Tiffany Frolics
Community Improvement District

Blight Study

Great Corner-Frolics, LLC, Great Corner-Tps, LLC et al.
Kansas City, Missouri
April 11, 2025

Patrick Sterrett
Sterrett Urban, LLC
704 Canter St.
Raymore, Missouri 64083
(816) 283.7222
psterrett@sterretturban.com

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Table of Contents

Section I

Introduction

The purpose of this analysis is to determine if the proposed Tiffany Frolics Community Improvement District, which consists of approximately 7.31 acres (excluding right of way), and ten (10) property/tax parcels located generally between Barry Road on the north, NW Prairie View Road on the east, NW 81st Street on the south (extended), and N. Berkley Avenue (extended) and NW Milrey Drive (extended) on the west in Kansas City, Platte County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

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

The Consultant visited the Study Area in March and April 2025. The effective date of this study is April 11, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses ten (10) property/tax parcels and approximately 7.34 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1)* ***"Blighted Area"****, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Kansas City, Missouri ("City") will make a final determination of a blighted area for the entire Study Area.

Study Methodology

The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City and Platte County ("County") to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the County and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in March and April 2025. The effective date of the study is April 11, 2025, the last date of inspection.

Previous Blight Determinations

Proposed Community Improvement District

The City has not previously made a finding of blight for any part of the Study Area.

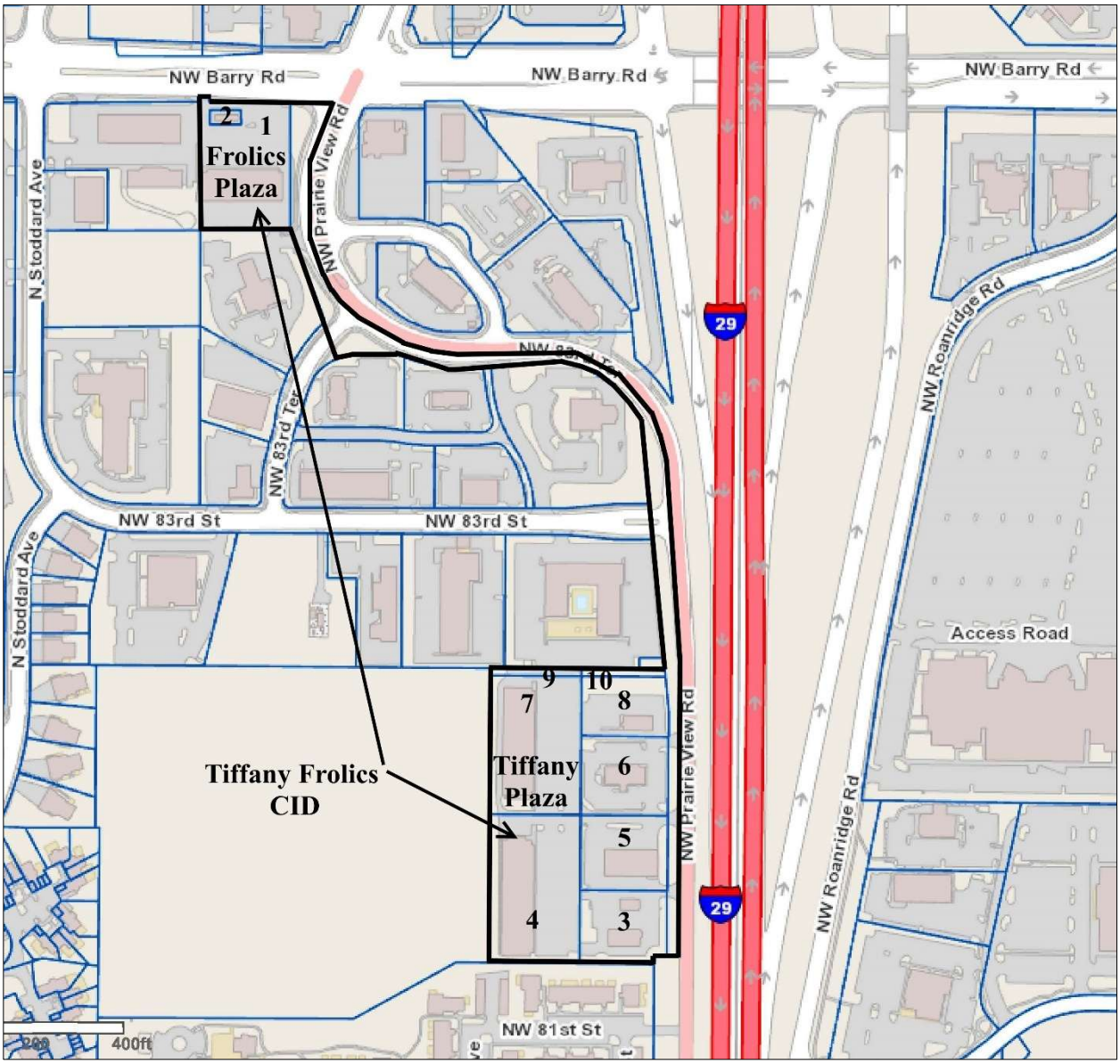
Legal Description

The Study Area consists of ten (10) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership

The Study Area contains ten (10) property/tax parcels. All the property/tax parcels are identified by the Platte County Assessor's office. A complete listing of the property/tax parcels identified by the Platte County Assessor is included in Appendix A.

Study Area – Boundary Map



Section II

Study Area Overview

Location & Access

The Tiffany Frolics Redevelopment Area encompasses approximately 7.34 acres and consists of ten (10) property/tax parcels in Kansas City, Missouri in the Platte Ridge neighborhood.

General regional access to the Study Area is good, via access to Interstate 29 (north-south highway) approximately 0.15 miles east of the Study Area, direct access to NW Barry Road running east-west from the Study Area, and NW Prairie View Road running primarily north-south and providing direct access to both retail centers in the Study Area and to NW Barry Road.

Interstate 29 is recognized in the City's Major Street Plan (effective October 2011 per Ordinance No. 110249) as "Freeways/Interstates", while NW Barry Road and NW Prairie View Road are both identified in the City's Major Street Plan as major streets and both provide direct access to the Study Area.

Frolics Plaza, a retail center located at the southwest corner of NW Barry Road and NW Prairie View Road, is accessed via two right-in/right-out driveways to/from NW Barry Road on the north. The western-most driveway is located at the northwestern corner of the property and is shared with the QuikTrip convenience store located to the west. The eastern-most driveway is located close to the NW Barry Road and NW Prairie View Road intersection. A third driveway provides access to the southeastern corner of the property from NW Prairie View Road, and while access to the parking lot is possible, the drive serves more as a service drive. Access also exists between Frolics Plaza and the QuikTrip convenience store adjacent to the west.

Tiffany Plaza, a retail center located southeast of Frolics Plaza in the 8100 block of NW Prairie View Road, is accessed via three driveways to/from NW Prairie View Road on the east. The middle drive provides direct access back to two retail strip buildings. Four pad sites in front of the strip buildings are directly served from NW Prairie View Road.

Local access to the Study Area is by way of the streets noted above, NW Barry Road and NW Prairie View Road. NW Barry Road is a six-lane thoroughfare with a center turn lane and median. West-bound traffic on Barry Road can access the Study Area with a u-turn at NW Barry Road and N. Stoddard Avenue. NW Prairie View Road is a two-lane thoroughfare.

The Bike KC Plan, a draft of which has not been adopted by the City Council, includes the Study Area. Bike lanes exist on NW Barry Road adjacent to the Study Area, and a signed bike route exists on NW Prairie View Road south past the Tiffany Plaza retail center on its east boundary. Trails do not exist in or near the Study Area and none are planned.

Pedestrian access is fair, with sidewalks on NW Barry Road and NW Prairie View Road providing pedestrian access to Frolics Plaza. Sidewalks do not exist on NW Prairie View Road

adjacent to Tiffany Plaza in the Study Area. Sidewalks exist adjacent to the buildings throughout the Study Area, but none exist that would provide access from building to building.

Public transit is well-served with Route 229 (KCI-Boardwalk) serving the Study Area. Route 229 runs north-south along NW Prairie View Road along the eastern edge of the Study Area seven days per week. The route connects Kansas City International Airport on the north with Downtown Kansas City on the south. Bus stops are within easy walking distance anywhere from within the Study Area.

Land Area

There are ten (10) property/tax parcels within the Study Area. Per information obtained from the geographic information system of Platte County, Missouri, the Study Area contains a total of approximately 7.34 acres (excluding right of way).

Topography

The Study Area slopes downward from west to east and from north to south, until the north/south midpoint on the west side of the Tiffany Plaza retail center, where the topography begins to rise to the south. The highest elevation in the Study Area is around elevation 1,050 feet at the southwest corner of the Tiffany Plaza retail center. The lowest elevation in the Study Area is generally around elevation 1,032 feet at the southeast corner of the Tiffany Plaza retail center.

Flood plain maps from the Federal Emergency Management Agency indicate that no part of the Study Area is located within a 100-year or 500-year floodplain.

The northern ninety feet or so of the Frolics Plaza property is located within the Rush Creek watershed. The remainder of the Study Area, with the exception of a portion of the southeast corner of the Study Area, is in the Walnut Creek watershed. A few square feet of the southeast corner of the Study Area is in the Line Creek watershed.

Utilities

All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning

The existing zoning districts include B2-2 (Neighborhood Business 2 dash 2) and B3-2 (Community Business dash 2). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Zoning and Development Code of Kansas City, Missouri is included below.

Zoning Classification		Intent*
B2-2	**Neighborhood Business 2 dash 2**	The primary purpose of the B2, Neighborhood Business 2 district is to accommodate small-to moderate-scale retail and service uses that serve the day-to-day convenience needs of nearby residents as well as the occasional needs of residents within a larger trade area. The primary difference between the B1 and B2 districts is that B2 permits a broader range of uses and businesses with a larger floor area.
B3-2	**Community Business dash 2**	The primary purpose of the B3, Community Business district is to accommodate a broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than typically found in B1 and B2 districts, the B3 district is also intended to accommodate some types of destination-oriented commercial uses that draw from a larger trade area than the types of neighborhood-serving uses found in B1 and B2 districts. The B3 district is primarily intended to be applied to large sites that have primary access to major streets. It may also be used along smaller streets to accommodate retail and service use types that are not allowed in B1 and B2 districts.

*Kansas City, Missouri Zoning and Development Code

Environmental

Due to the date of construction of many of the improvements in the Study Area, the area and improvements could contain some type of environmental liability. Such liabilities might include asbestos-containing material, lead-based paint, and underground fuel storage tanks, among others. Depending on the size, amount and nature of potential contaminated materials, their presence can pose a significant liability to property and the overall redevelopment plan. It is recommended that prior to extensive redevelopment of the Study Area, environmental inspections be completed to identify and remediate potential environmental liabilities.

The consultant is unaware of any environmental contamination within the proposed redevelopment area.

Real Estate Taxes
A five-year history of the assessed values within the Study Area is included in the appendix.

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

To determine assessed value the assessment ratio for commercial properties is 32%. The real estate levy for 2024 in the Study Area was $8.4167 per $100 of assessed valuation. In 2024 (the most recent year in which real estate taxes were collected), the assessed value of the Study Area was $1,413,325, generating a total of $118,955.35 in billable real estate taxes. Assessed values within the Study Area increased by 3.19% between 2020 and 2024 after increasing by 0.45% in 2021 and by 2.72% in 2023. Of the ten (10) property/tax parcels in the Study Area, assessed values increased for four of the parcels ranging between 2.9% and 137.2% for a total increase of 28.2%. One parcel's assessed value declined since 2020 by 12.2%, and the assessed values of the remaining parcels did not change between 2020 and 2024. Assessed values for six of the ten parcels in the Study Area, representing more than 70% of the Study Area's assessed value in 2024, declined or were stagnant between 2020 and 2024.

All real property tax payments are current as of the date of this study.

Existing Improvements
The Study Area encompasses approximately 7.34 acres (excluding right of way) and consists of ten (10) property/tax parcels. The Study Area is located generally between NW Barry Road on the north, NW Prairie View Road on the east, NW 81st Street on the south (extended), and N. Berkley Avenue (extended) and NW Milrey Drive (extended) on the west in Kansas City, Platte County, Missouri.

The Study Area consists of 7.34 acres (excluding right of way) on ten (10) property/tax parcels that are predominantly improved commercial property and vacant commercial property. Two of the ten (10) property/tax parcels are located along the northern edge of the Study Area at the southwest corner of NW Barry Road and NW Prairie View Road in the retail center of Frolics Plaza.

A one-story retail strip building of approximately 11,570 square feet, constructed in 1975 on the southern one-third of the property, has seven bays, of which five are currently occupied with four tenants. Tenants include Vape Stop Plus, Moti Mahal Indian Restaurant, IXTAPA Mexican Cuisine, and Rainbow Chinese Restaurant. Two bays are currently vacant, totaling 3,250 square feet, resulting in a vacancy rate of 28.3%. Brick veneer and EIFS cover the building on all four sides. The roof is a low-slope roof. Customer parking is located in the middle one-third of the property on concrete and consists of fifty-six (56) stalls. Service access is provided on the south side of the building on an asphalt-covered area. A drive connecting the service area with the customer parking exists on the east side of the building.

In the north one-third of the property is a one-story double-drive-through building facing west that was constructed in 1988 and consists of 1,160 square feet. The building is leased to Smoothie King. In total, when considering both buildings, the vacancy rate of the property is 25.7%.

A second retail center, Tiffany Plaza, is located in the Study Area about 0.2 miles southeast of Frolics Plaza. The eight (8) property/tax parcels in the Tiffany Plaza retail center includes two very small vacant property/tax parcels that form the northern boundary of the Study Area immediately south of the Motel 6 located at the southwest corner of NW Prairie View Road and NW 83rd Street. Tiffany Plaza consists of six buildings facing east toward NW Prairie View Road. Of the six buildings, two buildings are located on the western edge of the retail center; one on the north and the other building located on the south. The remaining four buildings are on pad sites closest to NW Prairie View Road.

The one-story north retail strip building consists of approximately 15,600 gross square feet (14,960 square feet of which is leasable) and was constructed in 1980. The building has four of seven bays occupied, and tenants include First Point Urgent Care, The Edge Barber Shop, Sun Massage, and Arthur's Lounge. The three vacant bays total 7,060 square feet, resulting in a vacancy rate for the building of 47.2%. The building is constructed of masonry fronted with an arcade that provides a covered walkway. Parking is located immediately east of the building. Service is provided to the front and sides of the building. No vehicular access exists to the back of the building on the west side. The roof is a low-slope roof and signage is on a metal panel system located above the arcade.

The one-story south retail strip building consists of approximately 16,900 gross square feet (16,830 square feet of which is leasable) and was constructed in 1987. The building has two of five bays occupied, and tenants include Jalapeno's Tacos and Thirsty Bull Saloon. The three vacant bays total 6,939 square feet, resulting in a vacancy rate for the building of 41.2%. Like the north building the south building is constructed of masonry fronted with an arcade that provides a covered walkway. Parking is located immediately east of the building. Service is provided to the front and sides of the building. No vehicular access exists to the back of the building on the west side. The roof is a low-slope roof and signage is on a metal panel system located above the arcade.

The four pad sites are each occupied with single-tenant, one-story buildings. Each of the properties – each pad site is under separate ownership – has its own ingress/egress to NW Prairie View Road, and access to/from the parking lot that serves the two multi-tenant buildings at the western edge of the retail center.

The northern pad site (8174 NW Prairie View Road) consists of a one-story, 1,584 square foot building constructed in 1982. The current business in operation is a restaurant, In-a-Tub.

The second pad site from the north (8170 NW Prairie View Road) is a former Hardee's restaurant that was recently converted to a cannabis dispensary. The one-story building was originally constructed in 1980 and has been expanded over time to its current size of 6,650 gross

square feet. The most recent renovation took place the past year before it reopened as Kansas City Cannabis in October 2024. The building is in very good condition.

The third pad site from the north (8116 NW Prairie View Road) consists of a one-story, 7,200 square foot building constructed in 1975. The current business in operation is Tires Plus.

The fourth pad site from the north (8108 NW Prairie View Road) consists of a one-story, 2,240 square foot building constructed in 1975 as a convenience store. The current business is a Sunoco/World Liquors convenience store/liquor store.

Of the 49,464 square feet of space in Tiffany Plaza, 13,999 square feet is vacant, resulting in a vacancy rate of 28.3%.

Of the 62,194 square feet of space in the Study Area, 17,249 square feet is vacant, resulting in a vacancy rate of 27.7%.

Billboards
No billboards exist within the Study Area.

Platte Ridge Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius of the Study Area.

	Population			
Tiffany Frolics Study Area	**Historic**		**Estimated**	**Projected**
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	9,588	10,107	10,632	11,263
percent change (1 mi)		+5.4%	+5.2%	+5.9%
change from '10 (1 mi)		+5.4%	+10.9%	+17.5%
Three Mile	44,310	53,703	55,216	58,459
percent change (3 mi)		+21.2%	+2.8%	+5.9%
change from '10 (3 mi)		+21.2%	+24.6%	+31.9%
Five Mile	86,689	103,134	106,778	114,340
percent change (5 mi)		+19.0%	+3.5%	+7.1%
change from '10 (5 mi)		+19.0%	+23.2%	+31.9%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+5.4%) that was slightly more than half the rate of growth of the city (+10.5%) and about one-fourth the rate of growth within three and five miles of the Study Area between 2010 and 2020 (19.0%-21.2%). Population growth nearest the Study Area, however, is estimated to have accelerated between 2020 and 2024 (+5.2%), surpassing the rate of growth within three miles and five miles of the Study Area (2.8%-3.5%). Growth between 2024 and 2029 is projected to increase at 5.9% within one mile and three miles of the Study Area, while the population within five miles of the Study Area is projected to increase by 7.1%

	Med HH Inc
Tiffany Frolics Study Area Radius	**Estimated**
	2024
One Mile chg. from '24 (1 mile)	$78,580
Three Mile chg. from '24 (3 mile)	$104,273
Five Mile chg. from '24 (5 mile)	$96,249

Source: ESRI; Sterrett Urban, LLC

The median household income estimated by ESRI for 2024 within one-, three- and five-miles of the Study Area is greater than the median household income for the city of Kansas City ($67,449). Within one mile of the Study Area the median household income is approximately 16.5% higher than that of the city.

Unemployment

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

Civilian Labor Force – Kansas City, Platte County, Missouri
January 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
31,130	29,932	1,198	3.8%

Source: Missouri Economic Research and Information Center (MERIC)

According to MERIC, the unemployment rate (not seasonally adjusted) for Kansas City, Missouri in January 2025 was 4.3%, and for Platte County, Missouri was 3.7%.

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Kansas City, MO-KS metropolitan statistical area in January 2025 was 4.2%.

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

Section III

Determination of Study Area Conditions

Significant findings of the Tiffany Frolics Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in March and April 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 67.1401.2(3) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 67.1401.2(3) / RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(3)* ***"Blighted area"****, the same meaning as defined pursuant to section 99.805;* (67.1401.2(3), RSMo.)

> *(1)* ***"Blighted Area"****, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- 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).

- 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).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the following:

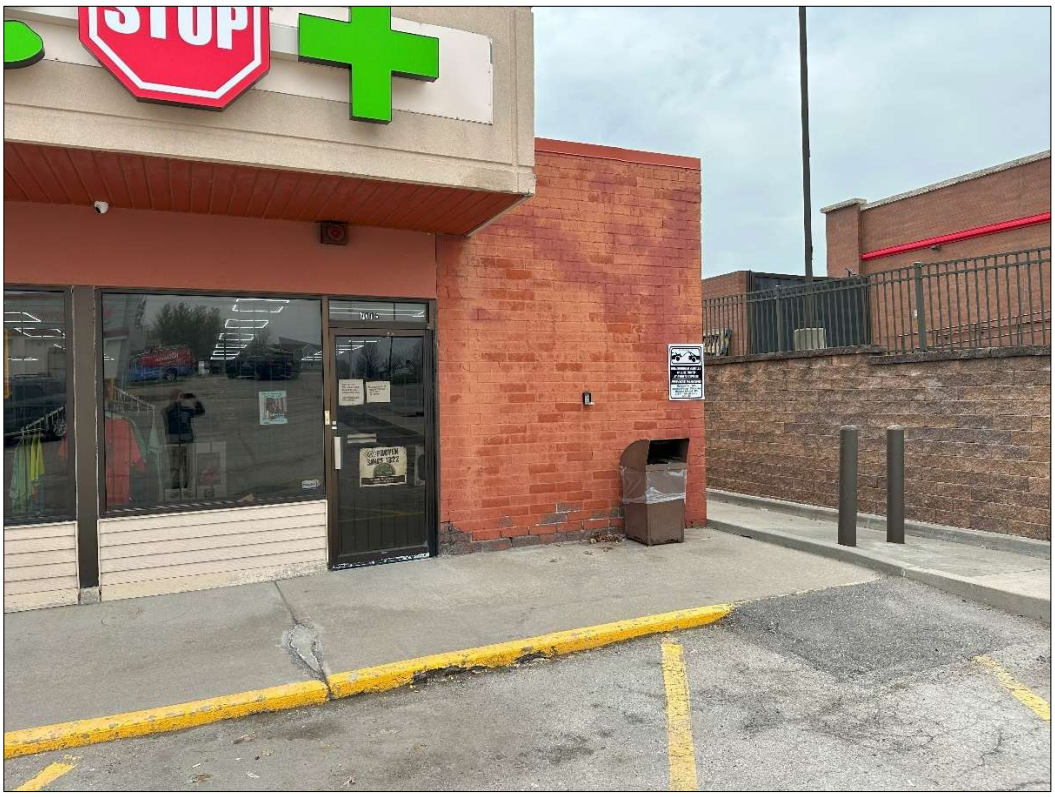
- Deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, primarily at all of Frolics Plaza and in front of and leading to the multi-tenant buildings at Tiffany Plaza Retail Center, In-A-Tub, and Sunoco/World Liquors;
- Deterioration/damage of sidewalks which creates tripping hazards, especially on the west side of the two largest retail buildings at Tiffany Plaza Retail Center and in front of the retail building at Frolics Plaza;
- Faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles;
- Overgrown vegetation, especially along the western, northern and southern boundaries of the Study Area at Tiffany Plaza Retail Center;
- LED lighting not installed on multi-tenant buildings in Study Area;
- Trespass and vandalism is evident on the property, likely due to the lack of fencing at the southern boundary of the Tiffany Plaza Retail Center; and
- Trash/debris.

Noncompliance with the Americans with Disabilities Act (ADA) is evident throughout the Study Area and primarily includes nonexistent signage and substandard curb ramps.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements*.

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. Each of the ten (10) properties in the Study Area exhibited insanitary or unsafe conditions, or 100% of the Study Area.

Frolics Plaza – looking west – tripping hazards due to deterioration of pavement



Frolics Plaza – looking southwest – Substandard ADA curb ramp; uneven sidewalk

Frolics Plaza – looking southwest – Substandard ADA curb ramp; damaged sidewalk; deterioration of drive

Frolics Plaza – looking southwest – graffiti; deterioration of pavement

Frolics Plaza – looking northwest – deterioration of pavement, trash/debris

Frolics Plaza – looking west – deterioration of pavement

Frolics Plaza – looking southeast – deterioration of pavement; trash/debris

Frolics Plaza – looking east – uneven pavement; trash/debris

Tiffany Plaza – looking east – uneven pavement

Tiffany Plaza – looking southeast – trash/debris; uneven pavement

Tiffany Plaza – looking northeast – graffiti

Tiffany Plaza – looking northwest – overgrown vegetation; trash/debris

Tiffany Plaza – looking east – uneven pavement; overgrown vegetation

Tiffany Plaza – looking east – uneven pavement; overgrown vegetation

Tiffany Plaza – looking south – deterioration of parking lot, uneven pavement

Tiffany Plaza – looking west – lack of ADA compliant access to sidewalk

Tiffany Plaza – looking west – uneven pavement; lack of ADA signage

Tiffany Plaza – looking west – lack of ADA compliant signage, access to sidewalk

Tiffany Plaza – looking northwest – graffiti

Tiffany Plaza – looking north – trash/debris; overgrown vegetation; deterioration of sidewalk

Tiffany Plaza – looking east – uneven pavement; overgrown vegetation

Tiffany Plaza – looking west – deteriorated surface parking lot – uneven pavement

Tiffany Plaza – looking south – trash/debris; overgrown vegetation along south boundary

Tiffany Plaza – looking south – evidence of trespass at south boundary

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. One vacant interior space was also inspected. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

The most common example of structural deterioration found in the Study Area included:

- A roof inspection report was provided to the Consultant, dated April 17, 2025, noting that the roofs on the two multi-tenant buildings in the Tiffany Plaza Retail Center were in very poor condition and required replacement as their useful lives were only expected to last 0-1 years for one roof and 2-4 years for the other roof. The roof of the multi-tenant building in Frolics Plaza requires repairs as necessary;
- Gutters, especially those on the west/rear of the two multi-tenant buildings at Tiffany Plaza Retail Center, are in need of replacement;
- About half of the downspouts at the rear of the multi-tenant building at Frolics Plaza are damaged and in need of replacement;
- Failure of finishes was evident on buildings in both retail centers, with the EIFS and masonry on the multi-tenant building at Frolics Plaza requiring some repainting, and same with respect to the masonry at the multi-tenant buildings at Tiffany Plaza Retail Center;
- Aluminum storefront doors are damaged at the three multi-tenant buildings in the Study Area;
- About 50% of the rear exit doors on the multi-tenant buildings at Frolics Plaza and Tiffany Plaza Retail Center require replacement;
- Masonry at the multi-tenant buildings at Tiffany Plaza Retail Center and at Frolics Plaza require tuckpointing, and at Frolics Plaza also requires repainting (failure of finishes);
- Door sconces missing/damaged at rear of multi-tenant buildings at Tiffany Plaza Retail Center; and
- Deterioration of awnings above rear entry doors on west side of multi-tenant buildings at Tiffany Plaza Retail Center.

Frolics Plaza – looking southeast – failure of finishes; deterioration of masonry

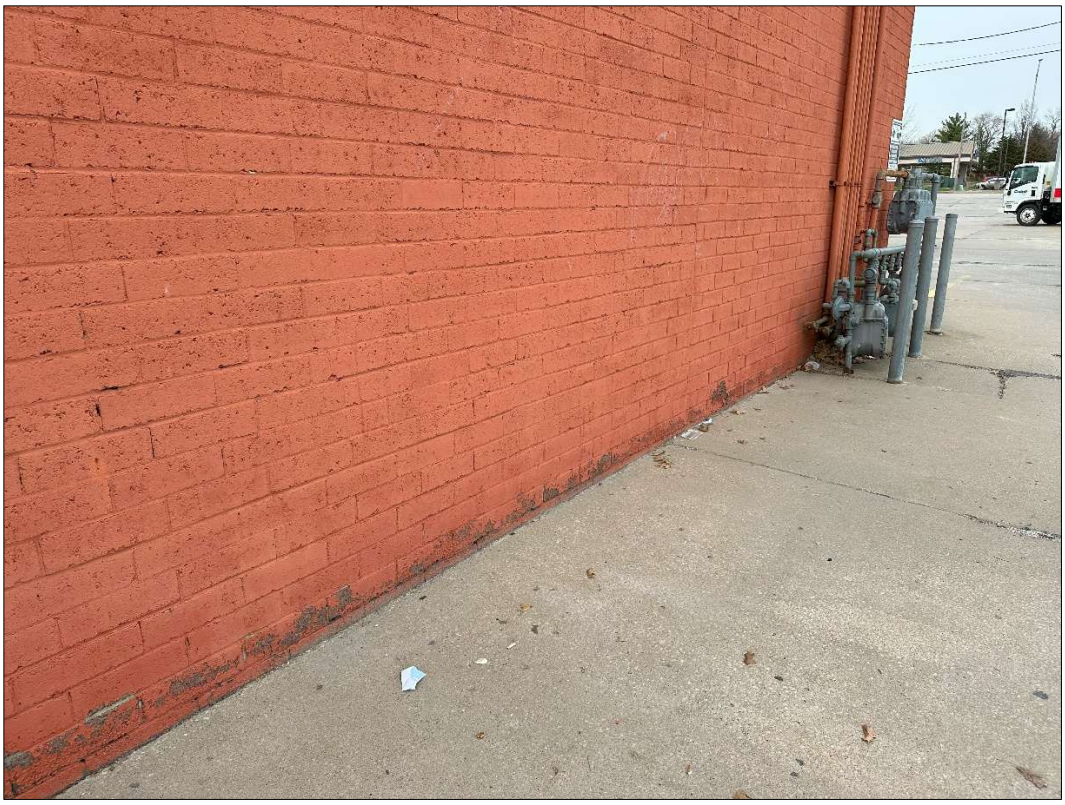
Frolics Plaza – looking south – failure of finishes; damaged door

Frolics Plaza – looking southwest – failure of finishes (masonry, EIFS); tuckpointing necessary

Frolics Plaza – looking south – failure of finishes; masonry tuckpointing required

Frolics Plaza – looking north – failure of finishes; masonry tuckpointing required

Frolics Plaza – looking north – deterioration of door; failure of finishes



Frolics Plaza – looking northwest – failure of finishes

Tiffany Plaza – looking east – deterioration of gutters, downspouts

Tiffany Plaza – looking east – failure of finishes

Tiffany Plaza – looking northeast – deterioration of rear entry doors, awnings; failure of finishes

Tiffany Plaza – looking northeast – deterioration of light fixtures on west side of building

Tiffany Plaza – looking northeast – deterioration of rear entry doors, awnings, gutters, downspouts

Tiffany Plaza – looking south – tuckpointing of masonry required

Tiffany Plaza – looking south – lighting needs upgrade to LEDs

Tiffany Plaza – looking southeast – failure of finishes; deterioration of door, awning, gutter

Tiffany Plaza – looking northeast – failure of finishes; deterioration of door

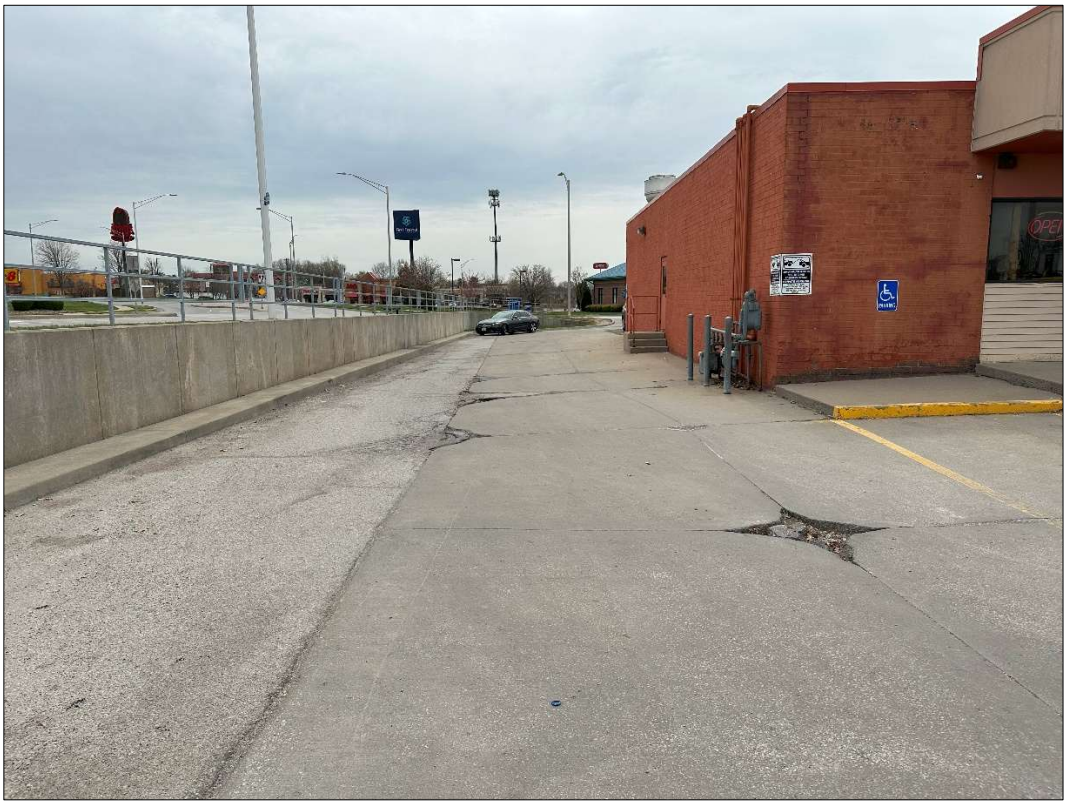
In addition to structural deterioration, a variety of blight conditions were observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include:

- Deterioration of parking surfaces, drive aisles, curbs and islands requires repairs or replacement, especially all pavement at Frolics Plaza, pavement and drive aisles providing access to the multi-tenant buildings at Tiffany Plaza, and pavement at In-A-Tub and Sunoco/World Liquors;
- Repair or replacement of trash dumpster enclosures at Frolics Plaza and at Tiffany Plaza Retail Center;
- Landscaping is frequently neglected and in need of replacement, especially in islands and along perimeter of property;
- Metal railing rusting out on east side of multi-tenant building at Frolics Plaza;

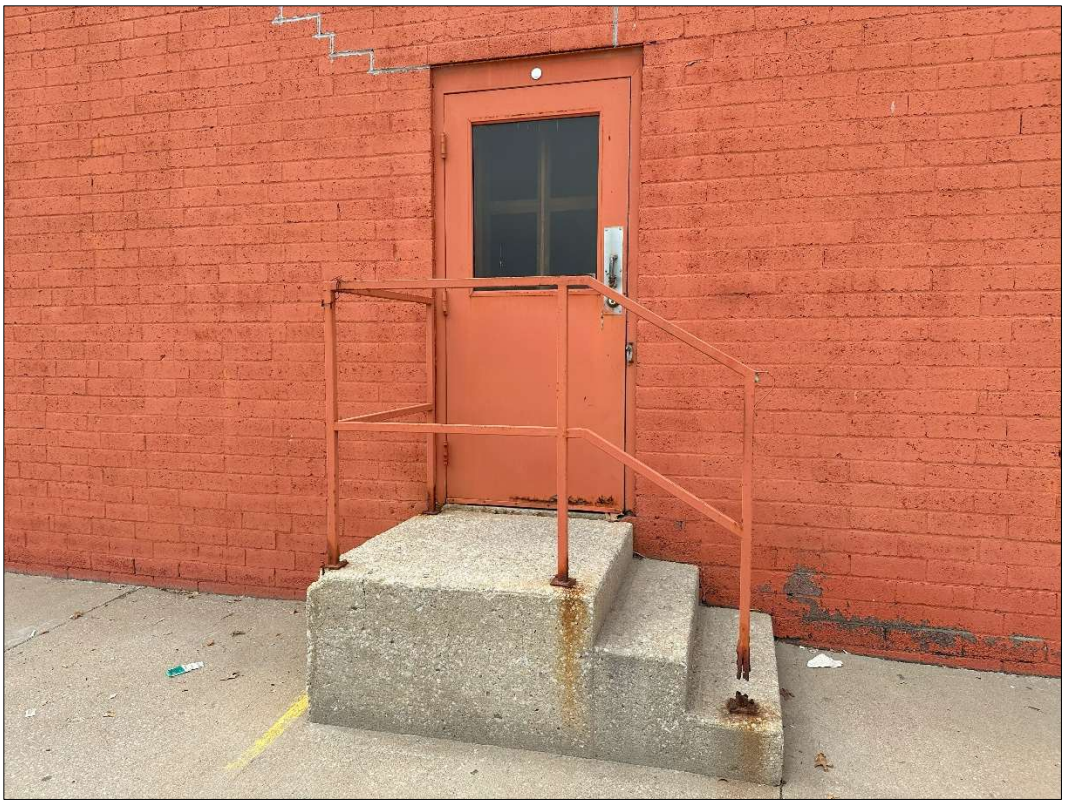
Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.

Frolics Plaza – looking east – deterioration of pavement

Frolics Plaza – looking southeast – deterioration of pavement



Frolics Plaza – looking south – deterioration of pavement/drive aisle



Frolics Plaza – looking west – deterioration of railing, steps

Frolics Plaza – looking west – deterioration of pavement

Frolics Plaza – looking west – deterioration of pavement; unenclosed dumpsters

Frolics Plaza – looking south – deterioration of pavement, fence; neglected vegetation

Frolics Plaza – looking southwest – deterioration of pavement, fence; unenclosed dumpsters; lack of landscaping

Frolics Plaza – looking south – deterioration of pavement; lack of landscaping, curb

Frolics Plaza – looking northeast – deterioration of trash enclosure, pavement

Frolics Plaza – looking southeast – deterioration of pavement; lack of curb, landscaping

Frolics Plaza – looking west – deterioration of pavement

Frolics Plaza – looking south – deterioration of pavement

Tiffany Plaza – looking south – deterioration of pavement, fence; unenclosed dumpsters

Tiffany Plaza – looking south – deterioration of pavement; unenclosed dumnpsters

Tiffany Plaza – looking northeast – deterioration of pavement

Tiffany Plaza – looking west – deterioration of pavement

Tiffany Plaza – looking northeast – deterioration of pavement, curb; lack of landscaping

Tiffany Plaza – looking east – deterioration of pavement; unenclosed dumpsters

Tiffany Plaza – looking southwest – deterioration of fence; overgrown vegetation

Tiffany Plaza – looking west – deterioration of fence; lack of landscaping

Tiffany Plaza – looking east – deterioration of trash enclosure at In-A-Tub, pavement; lack of landscaping

Tiffany Plaza – looking west – deterioration of trash enclosure at In-A-Tub

Tiffany Plaza – looking east – deterioration of pavement at In-A-Tub

Tiffany Plaza – looking west – deterioration of pavement; lack of landscaping

Tiffany Plaza – looking west – lack of landscaping; deterioration of pavement

Tiffany Plaza – looking north – deterioration of pavement; lack of landscaping at Sunoco/World Liquors

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, lack of dumpster enclosures, deterioration of roofs and gutters, and the failure of finishes.

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

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

No known environmental liabilities exist within the Study Area that endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were not identified within the Study Area and as such the subject component does not contribute to blight in the Study Area.

Summary of Blighting Factors

The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy two of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 68.0% of the Study Area.

Tiffany Frolics
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	10	100%	7.34	100%
Blighting Factors				
Insanitary or unsafe conditions	10	100.0%	7.34	100.0%
Deterioration of site improvements	9	90.0%	7.26	98.9%
Existence of conditions which endanger life or property by fire and other causes	0	0.0%	0.00	0.0%
Parcels with Predominance of Blighting Factors	**5**	**50.0%**	**4.99**	**68.0%**

Effect Component 1: Retards the Provision of Housing Accommodations
The blighting conditions present in the Study Area have not inhibited the provision of housing in the Platte Ridge Neighborhood or anywhere nearby within at least five miles of the Study Area. As noted previously, although past population growth has severely lagged the incredible growth of those areas within three and five miles of the Study Area, the population growth rate since 2020 and the projected growth rate through 2029 have accelerated near the Study Area. Immediately west of the Tiffany Plaza properties a new 150-unit multifamily development is now moving forward. The population growth and the new adjacent development indicate the conditions present in the Study Area are not inhibiting housing development.

The blighting conditions within the Study Area have not retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered 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."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by 3.19% between 2020 and 2024, and by 2.72% in 2023 alone. Despite the increase in assessed values over the past five years, much of the property valuation in the Study Area has been stagnant. Five properties making up more than 58% of the assessed value of the Study Area have not experienced a change in valuation since 2020. The five properties include the three retail strip buildings (one at Frolics Plaza and two at Tiffany Plaza), each exceeding 10,000 square feet and each having some vacant space.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant space in the Study Area is excessive. As noted previously the vacancy rate for Frolics Plaza is 25.7% and the vacancy rate for Tiffany Plaza Retail Center is 28.3%, resulting in a vacancy rate for the Study Area of 27.7%. Per Newmark Zimmer's 4th Quarter 2024 Retail Market Report, the vacancy rate for "Small Space" retail space was 1.6% in Platte County. The vacancy rate for the Study Area is more than seventeen times the current vacancy rate for small retail space in Platte County.

- Valuations of the multi-tenant buildings are low and consequently so are tax revenues. The north multi-tenant building in the Tiffany Plaza Retail Center is assessed at $6.30 per square foot of improvement. The south multi-tenant building in the Tiffany Plaza Retail Center is assessed at $2.37 per square foot of improvement. And the Frolics Plaza multi-tenant building is assessed at $2.77 per square foot of improvement.

  Comparable buildings (similar age, size, location, etc.) located to the south in the 7600 and 7700 blocks of NW Prairie View Road, have assessed values ranging between $11.97 - $16.24 per square foot of improvement. One building of similar condition also has a similar assessed valuation of $2.98 per square foot of improvement. A relatively recent multi-tenant retail building to be constructed – in 2007 – has an assessed value of $23.57 per square foot of improvement. East of the Study Area on Barry Road a relatively new multi-tenant retail building, constructed in 2019, has an assessed value of $42.26 per square foot of improvement.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market, especially after seeing vacancies diminish cash flow and returns that could assist with the funding of those improvements. Doing nothing will only result in further deterioration of building and site improvements, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of economic activity – in a high-traffic location on NW Barry Road and on NW Prairie View Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety, Morals or Welfare
Those properties that violate Kansas City's nuisance code constitute a menace to the public health, safety, morals or welfare, and include those conditions of overgrown vegetation, trash/debris, and transient activity.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Tiffany Frolics Community Improvement District.

The dominant blighting factor is the physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the unsafe physical conditions and vacancies indicate blight is present within the proposed Tiffany Frolics Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes and create unsafe conditions, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Tiffany Frolics Community Improvement District, as of April 11, 2025, is a "blighted area" according to the definition provided in the CID Act, and constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Section IV

Feasability of Blight Elimination

Within the City's stated requirements for establishing a community improvement district is a section in the City Charter related to the determination of blight. As Sec. 74-302(c) of the City's Charter states:

> *Blight determination.* Any CID requesting a finding of blight or relying on a prior determination of blight for the purposes of exercising the additional powers under RSMo 67.1461.2 shall submit with its petition:
>
> (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;…

Determining the point in time that blighting factors and conditions might reasonably have been determined to first occur and remain unabated is especially difficult with properties in which assessed values have stagnated for more than five years. In the case of the proposed Tiffany Frolics Community Improvement District, maintenance was provided as best as possible, but may very well have been impacted by high vacancy rates that diminish cash flow and capital maintenance outlays.

The capital cost to revitalize the Study Area now is high enough to require some form of external financial assistance to make such revitalization feasible, as the cash flow generated by the property simply cannot support the necessary cost of capital. As noted, the vacancy rate for the Study Area currently exceeds 27%, far more than the 1.6% that is currently the norm for small space retail in Platte County.

The longer the Study Area is maintained at the level sustained over the past five years, the property will continue to deteriorate and the unattractiveness of the centers will increase among tenants, potential tenants, and customers. But the current cash flow and expense of capital is too great to feasibly attract a higher level of economic activity and revitalization of the Study Area is simply not feasible.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1	7101 NW BARRY RD	20-1.0-12-400-001-005.000	GREAT CORNER-FROLICS LLC & ETAL	FROLICS PLAZA ALL OF PLATTED FROLICS PLAZA
2	7121 NW BARRY RD	20-1.0-12-400-001-005.001	GREAT CORNER-FROLICS LLC & ETAL	FROLICS LEASEHOLD ACCOUNT
3	8108 NW PRAIRIE VIEW RD	20-1.0-12-400-002-062.000	8108 PV LLC	TIFFANY PLAZA LOT 4
4	8132 NW PRAIRIE VIEW RD	20-2.0-12-400-002-063.000	GREAT CORNER-TPS LLC & ETAL	TIFFANY PLAZA LOT 5
5	8116 NW PRAIRIE VIEW RD	20-2.0-12-400-002-064.000	GREAT CORNER-FROLICS LLC & ETAL	TIFFANY PLAZA LOT 3
6	8170 NW PRAIRIE VIEW RD	20-2.0-12-400-002-065.000	PV8170 LLC	TIFFANY PLAZA LOT 2
7	8136 NW PRAIRIE VIEW RD	20-2.0-12-400-002-066.000	GREAT CORNER-FROLICS LLC	TIFFANY PLAZA LOT 6
8	8174 NW PRAIRIE VIEW RD	20-2.0-12-400-002-068.000	WILTGENS OF MISSOURI, INC	TIFFANY PLAZA LOT 1
9	NO ADDRESS ASSIGNED	20-2.0-12-400-002-069.000	GREAT CORNER-FROLICS LLC & ETAL	KC MISC TR BEG AT NW COR LOT 6 TIFFANY PLAZA TH N 1 5 FT TH E 200 FT TH S 16.5 FT
10	NO ADDRESS ASSIGNED	20-2.0-12-400-002-070.000	WILTGENS OF MISSOURI, INC	TR BEG 52 FT W OF NE COR OF SE 1/4 OF SE 1/ SEC 12 TH SE 16.61FT TH W 185.

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	2020	2021	2022	2023	2024	Taxes 2024	Taxes Delinquent	NOTES
1	20-1.0-12-400-001-005.000	320,000	320,000	320,000	320,000	320,000	26,933.44	0.00	
2	20-1.0-12-400-001-005.001	14,144	14,144	14,144	15,134	15,134	1,273.76	0.00	
3	20-1.0-12-400-002-062.000	107,200	107,200	107,200	172,719	172,719	14,537.23	0.00	
4	20-1.0-12-400-002-063.000	168,000	168,000	168,000	168,000	168,000	14,140.08	0.00	
5	20-1.0-12-400-002-064.000	136,320	136,320	136,320	136,320	136,320	11,473.65	0.00	
6	20-1.0-12-400-002-065.000	273,292	273,292	273,292	240,000	240,000	20,200.08	0.00	
7	20-1.0-12-400-002-066.000	198,400	198,400	198,400	198,400	198,400	16,698.73	0.00	
8	20-1.0-12-400-002-068.000	147,146	147,146	147,146	151,352	151,352	12,738.86	0.00	
9	20-1.0-12-400-002-069.000	640	640	640	640	640	53.87	0.00	
10	20-1.0-12-400-002-070.000	4,537	10,760	10,760	10,760	10,760	905.65	0.00	
	TOTALS	1,369,679	1,375,902	1,375,902	1,413,325	1,413,325	118,955.35	0.00	
	Annual % Change		0.45%	0.00%	2.72%	0.00%			
	Cumulative % Change		0.45%	0.45%	3.19%	3.19%			

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	7101 NW BARRY RD	20-1.0-12-400-001-005.000	■	■		2	1.32	■
2	7121 NW BARRY RD	20-1.0-12-400-001-005.001	■	■		2	0.02	
3	8108 NW PRAIRIE VIEW RD	20-1.0-12-400-002-062.000	■	■		2	0.73	
4	8132 NW PRAIRIE VIEW RD	20-1.0-12-400-002-063.000	■	■		2	1.52	■
5	8116 NW PRAIRIE VIEW RD	20-1.0-12-400-002-064.000	■	■		2	0.74	
6	8170 NW PRAIRIE VIEW RD	20-1.0-12-400-002-065.000	■	■		2	0.78	
7	8136 NW PRAIRIE VIEW RD	20-1.0-12-400-002-066.000	■	■		2	1.44	■
8	8174 NW PRAIRIE VIEW RD	20-1.0-12-400-002-068.000	■	■		2	0.63	■
9	NO ADDRESS ASSIGNED	20-1.0-12-400-002-069.000	■	■		2	0.08	■
10	NO ADDRESS ASSIGNED	20-1.0-12-400-002-070.000	■			1	0.08	
	TOTALS		**10**	**9**	**0**	**19**	**7.34**	**5**
	Acreage of Parcels Exhibiting Condition		**7.34**	**7.26**	**0.00**			**4.99**
	Percentage of Study Area Exhibiting Condition		**100.0%**	**98.9%**	**0.0%**			**68.0%**

Appendix D

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

6. I made a personal inspection of the property that is the subject of this report on March 24, 2025 and on April 11, 2025.

7. This study is not based on a requested result or a specific conclusion.

8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.

Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

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

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

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

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

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

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC
2006 – Current

Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

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

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

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

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

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

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

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

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

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

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

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

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

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

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

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

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

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

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

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

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

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

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

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

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

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

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

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study – Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

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

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

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

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

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

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

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

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

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

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

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

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

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

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

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

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

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

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

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

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

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

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

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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

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

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

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

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

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

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

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

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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

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

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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

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

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

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

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan