

**TIFFANY SQUARE EAST  
COMMUNITY IMPROVEMENT  
DISTRICT**

**Petition to Establish the District**

**2nd Council District**

**Kansas City, Platte County, Missouri**

**October 29, 2021**

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**PETITION TO ESTABLISH  
THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT**

This petition ("Petition") is submitted in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri, as may be amended (the "Act"), by the entity which signed below (the "Petitioner"), which requests that the City Council of the City of Kansas City, Missouri (the "City Council") establish a community improvement district (the "District") in the City of Kansas City, Platte County, Missouri (the "City") in accordance with this Petition.

**1. DESCRIPTION OF THE DISTRICT**

**A. Name of District**

The name of the District shall be the Tiffany Square East Community Improvement District.

**B. Legal Description**

The District includes all of the real property (the "District Land") legally described on Exhibit A ("District Legal Description") annexed to and made an integral part of this Petition.

**C. Boundary Map**

A map graphically portraying the boundaries of the District is annexed to and made an integral part of this Petition as Exhibit B ("District Boundary Map").

**2. PETITIONER**

Petitioner represents:

- (a) more than fifty percent (50%) per capita of all owners in the District Land; and
- (b) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

**3. FIVE YEAR PLAN**

**A. Purposes of District**

The purposes of the District are to:

- (a) provide or cause to be provided for the benefit of the District, certain services (the "Eligible Services") described in Paragraph B of this Article;

- (b) issue obligations for repayment of a Petitioner loan (“CID Debt”) used to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Debt; and
- (c) authorize and collect a sales and use tax (“District Sales Tax”).

The District’s purposes shall be implemented according to the provisions of Section 67.1461 (“Powers of the District”) of the Act.

The District will serve as an economic development tool that allows landowners in the District to:

- (a) plan Eligible Services and/or public and private improvements which are deemed by the District to be necessary and desirable to the economic viability of the District;
- (b) implement the Eligible Services and public improvements; and
- (c) share the costs incurred by the District through sales and use taxes which are imposed and collected in accordance with this Petition and the Act.

**B. Services and Improvements**

The Eligible Services may generally include, but are not necessarily limited to, the construction of public and private improvements within the District, as specified at Exhibit C (“Five Year Plan”) annexed to and made an integral part of this Petition. The public and private improvements (“Improvements”) shall rectify the existing deterioration of site improvements within the District to construct vehicular and pedestrian accessibility improvements and remediate subsurface conditions which are presently unsuitable for fill and development, and shall specifically include: earthwork, installation of geo-piers, paving and construction of parking lots, water distribution, a fire line, storm drainage, sanitary sewer and sanitary sewer relocation, landscaping, green space and irrigation, and construction of curbs, gutters, approaches, sidewalks and electrical distribution, street lights, and site lighting, which are all Improvements allowable under 67.1461(16), (18), (24), and (30)(2), RSMo. The cost of the Eligible Services is \$1,581,008, as detailed at Exhibit C, and all of the costs shall be utilized to fund capital improvements for the remediation of the blight identified in Section 9 and detailed in the Blight Study Report at Exhibit E.

**C. Source of Funds**

The anticipated sources of funds to pay the costs of the Eligible Services are a Petitioner loan to the District and the District Sales Tax. It is anticipated that the Petitioner loan shall be the source of funds for the first year of the District's existence, then in the second year of the District's existence, the District Sales Tax shall commence, and after the District Sales Tax commences, the District Sales Tax shall be the source of funds for the repayment of the CID Debt. It is anticipated that the CID Debt shall be paid off through the District Sales Tax and it shall take 20 years to repay the CID Debt. Provided, however, if the CID Debt is not repaid in full within 20 years, then the District shall automatically continue for another 7 years, as set forth in Section 11 below.

**D. Budget**

The Eligible Services will commence in the first year of the District's existence and the implementation of the District Sales Tax is to occur within the second year of the District's existence. The District's projected operating budget is shown on Exhibit D ("Projected Operating Budget") annexed to and made an integral part of this Petition.

**4. GOVERNANCE OF THE DISTRICT**

**A. Type of District**

The District shall be a separate political subdivision of the State of Missouri and shall have all of the powers granted to and/or exercisable by a community improvement district according to the Act, except to the extent its powers are expressly limited by this Petition.

**B. Board of Directors**

**1. Number**

The District shall be governed by a Board of Directors (the "Board") consisting of five (5) directors.

**2. Qualifications**

Each Director shall meet the following requirements:

- (a) be a resident of the State of Missouri for at least one (1) year preceding filing of this Petition;

- (b) be at least 18 years of age;
- (c) be and must declare to be either an owner of real property (“Owner”) within the District, an owner of a business (“Operator”) operating within the District, or a registered voter residing within the District (“Resident”), as provided in the Act;
- (d) except for the initial Directors named in this Petition, be nominated according to a slate submitted by the Board to the Mayor of the City and the City Council according to the nominating procedures set out below.
- (e) in accordance with 67,1451.2(3), RSMo, if there are no Residents on the date this Petition is filed, at least one director shall, during his entire term, be a person who:
  - (i) resides within the City;
  - (ii) is qualified and registered to vote under 115, RSMo, according to the records of the election authority as of the thirtieth day prior to the date of the applicable election;
  - (iii) has no financial interest in any real property or business operating in the District; and
  - (iv) is not a relative within the second degree of consanguinity or affinity to an owner of real property or a business operating in the District.

**3. Board Representation**

Pursuant to Section 67.1451.2 of the Act, the Board shall be comprised of five legally authorized representatives of an Owner or Operator within the District.

**4. Initial Directors**

The initial Directors to serve on the Board, their respective terms and classification shall be:

Name	Type	Term	Satisfies 67.1451.2(3), RSMo Requirement
Mike Levitt	Owner	Four Years	Yes

Kiley Brooks	Owner	Four Years	Yes
William Dana	Owner	Two Years	Yes
Estalene Frakes	Owner	Two Years	Yes
Mark W. Untersee	Owner	Two Years	Yes

**5. Terms**

The initial Directors named above shall serve for the terms set out opposite their names or until their successor is appointed in accordance with this Petition and their successors shall serve for four-year terms or until their successor is appointed in accordance with this Petition, whichever occurs later.

In the event, for any reason, a Director is not able to serve his or her full term (“Exiting Director”), any vacancy to the Board shall be filled by Appointment of a Director (“Interim Director”) by a vote of the Board. Any Interim Director shall be of the same type and from the same category as the Exiting Director, unless otherwise stated in the By-laws adopted by the Board upon formation of the District, as they may be amended from time to time.

**6. Successor Directors**

Successor Directors, selected to serve a new term on the Board, shall be appointed by the Mayor of the City with the consent of the City Council by resolution according to the slate submitted to the City Clerk by the Board. The City Clerk shall deliver the slate to the Mayor and the City Council. After the slate is submitted to the City Clerk:

- (a) the Mayor shall appoint the successor Directors according to the slate submitted and the City Council shall consent by resolution to the appointment; or
- (b) the Mayor or the City Council may reject the slate submitted and request in writing with written reasons for rejection of the slate that the Board submit an alternate slate.

If an alternate slate is requested, the Board shall submit an alternative slate to the City Clerk. The City Clerk shall deliver the alternate slate to the Mayor and the City Council. After the alternate slate is submitted to the City Clerk:

- (c) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the City Council shall consent by resolution to the appointment; or

- (d) the Mayor or the City Council may reject the alternate slate submitted and request in writing with written reasons for rejection of the alternate slate that the Board submit another alternate slate.

The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the City Council.

The Board shall select the slate as follows:

- (e) individuals meeting the qualifications set out in this Petition must be nominated by an Owner;
- (f) the Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and
- (g) the slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Section 3 of this Article.

## **5. REAL PROPERTY TAXES/SPECIAL ASSESSMENTS**

The District shall have no power to levy a real property tax or special assessments against real property within the District.

## **6. ASSESSED VALUE**

The total assessed value of all of the real property within the District is \$64,163.

## **7. DISTRICT SALES TAX**

The District may pursuant to the Act impose a District Sales Tax, not to exceed one percent (1.0%), upon all eligible retail sales within the District. Every retailer in the District shall prominently display the rate of the sales tax imposed or increased at the cash register area.

## **8. LIMITATIONS**

### **A. Borrowing Limits.**

Petitioner does not seek limitations on the borrowing capacity of the District.

**B. Revenue Limits.**

Petitioner does not seek limitations on the revenue generation of the District.

**C. Authority Limits.**

Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition.

**9. BLIGHT DETERMINATION**

Petitioner seeks a finding of blight under this Petition. A Blight Study Report, prepared by third-party consultant Development Initiatives, addressed compliance with the factors for a finding of blight as stated in the CID Act and is included with this Petition as Exhibit E. As explained in detail in the Blight Study Report, the following factors were identified within the District:

Factors	Present
Unsanitary or Unsafe Conditions	NO
Deterioration of Site Improvements	YES
Conditions which Endanger Life or Property by Fire or Other Causes	NO

**10. AUDIT**

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for same is made.

**11. LIFE OF DISTRICT**

The District will continue to exist and function until the earlier of (i) satisfaction of the CID Debt or (ii) twenty (20) years following the effective date of the ordinance establishing the District. Provided, however, since a District Sales Tax shall be used to repay the CID Debt used to fund the capital improvements and blight removal, if the CID Debt is not satisfied within the initial period of twenty (20) years, the District shall be automatically continued for one consecutive seven (7) year term, without having to submit a new petition. The term of the District shall not exceed twenty-seven (27) years from the adoption of the ordinance establishing the District unless the City extends the term of the District as provided by 67.1481, RSMo. The Owners within the District shall have the right to petition the City Council to terminate the District at any time as provided by 67.1481, RSMo.

**12. REQUEST TO ESTABLISH DISTRICT**

By execution and submission of this Petition, the Petitioner requests that the City Council establish the District as set out in this Petition.

**13. NOTICE TO PETITIONER**

*The signature of Petitioner signing this Petition may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.*

**14. SEVERABILITY**

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

[Signature Pages Follow]

Name of Owner: **Tiffany Square Real Estate, L.L.C.**

Owner's Telephone Number and Mailing Address: (816)444-0900  
7611 State Line Road, Suite 301  
Kansas City, Missouri 64114

If Signer is Different from Owner,  
Name of Signer: Joseph C. Tutera

State Basis of Legal Authority to Sign: Joseph C. Tutera is the Manager of Tiffany Square Real Estate, L.L.C., a Missouri limited liability company

Signer's Telephone Number and Mailing Address: (816)444-0900  
7611 State Line Road, Suite 301  
Kansas City, Missouri 64114

If the Owner is an Individual, State if Owner is Single or Married: N/A

If the Owner is not an Individual, State What Type of Entity: Limited Liability Company

Map and Parcel Number and Assessed Value of Each Tract of Real Property Within the Proposed District Owned:

<u>Property Address</u>	<u>Map and Parcel Number</u>	<u>Assessed Value</u>
8851 N. Ambassador Dr., KCMO, aka 9001 N. Ambassador Dr., KCMO*	19-3.0-06-400-027-003.000	\$64,163

\* The Property Address per the Platte County Assessor's office records is 8851 N. Ambassador Dr., KCMO 64154 and the Property Address per the City of Kansas City parcel viewer record is 9001 N. Ambassador Dr., KCMO 64154

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above.

Property Owner:

TIFFANY SQUARE REAL ESTATE, L.L.C.,  
a Missouri limited liability company

By:   
Joseph C. Tutera, Manager

STATE OF MISSOURI    )  
                                  )    ss.  
COUNTY OF JACKSON )

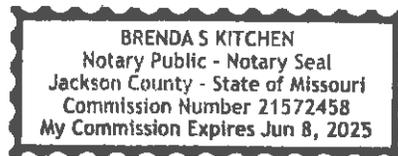
Before me personally appeared Joseph C. Tutera, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 29<sup>th</sup> day of October, 2021.

  
Notary Public

My Commission Expires:

June 8, 2025



**EXHIBIT A**

**DISTRICT LEGAL DESCRIPTION**

1. Lot 3, TIFFANY SQUARE EAST, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof.

Commonly known as 8851 N. Ambassador Dr., Kansas City, Platte County, MO 64154  
Parcel No. 19-3.0-06-400-027-003.000

**EXHIBIT B**  
**DISTRICT BOUNDARY MAP**



**EXHIBIT C**  
**FIVE YEAR PLAN**

<b>SERVICES AND IMPROVEMENTS</b>	<b>COST</b>
ALTA Survey	\$20,000.00
Earthwork – Complete Sitework	\$75,000.00
Geopiers	\$90,000.00
Base, Paving and Parking Lot	\$329,000.00
Water Distribution	\$93,000.00
Fire Line	\$129,517.00
Storm Drainage, Sanitary Sewer and Sanitary Sewer Relocation	\$335,000.00
Landscaping, Green Space and Irrigation	\$150,000.00
Concrete (curbs, gutters, approaches, sidewalks, etc.)	\$175,000.00
Electrical (distribution, street lights, site lighting, etc.)	\$95,000.00
General Contractor Fee (6%)	\$89,491.00
<b>PROJECT TOTALS</b>	<b>\$1,581,008</b>

**EXHIBIT D**

**PROJECTED FIRST YEAR OPERATING BUDGET  
(Following District Sales Tax Implementation)**

**Expenses:**

<b>SERVICES AND IMPROVEMENTS</b>	<b>COST</b>
ALTA Survey	\$20,000.00
Earthwork – Complete Sitework	\$75,000.00
Geopiers	\$90,000.00
Base, Paving and Parking Lot	\$329,000.00
Water Distribution	\$93,000.00
Fire Line	\$129,517.00
Storm Drainage, Sanitary Sewer and Sanitary Sewer Relocation	\$335,000.00
Landscaping, Green Space and Irrigation	\$150,000.00
Concrete (curbs, gutters, approaches, sidewalks, etc.)	\$175,000.00
Electrical (distribution, street lights, site lighting, etc.)	\$95,000.00
General Contractor Fee (6%)	\$89,491.00
<b>PROJECT TOTALS</b>	<b>\$1,581,008</b>

**Income:**

Sales Tax	\$0
Initial Petitioner Loan	\$1,581,008
<b>Total:</b>	<b>\$1,581,008</b>

**EXHIBIT E**  
**BLIGHT STUDY REPORT**

**Qualifications Analysis:**

Tiffany Square East

Community Improvement District (CID)

Kansas City, Missouri

**Prepared for:**

Tutera Real Estate  
7611 State Line Road, #301  
Kansas City, MO 64114

**Prepared By:**

Development Initiatives  
4501 Fairmount Avenue  
Kansas City, Missouri 64111

**Report Date:**

September 10, 2021

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**Copyright Statement**

This document was prepared for the intended use of the Tutera Real Estate and the City of Kansas City, Missouri for its redevelopment of certain real estate properties referenced within the report.

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**Limiting Conditions**

The reported analyses, opinions, and conclusions contained herein are limited only by the reported assumptions and limiting conditions, and is Development Initiatives' unbiased professional analyses, opinions, and conclusions.

Information provided and utilized by various secondary sources is assumed to be accurate. Development Initiatives cannot guarantee information obtained from secondary sources. Such information and the results of its application within this analysis are subject to change without notice.

The nature of real estate development is unpredictable and often tumultuous. The natural course of property development is difficult to predict and forecast. Development Initiatives deems our projections as reasonable considering the existing market and various obtained information. It should be understood that fluctuations in local, regional and/or national economies could have substantial effects on the particular findings and recommendations contained within this document.

September 10, 2021

Mr. Dominic Tutera  
Tutera Real Estate  
7611 State Line Road, #301  
Kansas City, KS 64114

**Subject: Blight Study – Tiffany Square East CID, Kansas City, Missouri**

Dear Mr. Tutera:

We are pleased to transmit the attached Blight Study Report that has been prepared for the above referenced property. The purpose of this Report is to determine whether the subject property is blighted, as defined by the following sections of the Revised Statutes of Missouri:

- Section 99.805 (1)

This analysis represents an accumulation of our findings based on research and investigations performed as of the report's effective date, September 10, 2021. The attached report sets forth the data, research, investigations, analyses, and conclusions for this report.

The subject Development Area is composed of one (1) parcel of land approximately 4.62 acres in size. The subject property is unimproved.

Total development budget for the entire site is estimated to be approximately \$5,240,000. This includes all site improvements included unstable soil remediation which, in our opinion, is a primary contributing factor to this analysis.

For the purposes of this analysis we have referred to the subject project and property as either the "Development Area" or the "District". For the purposes of this analysis, both terms are interchangeable and refer to the subject property and the proposed redevelopment area.

As determined in the following analysis, it is our opinion that the subject property represents a "blighted area" as formerly defined by Sections 67.1401.2 (3)(a) and currently in 99.805 (1) of the Revised Statutes of Missouri. It should also be noted that the Development Area resides in an area which has previously been declared an eligible

Redevelopment Area under Section 99.810.1 (1) by the City Council of Kansas City, Missouri<sup>1</sup>.

We have reached this opinion concluded these facts based on the current condition of the Development Area, existing conditions of improvements located within the Development Area, the current condition of the building infrastructure.

Factors	Present	Retard the provision of housing accommodation	Constitute an Economic or social liability	Menace to the public health, safety or welfare
Unsanitary or unsafe conditions,	<b>NO</b>			
Deterioration of site improvements,	<b>YES</b>		<b>X</b>	
Conditions which endanger life or property by fire and other causes.	<b>NO</b>			

Table 1 - CID Blight Summary.

In our opinion, as it presently exists, the Development Area, taken as a whole, meets the statutory definition of a “blighted area”. Furthermore, it is our opinion that the Redevelopment Area represents a “blighted area” defined by the definition formerly included in 67.1401.2 (3)(a) and presently defined in 99.805(1) of the Revised Statues of Missouri. Please feel free to contact us if you have any questions or comments.

Sincerely,



James Potter, AICP  
Development Initiatives

<sup>1</sup> Kansas City, Missouri Ordinance 990256.

## **Section I: Introduction**

The purpose of this analysis is to investigate and determine whether blighting conditions exist at the subject property according to Section 99.805 (1) of the Revised Statutes of Missouri (RSMo.).

Development Initiatives was retained to perform this blight analysis in order to determine if the subject area is qualified as blighted for consideration under the proposed Community Improvement District (CID) plan.

### **Effective Date of Report**

The effective date of this blight study is September 10, 2021. Unless otherwise stated, all factors pertinent to a determination of blight were considered as of that date.

### **Methodology**

Development Initiatives has analyzed the Development Area to determine if such area contains factors that support a finding that the Development Area is blighted under RSMo Section 99.805 (1).

This Blight Study includes a detailed field survey of site and building improvements. Field surveys were conducted to document the existing physical conditions.

Our analysis also includes data research, local stakeholder interviews and internal research. Data for this analysis was also gathered from the City of Kansas City, Missouri and Platte County, Missouri. Pertinent Geographic Information Systems (GIS) data was obtained through the Platte County Assessor's Office.

**Definitions:**

For the purposes of this analysis we have referred to the subject property as the “Development Area”. In addition, examples of blighting factors are documented in this report under Section III (CID Analysis).

In determining whether the defined subject area is “blighted”, we first must define the term “blighted area”. For the purposes of this study, we analyzed the Development Area with respect to the definitions contained in RSMo Section 99.805(1).

*The following definition relates to the CID Analysis:*

RSMo Section 99.805 (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, or welfare in its present condition and use;

Again, this is a two part test, and analysis requires a finding that the Development Area is occasioned by the predominance of the following factors:

- Factor 1: Insanitary or unsafe conditions,
- Factor 2: Deterioration of site improvements,
- Factor 3: 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 Development Area:

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

### Contributing Legal Findings

There have been numerous court cases which provide additional direction in the consideration of blight. The following are several cases which have impacted the definition of “blight”.

*Schweig v. City of St. Louis*, 569 S.W. 2d.215 (Mo.App. STL District, Division Three, 1978) held that just because an improved property is well maintained, it does not mean that the property cannot be declared to be blighted by the local municipality.

"Blight need not exist on every single parcel. *State ex rel. U.S. Steel v. Koehr*, 811 S.W.2d 385 (Mo. banc 1991); *State ex rel. Atkinson v. Planned Indus. Expansion Auth. of St. Louis*, 517 S.W.2d 36, 47-48 (Mo. banc 1975); *Schweig v. City of St. Louis*, 569 S.W.2d 215 (Mo. App. 1978). In *Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corp.*, 518 S.W.2d 11 (Mo. 1974), the Supreme Court approved a declaration of blight on ground that was 49% vacant, 4% parking, and where 82% of the improved portion was not deteriorated. A blighted area may include parcels not blighted if inclusion is necessary to assemble a tract of sufficient size to attract developers. *Tierney v. Planned Indus. Expansion Authority of Kansas City*, 742 S.W.2d 146 (Mo. banc 1978). Existing area may be expanded to include non-blighted parcels. *Id.* Streets and parking lots may contribute to blight. *Id.*; see also *Schweig*, *supra*; *State ex rel. U.S. Steel v. Koehr*, 811 S.W.2d 385 (Mo. banc 1991).

*Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City*, 240 S.W.3d 777 (Mo.App. W.D. 2007) held that while the condemning authority is required to "consider" individually each parcel, it is not obligated to find each parcel to be blighted, and that "preponderance" means that the total square footage of blighted property is greater than the square footage of the area not blighted. The court also held that the statute does not prevent the condemning authority from using a blight study that is older than five years, but is prohibited from commencing a condemnation action later than five years from the date of the ordinance finding blight."<sup>2</sup>

---

<sup>2</sup> See Missouri Economic Development Law; White, Michael.

## Section II: Property Data

### Area & Site Description

According to the Platte County, Missouri Assessor's Department, the project is located at 8851 N. Ambassador Drive, Platte County, Kansas City, Missouri. The local neighborhood is home to numerous commercial and multi-family uses. The site is located approximately eleven (11) miles northwest of Downtown Kansas City and four (4) miles southeast of the Kansas City International Airport.

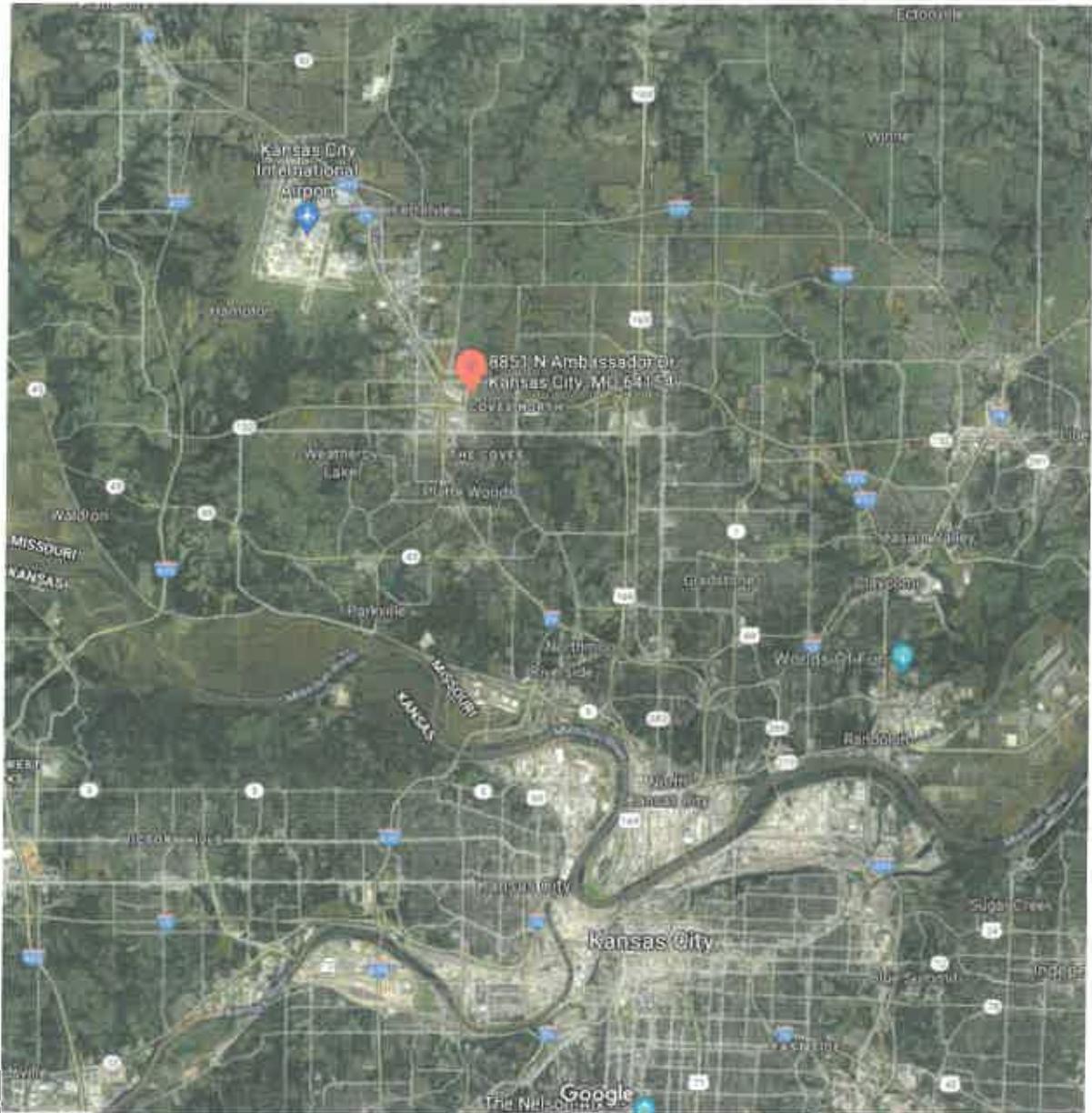


Figure 1 - Location Map. (Courtesy Google Maps).

An aerial view of the Development Area and surrounding properties is shown in the following Figures 2 and 3.

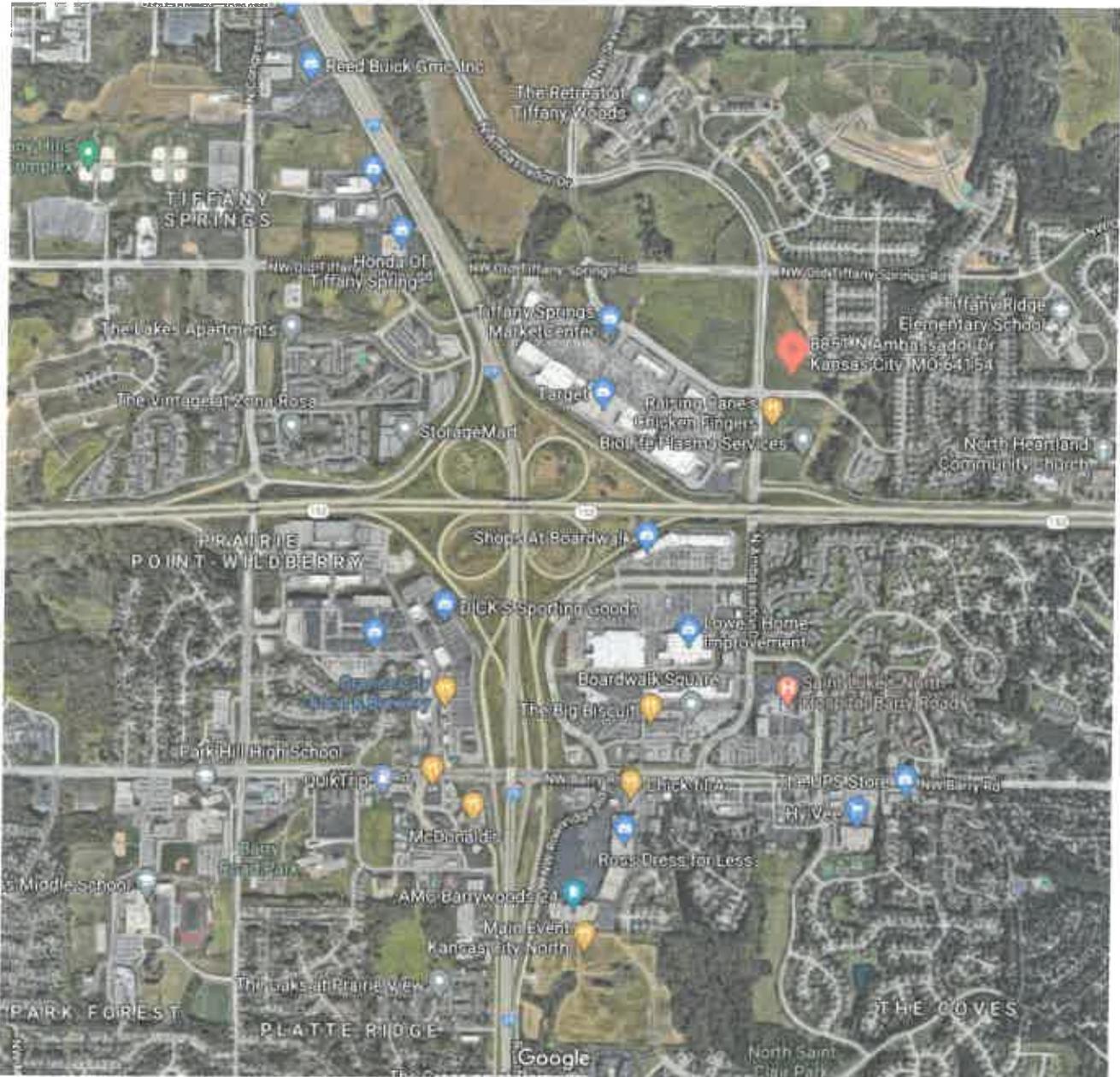


Figure 2 – Neighborhood Location Map. (Courtesy Google Maps).



Figure 3 - Parcel map. Courtesy Platte County Assessor.

**Ownership**

Ownership of the Development Area is comprised of one entity. Ownership information and legal description can be found in Exhibit A.

**Improvements Description**

The site is currently not improved. Surrounding land uses include primarily retail, multi-family and scattered single-family residential.

**Assessed Valuation**

The following data was obtained from the Platte County Assessor’s Office and shows the Assessor’s calculation of the assessed value for the property parcel within the Development 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.

The current valuation of the parcel was done in 2020 by the Platte County Assessor’s Office, and shows an assessed value of \$64,163. The following table shows the stagnation in assessed value of the subject property since 2017. From 2017 to 2020, assessed valuation for the property remained the same, no increase or decrease.

Parcel	Assessed Value Total	Taxable Value Total
2020	\$64,163	\$64,163
2019	\$64,163	\$64,163
2018	\$64,163	\$64,163
2017	\$64,163	\$64,163

Source: Platte County Assessor, 2021.

Table 2 – 8851 N. Ambassador Dr.: Parcel Assessed Value.  
 Courtesy Platte County Assessor’s Department.

**Assessed valuation data obtained from the Platte County Assessor’s Office is included as Exhibit A.**

**Zoning**

The existing zoning classification for the subject property is MPD: Master Planned Development District. It is our understanding that no zoning modifications will be required as part of this Redevelopment Project.



Figure 4 - Zoning Map (Site identified).

**Utilities**

All utilities are available to the area and the Development Area includes water, sewers, natural gas, steam, and electricity.

Electricity:	Everg
Natural Gas:	Spire
Domestic Water:	KC Water, City of Kansas City, Missouri
Sewer:	KC Water, City of Kansas City, Missouri
Solid Waste:	Various Providers
Telephone:	Various Providers
Cable:	Various Providers

**Access**

Overall site access (vehicular & pedestrian) to the District is good. However, all access ends abruptly at the property boundary.

**Pedestrian Access:** Pedestrian access north and south bound on N. Ambassador Drive is good with existing pedestrian improvements along the subject property's western boundary. Pedestrian access, both east and west bound, along NW 88<sup>th</sup> Street is non-existent. All pedestrian sidewalks end abruptly at roughly the property boundaries.

**Vehicular Access:** No vehicular access is currently available within the site. A proposed entry location off of NW 88<sup>th</sup> Street is planned as part of the Development Plan (see white arrow on Figure 11). This location will provide interior vehicular access to the overall property. Continued "right-in, right-out" access at the northwest corner of the property will continue and overall site accessibility will tie in at this location.

It is anticipated that total site infrastructure costs to construct vehicular and pedestrian accessibility improvements will be approximately \$2,050,000 for the entire site.



Figure 5 - Vehicular and Pedestrian Access.

**Environmental**

No Environmental assessment reports were provided or evaluated for this analysis.

**Previous Blight and other determinations**

The Development Area is located within an area that has previously been declared an Economic Redevelopment Area by the City Council of Kansas City, Missouri. This area is:

- KCI Corridor Tax Increment Financing (TIF) District approved by Ordinance 990256.

**Flood Zone Information**

No portion of the Development Area is currently located within a flood zone as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map identified on Map No.: 29095C0044G bearing on effective date of January 20, 2017.



Figure 6 - Flood Zone Map.

**Existing Site Characteristics**

The majority of the site is currently a vacant, grass-covered tract which has been previously graded. The northern portion contains surface parking and drive isles for a previously constructed multi-family project to the north. This area contains approximately 55 parking spaces and associated drive lanes.



Figure 7 - Parcel map indicating existing conditions.

Existing ground surface slopes down towards the southeast with an elevation change of approximately twenty (20) feet depending on location. There is an approximately 20' high retaining wall located at the southeastern corner of the property. The site has previously been utilized for construction staging on neighboring properties. Soil overburden material has been stored on site as the result of previous construction projects in the surrounding area. There is an existing large pile of soil overburden currently present on the eastern portion of the site.

Soil characteristics indicate fill soils consisting of generally lean clay soils with varying amounts of gravel and organic material beneath the surface topsoil to a depth of four (4) feet to thirteen (13) feet below ground surface. Compaction tests indicate unsuitable fill across the site, with soil, red brick, asphalt and wood planks encountered upon compaction tests. This material is unsuitable for fill (see Figure 7).



1100 W Cambridge Circle Drive, Suite 700  
 Kansas City, Kansas 66103  
 913.627.9040

**DAILY FIELD REPORT**

CLIENT:	Tiffany Square Real Estate, LLC 7611 State Line, Suite 301 Kansas City, Missouri 64114	PROJECT:	Tiffany Square East Kansas City, Missouri
ATTN:	Greg Hoefler	DATE:	11/7/19
WEATHER:	Sunny	CFS PERSONNEL:	J. Cervantes
TEMPERATURE:	22-44	REPORT #:	19-1178-dr-1

**TYPE OF SERVICE BEING PERFORMED**

SOILS      COMPACTION TESTING

**DEVIATION FOUND: YES**

**DEVIATION CORRECTED:**

**ORIGINAL DEVIATION DATE:**

**WORK ACCOMPLISHED THIS DATE:**

- Arrived on site to observe material to be placed as fill.
- The material consisted of soil, red brick, asphalt and wood planks. This material is unsuitable for fill.
- **DEVIATION:** Deleterious material found in fill - red brick, asphalt, and wood planks. Material unsuitable for fill.

Figure 8 - Compaction Test Field Report. Courtesy CFS Engineers.

Generally, fill soils have moderate strength. However the underlying buried topsoil and fill material is unsuitable for fill and has the potential to settle. Due to the varying depths and organic content, there is an increased risk of differential settlement to any improvement constructed on the site. Due to this risk the complete removal of undocumented fill and buried topsoil and replacement of structural fill across the entire site will be required for additional reinforcement. Or an alternative of "geo-pier" foundation stabilization alternative could be considered.

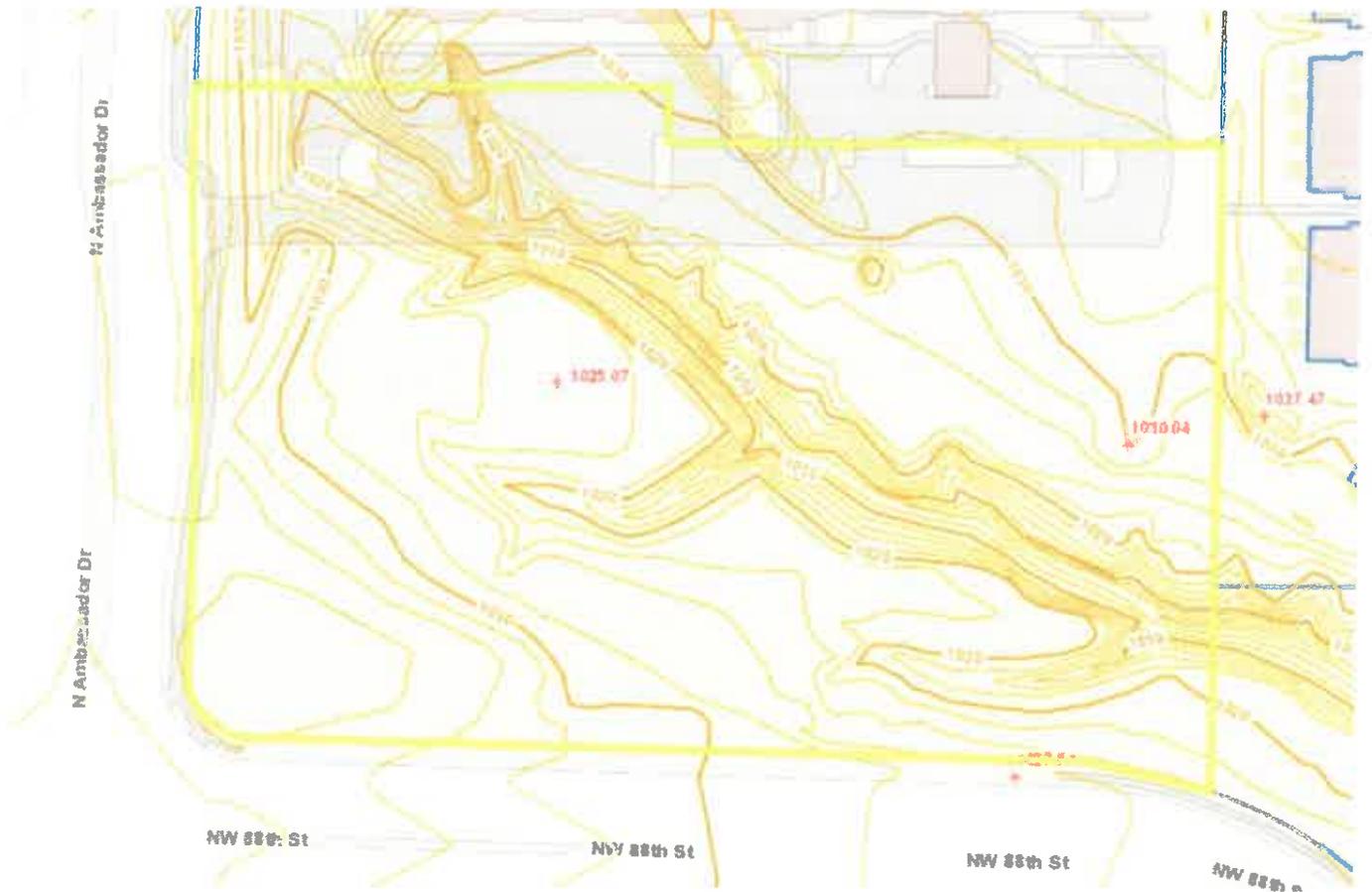


Figure 9 - Topographic Map.

### Easements

The subject site is constrained by multiple easements which impact improvement placement and setback considerations. 30' and 58' drainage easements are present along the northern and eastern property boundaries. A 20', 30' and 40' storm sewer easement occur along the southeast, south and west property boundaries. Building limits due to setbacks occur within 30' on the south and west property boundaries.

Particularly constraining is the 30' drainage easement along the northern property boundary. The easement constrains the placement of structures and improvements, as well as vehicular and pedestrian accessibility.

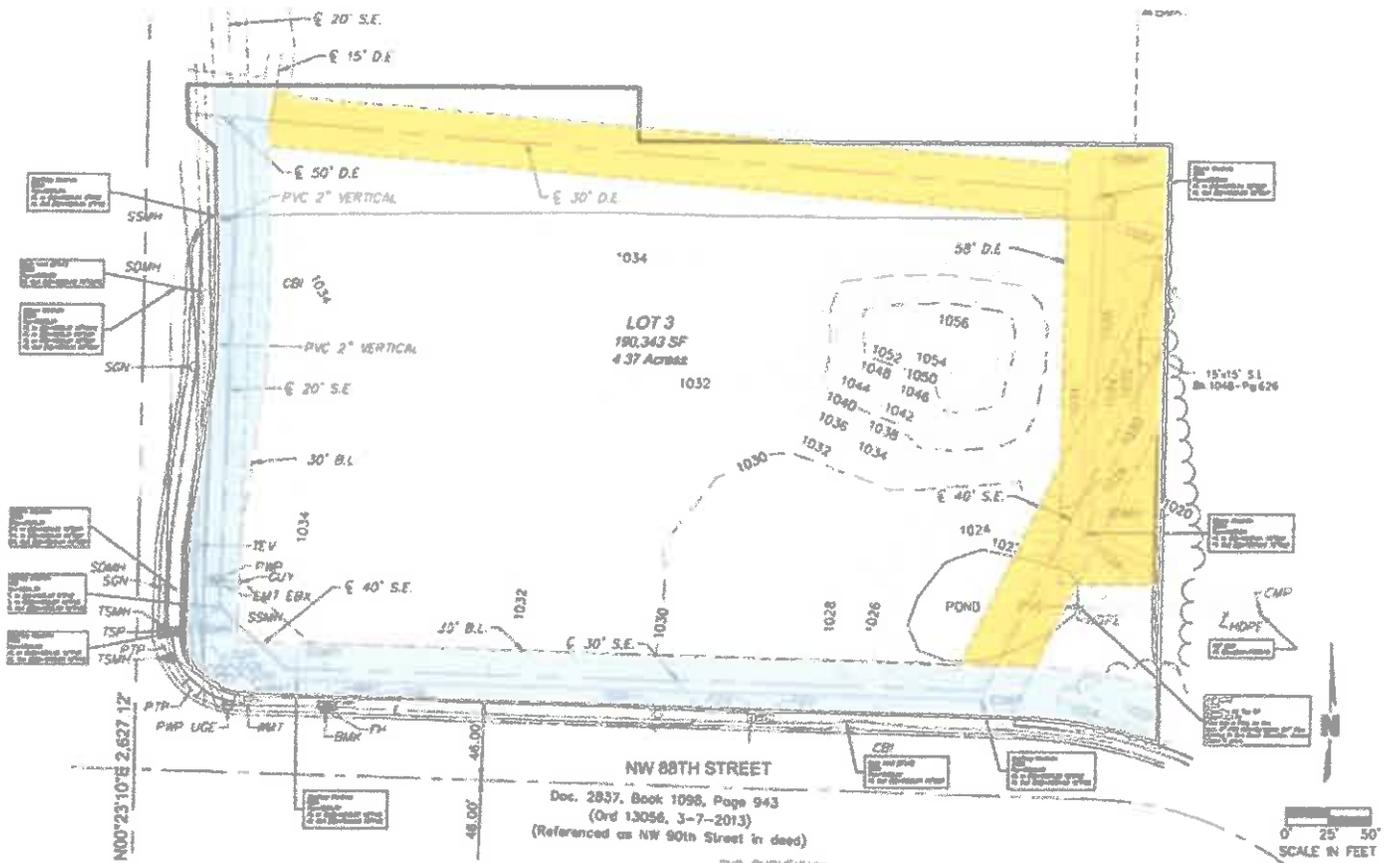


Figure 10 - Easement locations. Also note location of overburden pile on the eastern portion of the site.

**Proposed Improvements**

Proposed development of the site contemplates the construction of three (3) independent structures and associated surface parking for each. Added access would be added for a right-in, right-out vehicular on the south side off of NW 88<sup>th</sup> Street. Coordinated access and parking would be constructed in conjunction to the multi-family project to the north.

As of the issuance of this report, site and building plans were still being finalized. It is contemplated that the property will undergo an approximately \$5.24 million development. Potential improvements include. But may not be limited to:

- A 3,900 square foot building designed for light dining.
- A 3,700 square foot restaurant building with associated drive-thru.
- A 9,830 square foot medical office building.
- Total development of all vehicular and pedestrian site improvements.
- Total development of all site landscaping features.

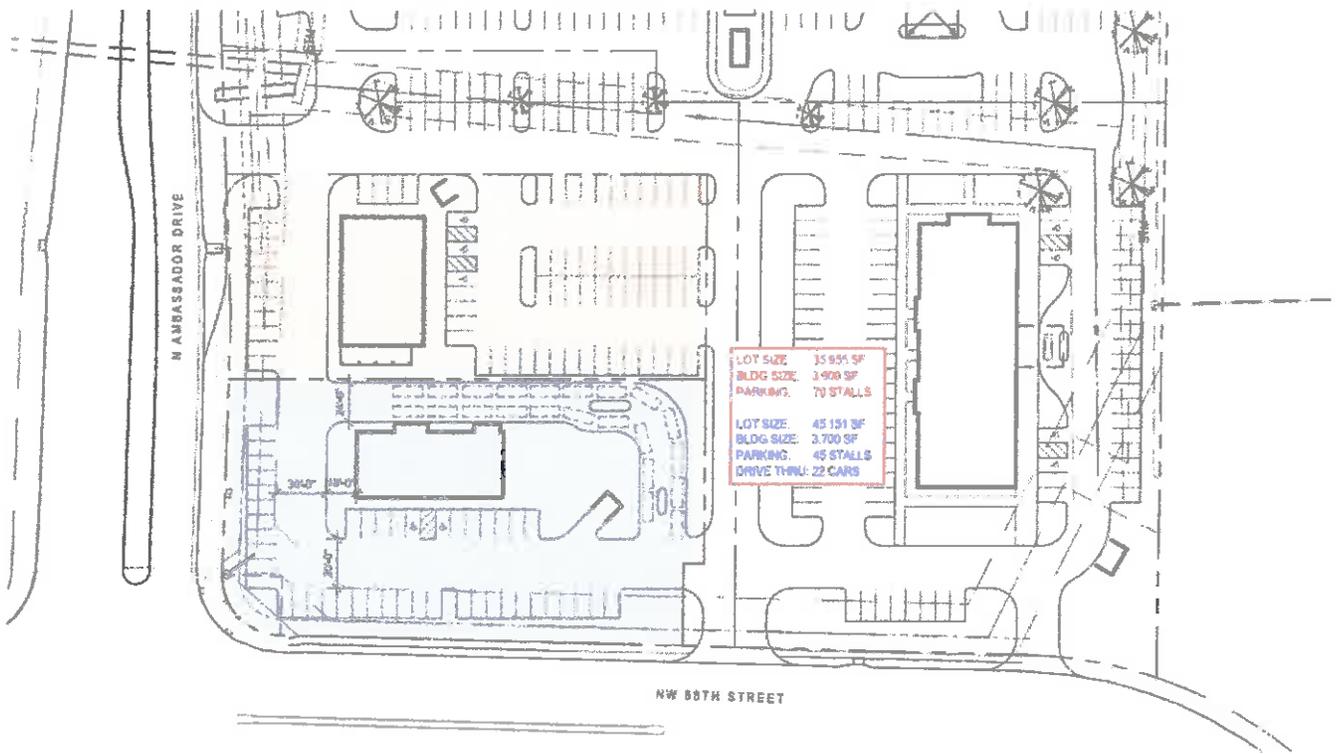


Figure 11 - Proposed Site Layout.

Please refer to the actual CID Plan for further detail.

**Economic Impact**

Benefits from a Community Improvement District (CID) can promote new investment within the District and can increase economic utilization and generate significantly increased tax revenue and jobs, and remediate many of the blighting conditions which may burden the area.

The property currently generates approximately \$5,425 per year in tax revenue to local taxing jurisdictions. This is based on a total appraised valuation of \$337,699 and a total assessed valuation of \$64,163.

Based on projections, the CID Plan in this instance anticipates that, with the renovation of the store, increased sales revenue of approximately \$5.2 million will be experienced upon the stabilization of operations in the first year or two and will likely increase in years following.

### Section III

#### **Determination of Conditions – Community Improvement District (CID) Statutory Guidelines and Blight Findings**

This Section discusses the Development Area in regards to the Community Improvement District (CID) Statute, R.S.Mo 67.1401 thru 67.1571. Within this Section all references to the Development Area shall utilize the term “District”.

In determining whether the defined subject area is “blighted”, we first must define the term “blighted area”. For the purposes of this study, we analyzed the Development Area with respect to the definitions contained in RSMo Section 99.805(1).

*The following definition relates to the CID Analysis:*

RSMo Section 99.805 (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, or welfare in its present condition and use;

Again, this is a two part test, and analysis requires a finding that the Development Area is occasioned by the predominance of the following factors:

Factor 1: Insanitary or unsafe conditions,

Factor 2: Deterioration of site improvements,

Factor 3: 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 Development Area:

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

It should also be noted that the Development Area resides in an area which has previously been declared an eligible Redevelopment Area under Section 99.810.1 (1) by the City Council of Kansas City, Missouri<sup>3</sup>.

Upon inspection and analysis of the proposed District, there several existing factors in the area which supports a finding of blight for the District. These factors also causes one of the three secondary factors which are necessary for a finding of blight. Table 4 below summarizes these findings:

Factors	Present	Retard the provision of housing accommodation	Constitute an Economic or social liability	Menace to the public health, safety or welfare
Unsanitary or unsafe conditions,	<b>NO</b>			
Deterioration of site improvements,	<b>YES</b>		<b>X</b>	
Conditions which endanger life or property by fire and other causes.	<b>NO</b>			

Table 3- Summarization of CID Findings.

<sup>3</sup> Kansas City, Missouri Ordinance 990256.

### **Factor 1: Insanitary or Unsafe Conditions**

Conditions typically associated with a finding of blight under insanitary or unsafe conditions include the existence of trash, debris, weeds or overgrowth, poorly lit areas, graffiti, or any conditions believed to be generally unsafe to either property or person.

During our on-site investigations and field surveys, numerous conditions **were observed** within the District which supported deterioration of site improvements, but no conditions were noted which indicated insanitary or unsafe conditions. It is our opinion that the subject property does not exhibit unsafe or unsanitary conditions to either property, personnel or users who utilize the facility.

*Based on the preceding observations, it is our opinion that the threshold of "Insanitary or Unsafe Conditions" has not been met.*

### **Factor 2: Deterioration of Site Improvements**

As previously stated, while the site is presently vacant, it has historically been utilized to deposit fill materials from neighboring construction projects.

Underutilization of the improvements, and more importantly site underutilization, has contributed to a series of deteriorating conditions for the property. Conditions which contribute to abnormal site conditions within the area include:

- **Expensive vehicular and pedestrian infrastructure.**  
As previously stated, it is anticipated that total site infrastructure costs to construct vehicular and pedestrian accessibility improvements will be approximately \$2,050,000 for the entire site.
- **Subsurface remediation and replacement of fill material.** As previously mentioned, the site has previously been utilized for construction staging for neighboring properties. Soil overburden material has been stored on site as the result of previous construction projects to the north. There is an existing large pile of soil overburden currently present on the eastern portion of the site (see following Photo 1).

Presently, the physical condition of site conditions within the District appears to be average. This is largely based on visual site inspection. However, further analysis of subsurface conditions indicate a larger problem.

Soil characteristics indicate fill soils consisting of generally lean clay soils with varying amounts of gravel and organic material beneath the surface topsoil to a depth of four (4) feet to thirteen (13) feet below ground surface. Compaction tests indicate unsuitable fill across the site, with soil, red brick, asphalt and wood planks encountered upon compaction tests. This material is presently unsuitable for fill and the related improvements to be constructed at grade.

Generally, existing fill soils have moderate strength. However the underlying buried topsoil and fill material is unsuitable for fill and has the potential for settlement. Due to the varying depths and organic content there is an increased risk of differential settlement, thereby affecting improvements constructed at grade. Due to this risk the complete removal of undocumented fill and buried topsoil and replacement of structural fill across the entire site will be required for additional reinforcement. An alternative could be a "geo-pier" foundation system to support loads above.



Photo 1 - Existing overburden pile currently located on site.

These conditions demonstrate the deterioration of site conditions contributing to site deterioration and, in our opinion, meet the statutory definition of blight. Additionally, presence of these conditions is an economic liability due to the excessive costs to remediate the issue. Deterioration of site improvements also becomes an economic liability when a property is not producing the maximum economic benefit to the community, such as the ability to pay real property taxes, but requires greater public expenses, such as fire, police and nuisance code violation inspections.

***Based on the preceding analysis, it is our opinion that the District exhibits conditions which can reasonably conclude that site deterioration exists and contributes to the finding of blight and is prevalent within the District.***

**Factor 3: Existence of Conditions which endanger life or property by fire or other causes**

There are specific conditions that can be used to determine whether a District is blighted based on the Existence of Conditions which Endanger Life or Property by Fire or Other Causes. Generally these conditions can be described as hazardous conditions which effect personal health or property endangerment.

***Based on the preceding observations, it is our opinion that the District does not exhibit conditions which can reasonably conclude that the “Existence of Conditions which endanger property by or other causes” has occurred .***

**Test number two - The predominance of the previously discussed five factors has contributed to the retardation of the provisions of housing, constitute an economic or social liability, or conditions that constitute a menace to the public health, safety, or welfare in its present condition and use.**

**Retards the provisions of housing**

No evidence has been presented that the District retards the provision of housing. As a result, it is our opinion that the threshold for applicability for this provision has not been met.

**Constitutes an economic liability**

Structures or geographic areas can become an economic liability when not producing the maximum economic benefit to the community, such as the ability to pay real, personal and sales taxes, all the while requiring the same or greater public expenses, such as fire, police and nuisance code violation efforts. Deteriorating conditions can cause a loss of potential sales tax if these conditions deter potential customers or guests and can cause an economic liability.

The factors previously shown within this report combine to create economic liability. Supporting this opinion is the potential trend of a general decline in property within the District without investment. As indicated previously in this document, the current valuation of the parcel was done in 2020 by the Platte County Assessor's Office, and shows an assessed value of \$64,163 which has remained constant since 2017.

**Assessed valuation data obtained from the Platte County Assessor's Office is included as Exhibit A.**

***Based on the preceding observations, it is our opinion that the District exhibits conditions which can reasonably conclude that a "Economic Liability" has occurred and is prevalent throughout the District and supportive of a blight finding.***

**Constitutes a social liability**

According to *Centene Plaza Redevelopment Corporation v. Mint Properties, et al.*, any metric related to public health, safety, and welfare can be used to determine if social liabilities exist within the District. While some conditions exist which may contribute to a social liability, it is our opinion that the threshold is not met in this case. Therefore it is our opinion that this condition does not exist at the subject facility.

***Based on the preceding observations, it is our opinion that the District exhibits conditions which can reasonably conclude that a “Social Liability” has not occurred throughout the District.***

**Conditions that Constitute a Menace to the Public Health, Safety, or Welfare in its Present Condition and Use.**

As previously mentioned, due to the deteriorated nature of certain components of the property, evidence points to a potential continued risk to property and potentially public health and safety. It is our opinion that this condition is present and qualifies the facility as meeting the threshold of the existence of conditions which endanger life or property.

***Based on the preceding observations, it is our opinion that the District does not exhibit conditions which can reasonably conclude that “Conditions that constitute a menace to public health and safety” has occurred and is prevalent throughout the District and supportive of a blight finding***

**CID Blight Conclusion**

The preceding analysis indicates that the District contains numerous deteriorated improvements which do not permit the area to be utilized to its full potential. While the property appears adequate for development, underlying sub-surface deterioration contributes to an higher cost of development for the site. The entire site contains inadequate fill soil which requires the total removal and replacement of overburden to adequately construct new improvements on site. Without improvements, it could be expected that the current trend of stagnation or a possible decline in property valuation would occur and potentially effect the taxable valuation of the parcel.

The preceding analysis indicates that the District suffers from one primary unfavorable blighting factor – Deterioration of Site Improvements. This is the primary test as delineated in RSMo. Section 99.805 (1) and summarized below.

Factors	Present	Retard the provision of housing accommodation	Constitute an Economic or social liability	Menace to the public health, safety or welfare
Insanitary or unsafe conditions,	<b>NO</b>			
Deterioration of site improvements,	<b>YES</b>		<b>X</b>	
Conditions which endanger life or property by fire and other causes.	<b>NO</b>			

Table 4- Summarization of CID Findings.

As a result of the factors discussed above, we have determined that according to RSMo. Section 99.805 (1), the District as a whole meets the definition of a “blighted area” and suffers from deterioration of site improvements. In addition this factor has caused conditions which have become an economic liability.

**Exhibit A: Ownership Information**

**Table 5 - Ownership Information.**

#	County Parcel ID#	Address	Owner	SF	Legal Description
1	19-3.0-06-400-027-003.000	8851 N.Ambassador Dr.	Tiffany Square Real Estate, LLC 7611 State Line Road, #301 Kansas City, MO 64114	201,419	Tiffany Square East Lot 3

Total SF            201,419  
 Total Acreage      4.62  
 Total Parcels        1

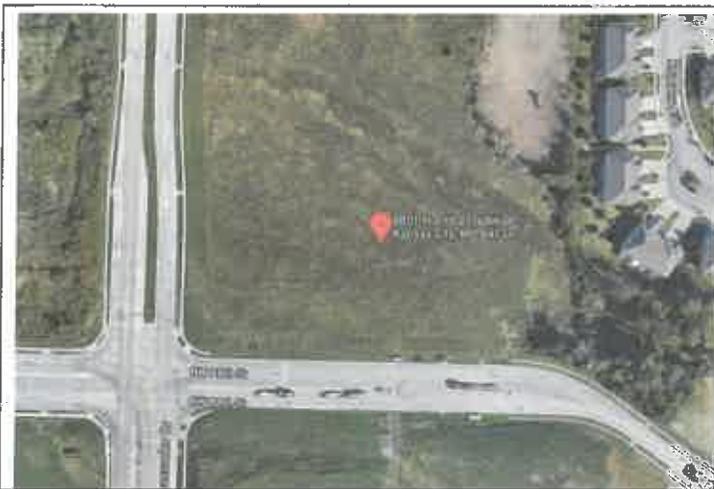
**Table 6 – Platte County Assessed Valuation Data.**

Parcel	Assessed Value Total	Taxable Value Total
2020	\$64,163	\$64,163
2019	\$64,163	\$64,163
2018	\$64,163	\$64,163
2017	\$64,163	\$64,163

Source: Platte County Assessor, 2021.

**Exhibit B: Property Inspection Sheet**

Property / Facility Inspection Form				Tract 1
Date:	7/9/21			Inspector: JPotter
City:	Kansas City, MO			Project/Survey Area: Tiffany Square East Community Improvement District (CID)
Address:	8851 N. Ambassador Drive Kansas City, MO			Parcel Number: 19-3.0-06-400-027-003.000
Building Use:	Un-developed			Building Material: n/a
Is Property improved:	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Property Size: 4.62 acres 201,419 ( square feet)
Basement:	<input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	# of Stories: 0



No Image Available

Factors	Factor Present	Comment
Defective or Inadequate Street Layout	Yes	No vehicular or pedestrian infrastructure located on site.
Insanitary or Unsafe Conditions	No	
Deterioration of Site Improvements	Yes	Inadequate fill material across the site discovered when reviewing geo-tech reports. Reports identified unstable fill from 4' to 13' across the site, requiring total removal and replacement.
Improper Subdivision or Obsolete Platting	Yes	Odd lot configuration requiring subdivision.
Conditions which endanger life or property, by fire and other causes.	No	

Factors	Factor Present	Comment
Conditions which retard the provision of Housing Accommodations	No	
Conditions which constitute an economic or social liability	Yes	Site deterioration, in the form of unsuitable fill is excessively burdensome in the redevelopment of the property. Development of the site will require the removal and replacement of all unsuitable fill, reportedly at a depth of 4' to 13' across the site.
Conditions which constitute a menace to the public health, safety, morals or welfare in present condition and use.	No	

**Exhibit C: Photo Log**

The following photograph log presents a review of the subject property tracts within the proposed Redevelopment Area. Photos indicate property condition, infrastructure condition, and surrounding adjacent property is also included. All site photos were taken July 9, 2021, approximately 9:00 a.m.



**Photo 2 - View of subject property from south, across NW 88th Street.**



**Photo 3 - Overburden pile currently located on eastern portion of subject property, view from the south.**



**Photo 4 - View east along NW 88<sup>th</sup> Street. Note storm-water inlet. Also note absence of sidewalk, pedestrian connectivity.**



**Photo 5 - View west from same location. Note absence of sidewalk, pedestrian connectivity.**



**Photo 6 - View west along NW 88<sup>th</sup> street at SWC of subject property. Note sidewalk/pedestrian access abruptly ends at this location.**



**Photo 7 - Retaining wall along eastern property boundary. Wall is approximately 20' in height at this location.**



**Photo 8 - Excess storm water culvert left in this location.**



**Photo 9 - View of southern property boundary as it meets NW 88<sup>th</sup> Street. Arrow indicates where vehicular access will have to be constructed.**



**Photo 10 - Storm water sewer manhole access location at eastern portion of site.**



Photo 11 - View of storm sewer access looking west.



Photo 12 - View east along NW 88<sup>th</sup> Street. Note overburden pile present on site.



**Photo 13 - View north across site. New residential (immediately adjacent to the north) in background.**



Photo 14 - Fiber optic cable located along southern utility easement.





Photo 16 - Fire hydrant located along southern utility easement. NW 88<sup>th</sup> Street to right.



**Photo 17 - Southwest corner of subject property. Sidewalk/pedestrian access abruptly ends in this location. NW 88<sup>th</sup> Street in background.**



Photo 18 - View north along N. Ambassador Drive/western property boundary.



**Photo 19 - Photo looking east at the primary vehicular access to site. Access is right-in/right-out off northbound N. Ambassador Drive.**



**Photo 20 - Sewer manhole access location at NEC of subject property.**



**Photo 21 - View of northern utility easement location. Photo looking east, northern subject property boundary is to left in image past vehicles.**



**Photo 22 - View west along northern utility easement.**

## Exhibit D: 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. Jim Potter, AICP has made a personal inspection of the property that is the subject of this report on July 9, 2021.
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.



James Potter, AICP, LEED GA  
Development Initiatives

## Exhibit E: Consultant Qualifications

### Partner Profile

#### Education

MASTER OF ARCHITECTURE,  
UNIVERSITY OF KANSAS

B.G.S. ENVIRONMENTAL  
STUDIES,  
UNIVERSITY OF KANSAS

B.S. GEOGRAPHY, UNIVERSITY  
OF KANSAS

#### Certifications

American Institute of Certified  
Planners (AICP)  
American Planning  
Association

#### USGBC

LEED Green Associate

Kansas Licensed Real Estate  
Salesperson

Missouri Licensed Real Estate  
Salesperson

#### Professional Affiliations

MEMBER, AMERICAN PLANNING  
ASSOCIATION (APA)

PAST-PRESIDENT,  
KC METRO SECTION,  
AMERICAN PLANNING  
ASSOCIATION (APA)

CHAIRMAN,  
RIVER MARKET COMMUNITY  
IMPROVEMENT DISTRICT (CID)

BOARD MEMBER,  
SUSTAINABLE ADVISORY BOARD,  
LEAWOOD, KS

Member, USGBC

### James C. Potter, AICP, LEED GA

Jim is the founding partner at Development Initiatives and is responsible for instilling the firm's vision of excellence in the staff. His background has run the spectrum of urban redevelopment to community planning projects. From environmental due diligence activities to managing multi-million dollar bond projects, Jim has experience in a myriad of development functions.

Jim has degrees in Environmental Science and Geography, as well as a Master of Architecture, all from the University of Kansas. His past employment with the Kansas City Economic Development Corporation has educated Jim in the intricacies of 60 to 80 different City, State, and Federal tax incentive programs.

Since the establishment of Development Initiatives in 1999, Jim has coordinated numerous urban renewal and tax increment financing projects for countless communities across the Midwest. Jim uses his experience and relationships with local and state development officials to maximize the effectiveness of the projects he manages and the incentives sought on behalf of our clients.

Jim has yet another layer of expertise that he adds to DI's repertoire, real estate development. Potter has partnered in such notable residential projects as 4646 Broadway on the Plaza, City Homes in the River Market and the 5 Delaware Condominiums all in Kansas City.

Jim resides in Leawood, Kansas with his wife Amy and their 11 year old son, Hayden.

Development Initiatives  
4501 Fairmount Avenue Kansas City, MO 64111  
v. 816-916-3664  
jpotter@di-kc.com

**DEVELOPMENT INITIATIVES, BLIGHT/CONSERVATION-PROJECT SUMMARY**

- BLIGHT ANALYSIS (353) AMENDMENT, DOWNTOWN UPLIFT 353, CAMERON, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CLOVERLEAF APARTMENTS, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CITADEL PIEA, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WALNUT GROVE PIEA, KANSAS CITY, MO
- BLIGHT ANALYSIS (353), OLD TOWN BELTON, BELTON, MO
- BLIGHT ANALYSIS (TIF), AVIARA REDEVELOPMENT, LIBERTY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), OAK PARK PIEA, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WESTPORT HIGH SCHOOL, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), 2107 S. 4<sup>TH</sup>, LEAVENWORTH, KS
- BLIGHT ANALYSIS (CID), 1645 KEARNEY ROAD, EXCELSIOR SPRINGS, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 43 ANTIOCH, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), PECULIAR MAIN STREET TIF PLAN, PECULIAR, MO
- BLIGHT ANALYSIS (CID), WALLSTREET TOWER GARAGE, KANSAS CITY, MO
- BLIGHT ANALYSIS (353), DOWNTOWN PARKVILLE REDEVELOPMENT PLAN, PARKVILLE, MO
- BLIGHT ANALYSIS (CID), SOUTHSIDE PLAZA, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), RESIDENTIAL UPLIFT, LIBERTY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), MIDTOWN PRO-ACTIVE HOUSING, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), RIVERSIDE CROSSING CID, RIVERSIDE, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), ARMOUR GILLHAM ADDITION, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), ROMANELLI CENTER, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), 45<sup>TH</sup> & MAIN CID, KANSAS CITY, MO
- BLIGHT ANALYSIS (353), DOWNTOWN UPLIFT 353, CITY OF CAMERON, MO
- BLIGHT ANALYSIS (TIF), ASSOCIATED WHOLESALE GROCERS, GARDNER, KS
- BLIGHT ANALYSIS (353), MAIN CENTER REDEVELOPMENT CORPORATION, CITY OF BLUE SPRINGS, MO
- BLIGHT ANALYSIS (TIF), CITY OF MOUNT VERNON, MO
- BLIGHT ANALYSIS & REDEVELOPMENT PLAN (PIEA), 19<sup>TH</sup> & MCGEE, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), ALLIS-CHALMERS, INDEPENDENCE, MO
- BLIGHT ANALYSIS (CID), GRANDVIEW STATION, GRANDVIEW, MO
- BLIGHT ANALYSIS & REDEVELOPMENT PLAN (PIEA), EAST BANNISTER AMENDMENT, KANSAS CITY, MO
- BLIGHT ANALYSIS & REDEVELOPMENT PLAN (PIEA), NORTH MONTGALL PIEA, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), 85 WORNALL, KANSAS CITY, MO
- BLIGHT ANALYSIS (353), 2708 TROOST, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), KANSAS & KEARNEY, SPRINGFIELD, MO
- BLIGHT ANALYSIS (TIF), OSAGE STATION, OSAGE BEACH, MO
- BLIGHT ANALYSIS & REDEVELOPMENT PLAN (PIEA), EAST BANNISTER, KANSAS CITY, MO
- BLIGHT ANALYSIS (353), CITY OF NORTH KANSAS CITY, MO
- BLIGHT ANALYSIS (353), HILLYARD TIF, ST. JOSEPH, MO
- BLIGHT ANALYSIS (TIF), VILLAGE AT VIEW HIGH, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (CID), INTERCONTINENTAL, KANSAS CITY, MO
- BLIGHT ANALYSIS (LCRA), 50/M-291 HIGHWAY URA EXPANSION, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (CID), FLINT HILLS MALL, EMPORIA, KS
- BLIGHT ANALYSIS (CID), LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), DOWNTOWN RICHMOND, MO
- BLIGHT ANALYSIS (TIF), GATEWAY VILLAGE, GRANDVIEW, MO
- BLIGHT ANALYSIS (353), ALANA HOTEL APARTMENTS, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), MISSION FALLS TIF, MISSION, KS
- BLIGHT ANALYSIS (LCRA), EAST CROSSROADS URA, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), JOPLIN, MO
- BLIGHT ANALYSIS (TIF), ARROWHEAD POINTE, OSAGE BEACH, MO
- BLIGHT ANALYSIS (353), JKV, LEE'S SUMMIT, MO

- BLIGHT ANALYSIS (353/CID), ROLLA, MO
- BLIGHT ANALYSIS (353), LIBERTY, 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/M-291, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LAKEWOOD BUSINESS PARK, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 18<sup>TH</sup> & MCGEE AMENDMENT, KANSAS CITY, MO
- BLIGHT ANALYSIS (LCRA), 36<sup>TH</sup> & GILLHAM, 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), VIVION CORRIDOR, KCMO
- 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), 39<sup>TH</sup> & 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

## DEVELOPMENT INITIATIVES

- 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, KCMO
- 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