking facilities to facilitate proper access and traffic flow to and throughout the Study Area. It is anticipated that future access to the Study Area will require remediation of access points to reach the entirety of the Study Area and to facilitate full accessibility to all parts of the Study Area.

Other Public Infrastructure Improvements

Any future development of the Study Area will require significant renovations to the existing parking facilities, access points, and internal drives.

The cost of addressing all necessary access issues and other public infrastructure improvements will impose a formidable financial hurdle for any potential developer of the Study Area.

III. Blight Analysis

The CID Act defines a “Blighted area” as “the same meaning as defined pursuant to Section 99.805” of the Missouri Revised Statutes. Section 99.805 of the Missouri Revised Statutes defines a “Blighted area” as “an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision or housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.”

We have prepared the following study pursuant to the statutory factors described above and accordingly determined that the Study Area is a blighted area within the meaning of the CID Act.

The blight factors identified below existed prior to the current owners of the Study Area, 635 Holdings, LLC, a Missouri limited liability company, taking ownership of the Study Area. The previous owner of the Study Area for the prior five years of this Blight Study was the Douglas M. Price Family Irrevocable Trust dated March 28, 2001 as amended.

Component 1: Insanitary or Unsafe Conditions

The fencing surround the Study Area is broken and clearly illegal trespassing has occurred, which has resulted in a multitude of problems throughout the Study Area. To begin, illegal trespassers have illegally dumped trash throughout the Study Area. Trespassers have stolen all electric components and copper throughout light poles and utility equipment within the Study Area, rendering these facilities useless. In the most extreme cases, trespassers have driven vehicles through fencing located along the eastern border of the Study Area along Hillcrest Road. Multiple police reports concerning these instances have been filed with the Kansas City, Missouri Police Department for reference.

In addition, the Study Area contains dilapidated maintenance buildings, which cannot be utilized in their current condition. All maintenance buildings are plagued with deteriorating conditions and have been damaged by multiple instances of illegal trespassing. Aside from the criminal nature of the trespassing occurring, within these structures there is evidence of the structure being used to further other criminal activities, such as drug use, destruction of private property, and other similar conduct.

See Figures 1 – 3 below.

Lastly, the Study Area currently lacks maintained and usable internal access roads, which creates an unsafe condition for use of the existing internal roadways. This limits access to the Study Area and will not allow emergency vehicles proper access to the Study Area as a majority of the approximately 155.95-acre site has no roadways allowing movement within it aside from the dilapidated roadways depicted below.

See Figures 4 and 5 below.

Figure 1: Destroyed Fencing



Figure 2: Deteriorated/Destroyed Structures



Deteriorating structure within Study Area.



Evidence of destruction of maintenance building.



Evidence of illegal trespassing.



Destroyed electrical box from trespassers.



Destroyed public utility facilities from trespassers.

Figure 3: Dilapidated and Deteriorating Improvement



Deteriorating existent structure and asphalt.



Evidence of trespassing (broken fencing) and deterioration of improvements within Study Area.

Figure 4: Inadequate Access



Deteriorated access road within Study Area.

Figure 5: Inadequate Access



Deteriorated pavement for parking facilities.

Component 2: Deterioration of Site Improvements

Certain site improvements within the Study Area are in a deteriorated state.

In particular, the maintenance buildings and associated improvements (the “Golf Course”) have experienced consistent and pervasive deterioration. The Golf Course site area exhibits widespread asphalt cracking, crumbling, and uneven surfaces requiring repair. There is widespread dilapidation to the building, including cracks, siding disrepair, peeling exterior finishes, destroyed security fencing, and generalized degradation of building facades.

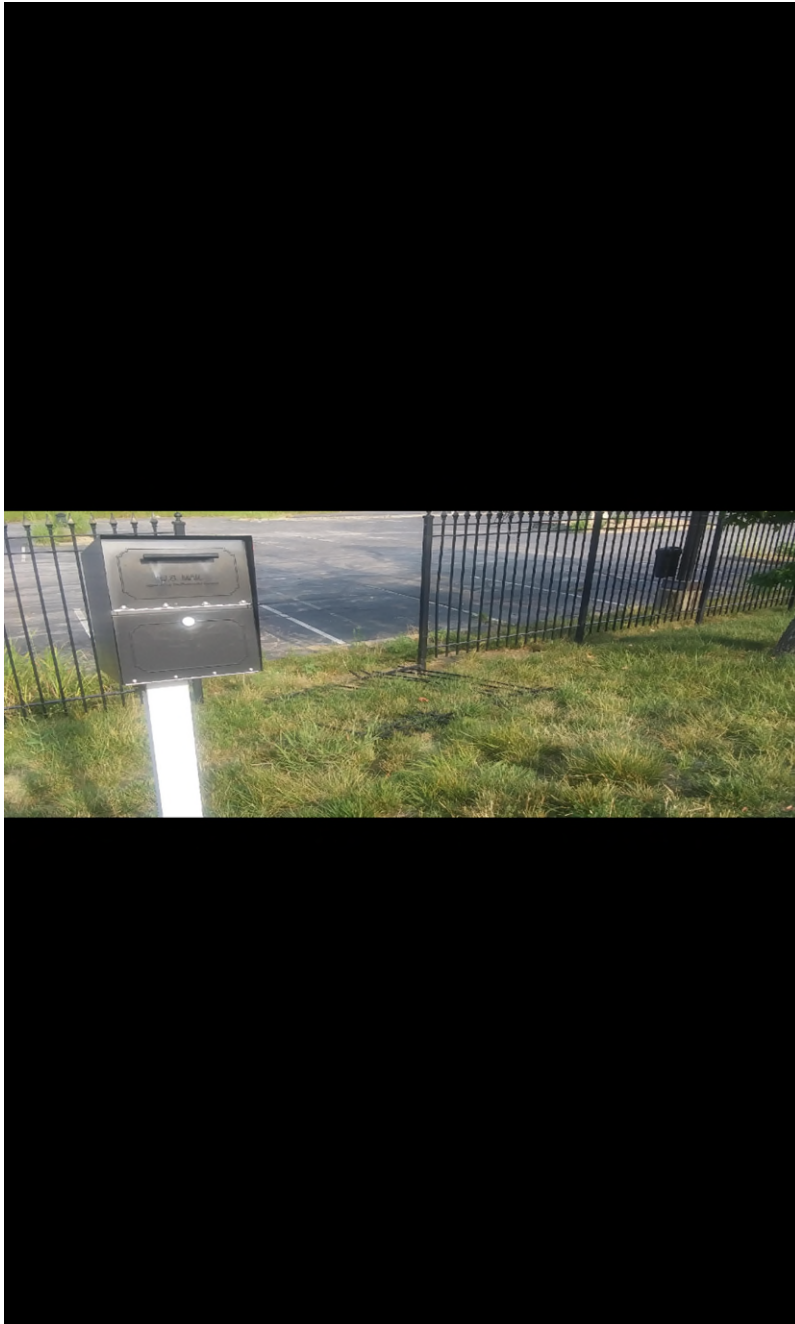
Below are photographs of examples of the Golf Course deterioration:

See Figure 6 below.

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

This condition was not found to be existent.

Figure 6: Deteriorating Site Improvements



Destroyed security fencing.



Deteriorating pavement and building façade.

Conclusion

The above analysis indicates that two of the three defined factors are present in the Study Area. These components include:

1. Insanitary or unsafe conditions
2. Deterioration of site improvements

As a result of the preponderance of the factors above, the Study Area constitutes an economic and social liability in its present condition and use.

The concept of an economic liability and the economic underutilization of property as a basis for blight has been addressed by the Missouri Supreme Court. The 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.” *Tierney v. Planned Industrial Expansion Authority of Kansas City*, 742 S.W.2d 146, 151 (Mo. banc 1987). If vacant land “no longer meets the economic and social needs of modern city life and progress,” the land can be considered blighted. *State ex. rel. Atkinson v. Planned Industrial Expansion Authority*, 517 S.W.2d 36, 46 (Mo. banc 1975). Blight may also be found if the redevelopment of an area “could promote a higher level of economic activity, increased employment, and greater services to the public.” *Tierney*, 742 S.W.2d at 151. Further, the Court determined that 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). The Court determined that blight exists to the extent an area is being utilized for less than its potential from an economic standpoint.

Presently, the Study Area is not presently producing sales tax revenues, whereas after completion of the contemplated Study Area improvements are implemented, the Study Area is expected to produce more than \$1,800,000 per year in local sales tax revenues.

Further, the present use of the Study Area clearly “no longer meets the economic and social needs of modern city life and progress.” The use of the Study Area is intended for use as a golf course, however, the deteriorated state of the Study Area prohibits such use, which does not maximize the economics of the City or promote the betterment of life for the citizens of the City.

The nature of the Study Area’s lack of sales taxes, the present use of the Study Area not being compatible with the economic and social needs of the City, and the presence of blighting factors together are a clear indication that the Study Area is not being utilized for its highest and best use. The result is less tax revenue for the taxing jurisdictions to provide services to the public, a clear economic liability to taxpayers. Clearly, the Study Area “could promote a higher level of economic activity, increased employment and greater services to the public”, thus falling within the definition of a blighted area.

To achieve the Study Area’s highest, best, and most productive use, significant financial investment by a developer to remove the Study Area’s blight will be required.

As a result of the factors detailed in this report, as of October 2025, the Study Area constitutes an economic and social liability in its present condition and use, and is a “blighted area” according to the definition provided in the CID Act

EXHIBIT A

LEGAL DESCRIPTION OF STUDY AREA

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THAT PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48, RANGE 33, KANSAS CITY, JACKSON COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, NORTH 90° 00' 00" WEST (DEED = WEST), 220.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER, SOUTH 00° 24' 41" EAST (DEED = SOUTH), 1123.50 FEET; THENCE SOUTH 79° 44' 28" WEST, 1117.33 FEET (DEED = SOUTH 80° 10' WEST, 1113.7 FEET) TO THE CENTER OF SAID SECTION 14; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SOUTH 00° 36' 33" EAST (DEED = SOUTH), 700 FEET; THENCE SOUTH 57° 16' 48" EAST, 719.31 FEET (DEED = SOUTH 66° 42' EAST, 720.3 FEET); THENCE SOUTH 29° 27' 13" EAST, 1166.5 FEET (DEED = SOUTH 29° EAST, 1166.1 FEET); THENCE SOUTH 08° 58' 41" EAST, 630.37 FEET (DEED = SOUTH 08° 30' EAST) TO A POINT 25 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, SOUTH 89° 49' 07" EAST, 1292.39 FEET (DEED = SOUTH 87° 01' 36" EAST, 1292.92 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HILLCREST ROAD AS DESCRIBED IN COUNTY ROAD RECORD BOOK 3 AT PAGE 383; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HILLCREST ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 00° 31' 05" WEST, 1467.78 FEET; THENCE NORTH 20° 52' 06" EAST, 223.72 FEET; THENCE NORTH 08° 52' 06" EAST, 128.40 FEET; THENCE NORTH 15° 07' 54" WEST, 161.05 FEET; THENCE NORTH 50° 07' 54" WEST, 306.33 FEET; THENCE NORTH 17° 07' 54" WEST, 466.61 FEET; THENCE NORTH 08° 16' 00" WEST, 218.05 FEET; THENCE NORTH 13° 44' 00" EAST, 155.24 FEET; THENCE NORTH 22° 14' 00" EAST, 481.90 FEET; THENCE NORTH 31° 44' 00" EAST, 213.99 FEET; THENCE NORTH 03° 46' 01" WEST, 347.37 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, NORTH 90° 00' 00" WEST (DEED = WEST), 1272.90 FEET TO THE POINT OF BEGINNING.

AS ALSO DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 33 WEST, AND ALL THAT PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 33 WEST, BEING IN KANSAS CITY, JACKSON COUNTY, MISSOURI, AS HEREIN DESCRIBED BY TIMOTHY BLAIR WISWELL, PROFESSIONAL LAND SURVEYOR NO. 2009000067, OF OLSSON, INC. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14-T48N-R33W; THENCE SOUTH 87 DEGREES 17 MINUTES 22 SECONDS EAST, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14-T48N-R33W, A DISTANCE OF 1272.63 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HILLCREST ROAD, AS ESTABLISHED IN BOOK 3 AT PAGE 383; THENCE SOUTH 01 DEGREES 03 MINUTES 20 SECONDS EAST, ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 347.83 FEET, TO A POINT; THENCE SOUTH 34 DEGREES 26 MINUTES 41 SECONDS WEST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 213.99 FEET, TO A POINT; THENCE SOUTH 24 DEGREES 56 MINUTES 41 SECONDS WEST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 481.90 FEET, TO A POINT; THENCE SOUTH 15 DEGREES 59 MINUTES 18 SECONDS WEST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 154.28 FEET, TO A POINT; THENCE SOUTH 05 DEGREES 09 MINUTES 41 SECONDS EAST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 218.49 FEET, TO A POINT; THENCE SOUTH 14 DEGREES 25 MINUTES 13 SECONDS EAST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 466.61 FEET, TO A POINT; THENCE SOUTH 47 DEGREES 25 MINUTES 13 SECONDS EAST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 306.33 FEET, , TO A POINT; THENCE SOUTH 12 DEGREES 25 MINUTES 13 SECONDS EAST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 161.05 FEET, TO A POINT; THENCE SOUTH 11 DEGREES 34 MINUTES 47 SECONDS WEST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 128.40 FEET, TO A POINT; THENCE SOUTH 23 DEGREES 34 MINUTES 47 SECONDS WEST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 223.99 FEET, TO A POINT; THENCE SOUTH 02 DEGREES 11 MINUTES 55 SECONDS WEST, CONTINUING ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1467.13 FEET, TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HILLCREST ROAD AND THE NORTH RIGHT-OF-WAY LINE OF E. 83RD STREET, AS ESTABLISHED IN BOOK K-1620 AT PAGE 1038; THENCE NORTH 87 DEGREES 06 MINUTES 07 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1292.02 FEET; THENCE NORTH 06 DEGREES 17 MINUTES 45 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID E. 83RD STREET, A DISTANCE OF 630.46 FEET, TO A POINT; THENCE NORTH 26 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 1166.36 FEET, TO A POINT; THENCE NORTH 64 DEGREES 33 MINUTES 39 SECONDS WEST, A DISTANCE OF 718.86 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13-T48N-R33W; THENCE NORTH 02 DEGREES 05 MINUTES 48 SECONDS WEST, ON SAID WEST LINE, A DISTANCE OF 700.16 FEET, TO THE CENTER OF SAID SECTION 13-T48N-R33W; THENCE NORTH 82 DEGREES 27 MINUTES 19 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1117.28 FEET, TO A POINT; THENCE NORTH 02 DEGREES 17 MINUTES 58 SECONDS EAST, A DISTANCE OF 1123.34 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13-T48N-R33W; THENCE SOUTH 87 DEGREES 17 MINUTES 22 SECONDS EAST, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13-T48N-R33W, A DISTANCE OF 220.07 FEET, TO THE POINT OF BEGINNING, CONTAINING 6,793,355 SQUARE FEET, OR 155.9540 ACRES, MORE OR LESS.

EXHIBIT B

MAP OF STUDY AREA

The Study Area boundary contains the parcels numbered below.

