

OVERLOOK TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

REVISION II

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION NO.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE NO.**

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I. SUMMARY

The Overlook Tax Increment Financing Plan (the “Plan”) provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”).

The proposed Redevelopment Area described by the Plan is generally bounded by Swope Parkway on the north, 49th Street on the south, Chestnut Avenue on the west, and College Avenue on the east, all in Jackson County, Kansas City, Missouri, and consists of one Redevelopment Project within the Redevelopment Project Area described on **Exhibit 1B** and depicted on **Exhibit 2B**. By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, the Plan may include an additional five (5) redevelopment projects that may include approximately 100,000 square feet of office development, two multifamily buildings totaling approximately 140 units, three retail/commercial spaces totaling approximately 12,000 square feet, a health and fitness trail, public plaza areas and outdoor park spaces.

The estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$23,283,520, which includes approximately \$259,303 of construction financing interest costs. The Redeveloper, through a combination of equity, the proceeds from the sale of new market tax credits, conventional debt will finance \$12,141,844. The remaining estimated Redevelopment Project Costs will be funded with (1) approximately \$2,995,838 of Economic Activity Taxes, (2) approximately \$2,995,838 of Additional City EATs, (3) approximately \$150,000 sales tax approved by the Public Improvements Advisory Committee (PIAC), and (4) approximately \$5,000,000 in sales tax approved through the Central City Economic Development (the “CCED”) Fund. The Redevelopment Project Costs, including those that are reimbursable, are identified on **Exhibit 5** attached to this Plan.

The total initial equalized assessed valuation of the Redevelopment Area, according to 2020 tax records at the Jackson County Assessor’s Office, is approximately \$416,087, of which approximately \$158,464 is tax-exempt, leaving a net taxable amount of \$257,623. The current combined ad valorem property tax levy is projected to be \$8.0368 per \$100 assessed valuation. Following the completion of the Project Improvements, it is estimated that the assessed value of the real property within the Redevelopment Area will increase to approximately \$10,411,220

Pursuant to the Act, Tax Increment Financing allows for the use of Economic Activity Taxes and Payments in Lieu of Taxes generated and collected within the Redevelopment Area for a twenty-three (23) year period to pay Reimbursable Project Costs.

The estimated total Economic Activity Taxes generated within the Redevelopment Area to be deposited into the Special Allocation Fund and, upon annual appropriation or upon being budgeted and transferred by the City Council, available to pay reimbursable Redevelopment Project Costs, is approximately \$2,995,838, of which approximately 100% may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. Those Economic Activity Taxes, estimated to be generated on an annual basis, are shown on Exhibit 6, attached hereto, and include 50% of the net earnings taxes paid by businesses and employees, 50% of the net food & beverage taxes, 50% of the net utility taxes, 50% of certain City and County net sales taxes generated, collected and available for the period Tax Increment Financing is authorized by Ordinance.

The Redeveloper intends to seek benefits under The Planned Industrial Law (the "PIEA Benefits") which would exempt sales taxes on construction materials, along with exemptions on personal and real property taxes within the Redevelopment Project Area. The requested PIEA Benefits provide for 100% real property tax abatement for twenty-five (25) years on property located within the Redevelopment Project Area. No Payments in Lieu of Taxes will be utilized to pay for any Reimbursable Project Costs. If the PIEA Benefits are not approved or are not approved at the level requested by the Redeveloper, any and all PILOTS (or increase in PILOTS from the approval of some but less than all of the Redeveloper's 100% abatement request) which are generated, collected and deposited in the Special Allocation Fund shall be utilized or pledged to the payment of eligible Reimbursable Project Costs. In the event PIEA Benefits are not approved, the estimated the annual incremental PILOTS to be generated in the Redevelopment Area are \$200,398, as set forth on Exhibit 6, attached hereto. If and to the extent the Redeveloper seeks to further amend the Plan to add additional redevelopment project areas and the PIEA Benefits, as described above, are not approved by the Planned Industrial Expansion Authority of Kansas City, Missouri for such additional redevelopment project areas, the resulting PILOTS, or any portion thereof, generated by such additional redevelopment project areas shall not be utilized to reimburse Redevelopment Project Costs, unless such amendment expressly provides that PILOTS may be used to pay Redevelopment Project Costs.

The estimated Additional City EATS (as hereafter defined), subject to appropriation by the City Council, will be available to pay Reimbursable Project Costs. The Additional City EATS will not exceed \$2,995,838.

The estimated Additional City Tax Revenue (as hereafter defined), subject to appropriation by the City Council, will be available to pay Reimbursable Project Costs. The Additional City Tax Revenue will not exceed \$5,150,000.

Upon the reimbursement of Reimbursable Project Costs (including Administrative Expenses), Tax Increment Financing will be terminated and the Taxing Districts, subject to Section 99.850 RSMo., will receive all tax revenue generated within the Redevelopment Area.

II. DEFINITIONS

As used in this Plan, the following terms shall have the following meanings:

- A. “Act,” the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et. seq., Revised Statutes of Missouri, as amended.
- B. “Additional City EATS,” An amount equal to (1) 50% of all retail sales taxes imposed by the City and generated in the Redevelopment Project Areas, but excluding those portions derived from each of the following: (a) the City’s 0.4625% public mass transit tax, pursuant to Section 68-471 of the City’s Code of Ordinances (or any successor provision thereto), (b) the City’s 0.4125% KCATA tax, pursuant to Section 68-475 of the City’s Code of Ordinances (or any successor provision thereto), (c) the City’s 0.5000% parks tax, pursuant to Section 68-448 of the City’s Code of Ordinances (or any successor provision thereto), (d) the City’s 0.125% Central City Economic Development sales tax, pursuant to Section 68-449 of the City’s Code of Ordinances (or any successor provision thereto) and (e) the City’s 0.5% fire tax, pursuant to 68-444 of the City’s Code of Ordinances (or any successor provision thereto), (2) An amount equal to 50% of the Earnings Tax imposed by the City and generated within the Redevelopment Project Area, and (3) an amount equal to 50% of the Utility Gross Receipts Tax imposed by the City and generated within the Redevelopment Project Area.
- C. “Additional City Tax Revenue,” (1) a 1/8 percent economic development sales tax devoted to projects, which are located within the area bounded by 9th Street on the north, Gregory Boulevard on the south, The Paseo on the west, and Indiana Avenue on the east, which, subject to appropriation, may be deposited, from time to time by the City in the CCED Fund to reimburse Redevelopment Project Costs in an amount not to exceed \$5,000,000, as specifically identified on Exhibit 7, attached hereto, and (2) sales tax approved by the City’s Public Improvements Advisory Committee (PIAC) which, subject to appropriation, may be utilized to fund Redevelopment Project Costs in an amount not in excess of \$150,000, as specifically identified on Exhibit 7, attached hereto.
- D. “Affiliate,” as applied to any person or entity, any other person or entity who controls, is controlled by, or is under common control with, such person or entity. For purposes of this definition, “control” means the possession, directly or indirectly through one or more intermediaries, of the power to direct the management and policies of a person or entity, whether through the ownership of equity interests, by contract, or otherwise; provided, however, that (a) any person or entity which owns directly or indirectly a majority of the equity interests having ordinary voting power for the election of directors or other members of the governing body of a person or entity or a majority of the partnership or other ownership interests of a person or entity (other than as a limited partner of such person or entity) shall be deemed an Affiliate of such person or entity, and (b) each partnership in which a person or entity is a general partner shall be deemed an Affiliate of such person or entity.

- E. “Blighted Area,” an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.
- F. “City,” City of Kansas City, Missouri.
- G. “Commission,” the Tax Increment Financing Commission of Kansas City, Missouri
- H. “Economic Activity Taxes,” fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and other Taxing Districts, and which are generated by economic activities within each Redevelopment Project Area, over the amount of such taxes generated by economic activities within such Ordinance designating such Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project by Ordinance, while Tax Increment Financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 RSMo., taxes levied for the purpose of public transportation pursuant to Section 94.660 RSMo., taxes imposed on sales pursuant to subsection 2 of section 67.1712 for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than Payments In Lieu of taxes and penalties and interest thereon, any sales tax imposed by a county with a charter form of government and with more than six hundred thousand but fewer than seven hundred thousand inhabitants, for the purpose of sports stadium improvement or levied by such county under section 238.410 for the purpose of the county transit authority operating transportation facilities, taxes imposed on sales under and pursuant to section 67.700 or 650.399 for the purpose of emergency communication systems and such other taxes that may be excluded by State law from time to time, shall be allocated to, and paid by the local political subdivision collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the special allocation fund; provided, however, if the voters in a Taxing District vote to approve an increase in such Taxing District’s sales tax or use tax, other than the renewal of an expiring sales or use tax, any additional revenues generated within an existing Redevelopment Project Area that are directly attributable to the newly voter-approved incremental increase in such taxing district’s levy rate shall not be considered “Economic Activity Taxes”, without the consent of such Taxing District. If a retail establishment relocates within one (1) year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition the economic

activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to such redevelopment project area

- I. “Equity Investment,” the total accumulated sums reflected as equity on the Redeveloper’s financial statements (including, but not limited to its Balance Sheet) submitted in connection with the “Public Participation” provisions of the Redevelopment Agreement as being expended by the Redeveloper or any other non-governmental party that is an Affiliate of the Redeveloper in connection with any and all aspects of the Project Improvements and Public Improvements, including but not limited to any and all costs, including financing costs incurred by the Redeveloper, private loan interest, expenses or investments made by the Redeveloper or any such non-governmental Affiliate prior to or subsequent to the date of this Plan and incurred by Redeveloper or any such non-governmental party that is an Affiliate of the Redeveloper in connection with the acquisition of any property in the Redevelopment Area, due diligence, leasing, marketing, formation of entities, construction and implementation of the Project Improvements, including the principal amount of any subordinate Obligations so long as Redeveloper, or its Affiliates, is the owner or guarantor of such subordinate Obligations, commercial financing and any additional capital contributions made by Redeveloper or such non-governmental party that is an Affiliate of the Redeveloper.
- J. “Gambling Establishment,” an excursion gambling boat as defined in section 313.800, RSMo., and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in Sections 313.800 to 313.850, RSMo.
- K. “Obligations,” bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the City, Commission or by any other appropriate issuer, approved by the City and Commission, to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out a redevelopment project or to fund outstanding obligations.
- L. “Ordinance,” an ordinance enacted by the governing body of the City.
- M. “Payment in Lieu of Taxes,” those estimated revenues from real property taxes generated within the Redevelopment Project Area which are to be used to reimburse the Redevelopment Project Costs identified by the Plan, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area that is

approved by Ordinance (but excluding the blind pension fund tax levied under the authority of Article III, Section 38(b) of the Missouri Constitution and the merchant's and manufacturer's inventory replacement tax levied under the authority of subsection 2 of Section 6 of the Missouri Constitution) and during the time the current equalized value of real property in the Redevelopment Project Area exceeds the Total Initial Equalized Assessed Value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to the Act, provided however, if the voters in a Taxing District vote to approve an increase in such Taxing District's levy rate for ad valorem tax on real property, any additional revenues generated within the Redevelopment Project Area that are directly attributable to the newly voter-approved incremental increase in such Taxing District's levy rate shall not be considered Payments in Lieu of Taxes without the consent of such Taxing District. Revenues will be considered directly attributable to the newly voter-approved incremental increase to the extent that they are generated from the difference between the taxing district's actual levy rate currently imposed and the maximum voter-approved levy rate at the time that the Redevelopment Project was adopted.

- N. "Project Improvements," the construction of up to 60,000 square feet of new office building and 185 parking surface parking spaces, along with interior driveways, and potentially all or part of the health fitness trail and public plaza areas associated with the building.
- O. "Project Improvements and Public Improvements," collectively, the Project Improvements and such other public infrastructure improvements, which may consist of streetscape, signage, signaling, sidewalks, utility relocation, and curbs and such other, related public infrastructure improvements that support and enhance the Project Improvements.
- P. "Redeveloper," the business organization or other entity designated by the Commission, pursuant to a resolution, and to which the Commission enters a Redevelopment Agreement to implement the Redevelopment Plan or the Project Improvements or a portion thereof.
- Q. "Redevelopment Agreement," the agreement between the Commission and Redeveloper for the implementation of the Redevelopment Plan or the Project Improvements and Public Improvements or a portion thereof.
- R. "Redevelopment Area," an area designated by Ordinance of the City, in respect to which the City has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, an economic development area, an enterprise zone pursuant to Sections 135.200 to 135.236, RSMO., of a combination thereof, and which area includes only those parcels of real property directly and substantially benefitted by the proposed Redevelopment Project and which is legally described on **Exhibit 1A** and depicted on **Exhibit 2A**.

- S. “Redevelopment Plan” or “Plan,” the Overlook Tax Increment Financing Plan, as it may be amended from time to time.
- T. “Redevelopment Project,” the redevelopment project that is identified on **Exhibit 1B** that (1) is intended to further the objectives of the Redevelopment Plan (2) contains a legal description, and (3) is approved by an Ordinance of the City.
- U. “Redevelopment Project Area,” the portion of the Redevelopment Area selected for the Redevelopment Project and which is legally described on **Exhibit 1B** and depicted on **Exhibit 2B**.
- V. “Redevelopment Project Costs” include the sum of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the Redevelopment Plan and/or a Redevelopment Project. Such costs are identified on **Exhibit 5** and may include, but are not limited to the following:
1. Costs of studies, surveys, plans and specifications;
 2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the commission established in section 99.820 for the administration of sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Redevelopment Plan or a Redevelopment Project;
 3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
 5. Cost of construction of public works or improvements;
 6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction of any Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
 7. All or a portion of a taxing district’s capital cost resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Project, to the extent the municipality by written agreement accepts and approves such costs;

- 8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
- 9. Payments in lieu of taxes.
- W. “Reimbursable Project Costs,” Redevelopment Project Costs in an amount not to exceed \$11,141,676 as identified on **Exhibit 5** (under the column “TIF Reimbursable Costs”).
- X. “Special Allocation Fund,” the fund maintained by the City or the Commission, as the case may be, which contains at least two (2) separate segregated accounts for each Redevelopment Project and any additional accounts deemed appropriate by the City and Commission (i.e. TIF Revenue Account, Additional City EATs and Additional City Tax Revenue) and maintained by the treasurer of the City or the treasurer of the Commission into which Payments in Lieu of Taxes, Economic Activity Taxes, Additional City EATs and Additional City Tax Revenue and other revenues are deposited.
- Y. “Tax Increment Financing,” tax increment allocation financing as provided pursuant to Chapter 99.800, et seq. RSMo.
- Z. “Taxing Districts,” any political subdivision of Missouri located wholly or partially within the Redevelopment Project Areas having the power to levy taxes.
- AA. “TIF Revenue,” Payments in Lieu of Taxes and Economic Activity Taxes.

III. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and Economic Activity Taxes.

IV. GENERAL DESCRIPTION OF THE REDEVELOPMENT PROGRAM

A. The Redevelopment Plan. The Overlook Tax Increment Financing Plan (the “Plan”) contemplates the acquisition of properties along Blue Parkway and the subsequent demolition of existing improvements and site clearance. Once demolition is complete and the site is cleared, the site is to be redeveloped with an approximately 60,000 square foot office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building and other public amenity elements and public infrastructure improvements, such as streetscape, signage, signaling, sidewalks and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements. The Project Improvements and Public Improvements are anticipated to be completed by in 2023. The Plan further provides that \$11,141,676 (approximately 48%) of the \$23,283,520 of Redevelopment Project Costs are eligible for reimbursement.

B. Redevelopment Area. The proposed redevelopment area described by the Plan is generally bound by Chestnut Avenue on the west, Swope Parkway on the north, College Avenue on the east, and 49th Street or the northern boundaries of property abutting 49th Street on the south in Kansas City, Jackson County, Missouri, as legally described on Exhibit 1A and depicted on Exhibit 2A (the “Redevelopment Area”).

C. Redevelopment Project. The Redevelopment Project Area described by the Plan is generally bound by College Avenue on the west, Swope Parkway on the north, 49th Street on the south, and a sewer easement following the projection of South Benton Avenue on the east, all in Jackson County, Kansas City, Missouri (the “City”) as legally described on Exhibit 1B and depicted on Exhibit 2 (the “Redevelopment Project Area”). It is anticipated the Plan will be amended to include an additional five (5) redevelopment project areas, which are depicted on Exhibit 2, that may collectively provide for approximately 100,000 square feet of office space, two multifamily buildings totaling approximately 140 units, three retail/commercial spaces totaling approximately 12,000 square feet, 325 parking spaces, the addition of a health and fitness trail, public plaza areas and outdoor park spaces.

D. Project Improvements and Public Improvements. As referenced in subsection A above, the improvements will consist of the construction of a newly constructed, approximately 60,000 square foot office building and 185 parking surface parking spaces, along with interior driveways, and potentially all or part of the health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements, which may consist of signage, signaling, sidewalks, storm drainage facilities, utility relocation, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”).

E. Estimated Date of Completion. The estimated date for completion of the Project Improvements and Public Improvements located within the Redevelopment Area is set forth on Exhibit 8. The completion of the Project Improvements and Public Improvements located within the Redevelopment Project Area and retirement of Obligations incurred to finance Redevelopment Costs for the Project Improvements and Public Improvements will occur no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project.

F. Date to Adopt Redevelopment Plan. In no event shall any ordinance approving a redevelopment project be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan.

G. Redevelopment Plan Objectives. The specific objectives of the Redevelopment Plan are set forth in Exhibit 3.

H. Date to Adopt Redevelopment Project and to Acquire Property by Eminent Domain. In no event shall any ordinance approving a Redevelopment Project be adopted later than ten (10) years from the adoption of the ordinance approving this

Redevelopment Plan and no property for the Redevelopment Project shall be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving the Redevelopment Project.

I. Gaming Status. The Redevelopment Plan does not include the initial development or redevelopment of any Gambling Establishment.

V. FINANCING

A. Estimated Redevelopment Plan Costs. The estimated Redevelopment Project Costs to implement all the Project Improvements and Public Improvements is \$23,283,520, which includes approximately \$259,303 of construction financing interest costs. The Redeveloper, through a combination of equity, the proceeds from the sale of new market tax credits, and conventional debt will finance \$12,141,844. The remaining estimated Redevelopment Project Costs will be funded with (1) approximately \$2,995,838 of Economic Activity Taxes, (2) approximately \$2,995,838 of Additional City EATs, (3) approximately \$150,000 sales tax approved and allocated by the Public Improvements Advisory Committee (PIAC) and (4) approximately \$5,000,000 in sales tax recommended by the CCED Board. The Redevelopment Project Costs including those that are reimbursable, are identified on Exhibit 5, attached to this Plan

The City has determined that certain planning and special services expenses of the Commission which are not direct Redevelopment Project Costs are nonetheless reasonable, necessary and incidental costs to the Plan. Such incidental costs will be recovered by the Commission or the City, as the case may be, from the Special Allocation Fund in an amount equal to 5% of the Payments in Lieu of Taxes and Economic Activity Taxes paid annually into the Special Allocation Fund.

B. Anticipated Sources of Funds. The Redeveloper will acquire all necessary properties and construct the Project Improvements and Public Improvements through the use of private capital in the form of its Equity Investment, third party funds and/or debt financing, along with such additional public sources identified by this Plan and specifically detailed on Exhibit 7 attached hereto. Evidence of financing such Project Improvements and Public Improvements is attached as Exhibit 13.

C. Payments in Lieu of Taxes. Calculations of expected proceeds of PILOTs are based on current real property assessment formulas and current and anticipated property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The Redeveloper is pursuing PIEA Benefits, which, if approved, would exempt sales taxes on construction materials and personal and real property taxes within Redevelopment Area. The requested PIEA Benefits are 100% real property tax abatement for twenty-five (25) years with respect to the Redevelopment Project Area. No Payments in Lieu of Taxes will be utilized to pay for any Reimbursable Project Costs. If the PIEA abatement is not approved or is not approved at the level requested by the Redeveloper, any and all PILOTs which are generated, collected and deposited in the Special Allocation Fund

shall be utilized or pledged to the payment of Reimbursable Project Costs. In the event the Redeveloper's PIEA application is not approved by the PIEA, or the Redeveloper's PIEA plan area application is not approved by the City Council, the estimated annual incremental PILOTs to be generated in the are approximately \$200,398.

D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in the Special Allocation Fund, in accordance with the Act, during the period Tax Increment Financing is authorized are approximately \$2,995,838 as shown in **Exhibit 5**, of which all will be made available, upon annual appropriation or upon being budgeted and transferred by the City to the Special Allocation Fund, to pay eligible Reimbursable Project Costs.

The anticipated EATs to pay eligible Redevelopment Project Costs shall be limited to 50% of the net earnings taxes paid by businesses and employees, 50% of the net food & beverage taxes, 50% of the net utility taxes, as well as 50% of certain City and County sales taxes generated and collected. It is assumed that net earnings and sales tax revenues will increase due to inflation in addition to the assumed increases due to job creation and business expansion. These assumed increases are estimated at 2% annually

The amount of Economic Activity Taxes in excess of the funds needed to reimburse eligible Redevelopment Project Costs, if any, may be declared as surplus by the City. The declared surplus will be distributed to the affected Taxing Districts in the Redevelopment Project Areas as provided for by the Act.

The Plan requires that all affected businesses and property owners be identified and that the Commission shall be provided with documentation regarding payment of Economic Activity Taxes by Redeveloper, its contractors, tenants and assigns. The Commission shall make available information to the City regarding the identity and location of the affected businesses. It shall be the obligation and intent of the City to determine the Economic Activity Taxes and to appropriate and/or budget and transfer such funds into the Special Allocation Fund, no less frequently than semi-annually and no more frequently than quarterly, in accordance with the Act.

E. Additional City EATs. The projected Additional City EATs to be collected by the City and, subject to appropriation, deposited in a separate account of the Special Allocation Fund is estimated to be approximately \$2,995,838, as shown on **Exhibit 6**, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with a Redevelopment Agreement.

F. Additional City Tax Revenue. The projected Additional City Tax Revenue to be collected by the City and, subject to appropriation, deposited in a separate accounts of the Special Allocation Fund is estimated to be approximately \$5,150,000, as shown on **Exhibit 7** attached hereto, all of which will be made available, upon appropriation, by the City, to pay eligible Reimbursable Project Costs related to the Redevelopment Project, in accordance with a Redevelopment Agreement

G. Evidence of Commitments to Finance. Commitments for any private financing of Redevelopment Project Costs necessary to complete the Project Improvements and Public Improvements shall be approved by the Commission prior to the approval of any Ordinance approving the Redevelopment Project. A letter of interest for a construction loan to fund the Project Improvements and Public Improvements is attached as **Exhibit 13.**

All affected businesses and property owners located within the Redevelopment Project Areas; at the time the Redevelopment Project Areas is designated by an Evidence of Commitments to Finance.

VI. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Area, according to 2020 records at the Jackson County Assessor's Office, is approximately \$416,087. The current combined ad valorem property tax levy for the Redevelopment Area is projected to be \$8.04 per \$100 assessed valuation. The total initial equalized assessed valuation of the Redevelopment Area will be determined prior to the time the Redevelopment Project is approved by Ordinance. PILOTs (if any) will then be measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the total initial equalized assessed valuation, and deposited in the Special Allocation Fund for payment of eligible Redevelopment Project Costs.

VII. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

It is anticipated that when the Project Improvements and Public Improvements have been completed, the total assessed valuation of the Redevelopment Area will increase. Following the completion of the Project Improvements and Public Improvements, it is estimated that the assessed value of the Redevelopment Area will increase to approximately \$10,441,220.

VIII. GENERAL LAND USE

The Plan identifies properties to be redeveloped for office, residential, and commercial use. The Redevelopment Area is currently being rezoned to Urban Redevelopment District ("UR"), and any modifications to the proposed UR zoning will be made as the Plan is being considered. The Redevelopment Project shall be subject to the applicable provisions of the City's Zoning Ordinance, as well as other codes and ordinances, as may be amended from time to time.

IX. CONFORMANCE TO THE COMPREHENSIVE PLAN

The Plan conforms with the FOCUS Plan as well as the Swope Area Valley Area Plan.

X. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

The Redevelopment Area qualifies as a Blighted Area by reason of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life by fire or other causes and is detrimental to the public health,

safety, morals, or welfare, as more particularly described by an independent Blight Study undertaken by Belke Appraisal and Consulting Services, Inc. attached as **Exhibit 12**.

XI. “BUT FOR TIF”

Substantial public financing of the Project is identified within the Plan. This assistance is necessary to ensure successful implementation of the Project Improvements and Public Improvements contemplated by the Plan and will serve the objectives set forth on **Exhibit 3**, attached hereto. The purpose of providing public assistance is to accomplish the stated public purpose of the Act, and not to subsidize otherwise economically viable Project. In order to ensure that the public assistance being provided does not subsidize an unreasonable level of earnings, the Commission has required that an analysis be completed and presented to the Commission prior to approval of the Redevelopment Plan. The analysis should demonstrate that the Redevelopment Area has not been subject to growth and development by private enterprise and the Project contemplated for the Redevelopment Area would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing (the “But-For Test”) for the Project.

A “But For” Statement is attached as **Exhibit 10** and an affidavit of the Director of City Planning and Development, attached hereto as **Exhibit 11**, indicates that the remediation of blight and the implementation of the Project Improvements and Public Improvements contemplated by the TIF Plan may not be implemented without the assistance, including the adoption of Tax Increment Financing, described by the Plan, and supports a finding that the Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing.

To further ensure the public assistance described by the Plan does not subsidize an unreasonable level of earnings, the Redevelopment Agreement shall contain provisions whereby the public may participate in the cumulative rate of return of the Equity Investment of the Redeveloper or any Affiliate of the Redeveloper that participates in the acquisition, financing or operation of the Project Improvements or the real property upon which the Project Improvements are located that is in excess of 9.5% on a cumulative basis (the “Reasonable Rate of Return”). The Redevelopment Agreement shall provide if at the end of any calendar year, after completion of all of the Project Improvements, the net cash flow exceeds the cash flow necessary to generate said cumulative Reasonable Rate of Return on the Equity Investment for the current and all previous calendar years, 52% of such excess shall be retained by the Redeveloper and the remaining 48% of such excess shall be contributed to the Commission (the “Commission Share”), which shall be subsequently disbursed by the Commission to the Taxing Districts and such disbursement shall be allocated among the Taxing Districts in proportion to the amount of PILOTs and EATs that are to be redicted, in accordance with the Act, upon the authorization of Tax Increment Financing.

If, during the term of the Tax Increment Financing, in the event that any Project Improvement is refinanced or sold, once all cost of the sale or refinancing have been paid, the private debt retired, the Redeveloper’s Equity Investment is returned, the Commission shall receive the Commission Share of such residual proceeds that are in excess of the Reasonable Rate of Return

on a cumulative basis of the Redeveloper and its Affiliates of the total amount of Redevelopment Project Costs (the “Sales Proceeds”).

XII. COST-BENEFIT ANALYSIS

A cost-benefit analysis has been prepared for the Plan that demonstrates the economic impact of the Plan on each Taxing District. This analysis and other evidence submitted to the Commission describe the impact on the economy if the Project Improvements and Public Improvements are not built and is built pursuant to the Plan. The Cost-Benefit Analysis, attached on **Exhibit 9**, includes a fiscal impact study on every affected Taxing District and sufficient information from the Redeveloper for the Commission to evaluate whether the Project Improvements are financially feasible.

XIII. ACQUISITION AND DISPOSITION

The Commission, pursuant to Sections 99.810(3) and 99.820(3), RSMo, may acquire property by purchase, donation, lease or eminent domain in the manner provided for by corporations in Chapter 523, RSMo. The property acquired by the Commission may be cleared, and either (1) sold or leased for private redevelopment or (2) sold, leased, or dedicated for construction of public improvements or facilities. No property located within a Redevelopment Project Area shall be acquired by eminent domain later than five (5) years from adoption of the Ordinance designating such Redevelopment Project Area. It is anticipated the Commission may participate in the acquisition of real property listed on **Exhibit 14**, attached hereto.

XIV. RELOCATION ASSISTANCE PLAN

Relocation assistance will be available to all eligible displaced occupants in conformance with the Commission’s Relocation Assistance Plan as shown in **Exhibit 15** or as may be required by other state or federal laws. Any relocation will be at the expense of the Redeveloper.

XV. ENTERPRISE ZONE

In the event mandatory abatement is sought or received pursuant to Section 135.215, RSMo., as amended, such abatement shall not serve to reduce payments in lieu of taxes that would otherwise have been available pursuant to Section 99.845, RSMo. without City approval. Said designation shall not relieve the assessor or other responsible official from ascertaining the amount of equalized assessed valuation of all taxable property annually as required by Section 99.855, RSMo.

XVI. PROVISION OF PUBLIC FACILITIES

Redeveloper will provide all necessary public facilities and utilities needed to service the Redevelopment Area, including infrastructure needed by occupants and tenants of the Redevelopment Project, to reduce the digital divide.

XVII. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the Commission and Redeveloper will enter into a Redevelopment Agreement, which will include, among other things, provisions relative to the following:

1. Implementation of the Plan;
2. Reporting of Economic Activity Taxes;
3. The Commission's Work Force Policy;
4. The City's MBE/WBE Ordinance;
5. Design guideline review and approval process;
6. The Commission's Relocation Plan, if any;
7. Certification and approval by Commission of Redevelopment Project Costs;
8. Public participation in return on Equity Investment in excess of the Reasonable Rate of Return on the Redeveloper's Equity Investment;
9. Payment of Prevailing Wages;
10. Certification of Costs and Reimbursement Policy;
11. Certificate of Completion and Compliance Policy;
12. Parameters for the issuance of Obligations;
13. Interest Policy;
14. Annual Progress Reporting;
15. Procedures for the Payment of Prevailing Wages; and
16. Environmental Policy.

XVIII. PROVISIONS FOR AMENDING THE PLAN

This Redevelopment Plan and Redevelopment Projects may be amended pursuant to the provisions of the Act, except in the event that there are minor inaccuracies contained within this Redevelopment Plan or any Exhibit attached hereto that do not arise to more than a scrivener's error, the City Council of the City authorizes the Commission to approve and correct such inaccuracies and to execute any required instruments and to make and incorporate such amendment or change to this Redevelopment Plan or any Exhibit attached hereto.

EXHIBIT 1A

Legal Description Redevelopment Area

2801 Swope Parkway:

Lots 4 through 21, inclusive, Block 7, and the West ½ of vacated South Benton adjoining Lots 4 through 12, inclusive, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri. (Warranty Deed 2019E0072059 dated September 10, 2019)

2901 Swope Parkway:

All of Lots 15 through 21, inclusive, except the East 12 feet of Lots 19, 20, and 21, Block 8, and the East ½ of vacated South Benton adjoining Lots 15 through 21, inclusive, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri. (Warranty Deed 2019E0072059 dated September 10, 2019)

2915 Swope Parkway:

Lots 4, 5 and 6, and the East 12 feet of lots 19, 20, and 21, Block 8, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri. (Warranty Deed K1071030 dated September 21, 1992)

4818 Agnes Avenue:

Lots 7, 8 and the North 46 feet of Lot 9, Block 8, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri. (Warranty Deed 2019E0072059 dated September 10, 2019)

3011 Swope Parkway:

All that part of the Northeast ¼ of the Southwest ¼ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the point in the North Right-of-Way line of 49th Street that is 671.16 feet East of the East Right-of-Way line of Agnes Avenue as both street and avenue are now established said point being Southeasterly corner of a tract of land conveyed by Warranty Deed recorded under Document No. K-351440, in Book K-811, at Page 1341; thence North 0 degrees 14 minutes West along the Easterly line of said tract of land 122.58 feet to the Northeasterly corner thereof; thence North 68 degrees 24 minutes 16 seconds West (North 70 degrees 06 minutes West-Deed) along the Northerly line of said tract of land 74.5 feet; thence West along the Northerly line of said tract of land 53 feet to the true point of beginning of the tract of land herein described: thence North 0 degrees 14 minutes West parallel with the East Right-of-Way line of said Agnes Avenue 131 feet; thence North 11 degrees 30 minutes West 56.67 feet; thence North 19 degrees 54 minutes East 23 feet to the Southwesterly Right-of- Way line of Swope Parkway as now established;

thence Northwesterly and Westerly along said Southwesterly Right-of-Way line 553.1 feet more or less to the East Right-of-Way line of said Agnes Avenue; thence South 0 degrees 14 minutes East along said East Right-of-Way line 283.9 feet, more or less, to the Northwesterly corner of the aforementioned tract of land; thence East along the Northerly line of said tract of land 252 feet to a jog therein; thence South 0 degrees 14 minutes East along said jog 37 feet; thence East along said Northerly line 213 feet to a jog therein; thence North 0 degrees 14 minutes West along said jog 18 feet; thence East along said Northerly line 84 feet to the point of beginning, except that part in streets and roads. (Warranty Deed 2020E0002836 dated January 7, 2020)

3123 Swope Parkway:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line to a point that is 671.16 feet East of the East Right-of-Way line of Agnes Avenue, as said avenue is now established, being the Southeasterly corner of a tract of land conveyed by Warranty Deed recorded under Document No. K-351440, in Book K-811, at Page 1341; thence North 0 degrees 14 minutes West along the Easterly line of said tract of land 122.58 feet to the Northeasterly corner thereof; thence North 68 degrees 24 minutes 16 seconds West (North 70 degrees 06 minutes West-Deed) along the Northerly line of said tract of land 74.5 feet; thence West along the Northerly line of said tract of land 53 feet; thence North 0 degrees 14 minutes West parallel with the East Right-of-Way line of said Agnes Avenue 131 feet; thence North 11 degrees 30 minutes West 56.67 feet; thence North 19 degrees 54 minutes East 23 feet to the Southwesterly Right-of-Way line of Swope Parkway as now established; thence Southeasterly along said Southwesterly Right-of-Way line to the West Right-of-Way line of said College Avenue; thence Southerly along said West Right-of-Way line 212.45 feet to the point of beginning, except that part in streets and roads; AND Except the following described tract:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line (30.00 feet from centerline thereof), 175.00 feet; thence North 0 degrees 14 minutes 00 seconds West, 170.35 feet; thence North 20 degrees 27 minutes 56 seconds East, 100.36 feet to a point on the Southwesterly Right-of-Way line of Swope Parkway, as now established; thence South 69 degrees 32 minutes 04 seconds East along said Southwesterly Right-of-Way line, 148.50 feet to a point of intersection with the West Right-of-Way line of College Avenue (25.00 feet from centerline thereof); thence South 0 degrees 23 minutes 54 seconds East along said West Right-of-Way line, 212.45 feet to the point of beginning. (Warranty Deed 2020E0002836 dated January 7, 2020)

3137 Swope Parkway:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line (30.00 feet from centerline thereof), 175.00 feet; thence North 0 degrees 14 minutes 00 seconds West, 170.35 feet; thence North 20 degrees 27 minutes 56 seconds East, 100.36 feet to a point on the Southwesterly Right-of-Way line of Swope Parkway, as now established; thence South 69 degrees 32 minutes 04 seconds East along said Southwesterly Right-of-Way line, 148.50 feet to a point of intersection with the West Right-of-Way line of College Avenue (25.00 feet from centerline thereof); thence South 0 degrees 23 minutes 54 seconds East along said West Right-of-Way line, 212.45 feet to the point of beginning. (Warranty Deed K936212 dated August 8, 1990)

EXHIBIT 1B

Legal Description of Redevelopment Project Area

Tract 1:

Lots 4 through 21, inclusive, Block 7, all of Lots 15 through 21, inclusive and Lots 4 through 8 inclusive and the North 46 feet of Lot 9, Block 8, Warder Park, and all of vacated South Benton lying between Blocks 7 and 8, except the East 1/2 of said vacated South Benton lying West of and adjacent thereto, Lots 13 and 14, Block 8, and except that part of vacated South Benton lying between Lots 1, 2 and 3, Block 7, and Lots 22, 23 and 24, Block 8, all in Warder Park, a subdivision in Kansas City, Jackson County, Missouri.

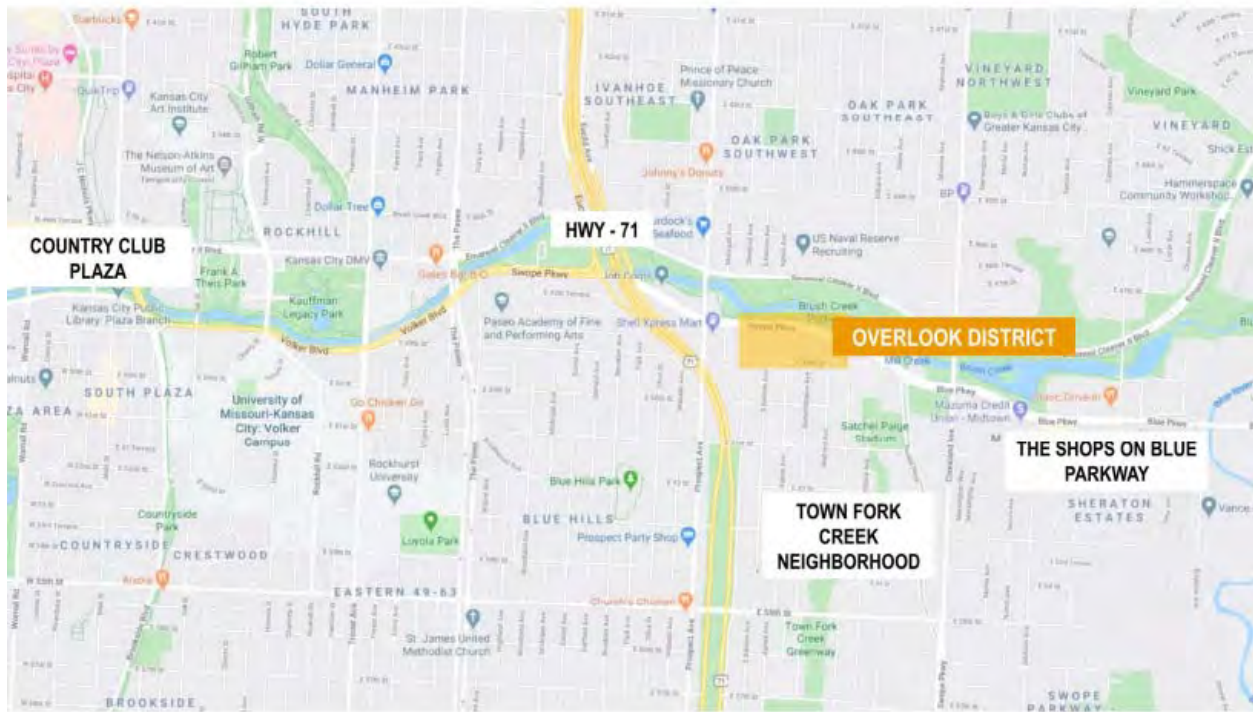
Tract 2:

All that part of the Northeast 1/4 of the Southwest 1/4 of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line to a point that is 671.16 feet East of the East Right-of-Way line of Agnes Avenue, as said avenue is now established, being the Southeasterly corner of a tract of land conveyed by Warranty Deed recorded under Document No. K-351440, in Book K-811, at Page 1341; thence North 0 degrees 14 minutes West along the Easterly line of said tract of land 122.58 feet to the Northeasterly corner thereof; thence North 68 degrees 24 minutes 16 seconds West along the Northerly line of said tract of land 74.5 feet; thence West along the Northerly line of said tract of land 137 feet to a jog therein; thence South 0 degrees 14 minutes East along said jog 18 feet; thence West along said Northerly line 213 feet to a jog therein; thence North 0 degrees 14 minutes West along said jog 37 feet; thence West along the Northerly line of said tract of land 252 feet more or less to the East Right-of-Way line of Agnes Avenue; thence North 0 degrees 14 minutes West along said East Right-of-Way line 283.9 feet, more or less, to the Southwesterly Right-of-Way line of Swope Parkway as now established; thence Easterly and Southeasterly along said Southwesterly Right-of-Way line to the West Right-of-Way line of said College Avenue; thence Southerly along said West Right-of-Way line 212.45 feet to the point of beginning.

Including one half the width of all of the public rights-of-way immediately adjoining both Tracts 1 and Tract 2.

EXHIBIT 2A

Site map for redevelopment area



PARCEL LOCATIONS



[File: EDCKC/60/ADM/ADMST/99/00220118.DOCX /]

602376372.2
602376372.5
602376372.9

EXHIBIT 2B

Site Map of Redevelopment Project Area

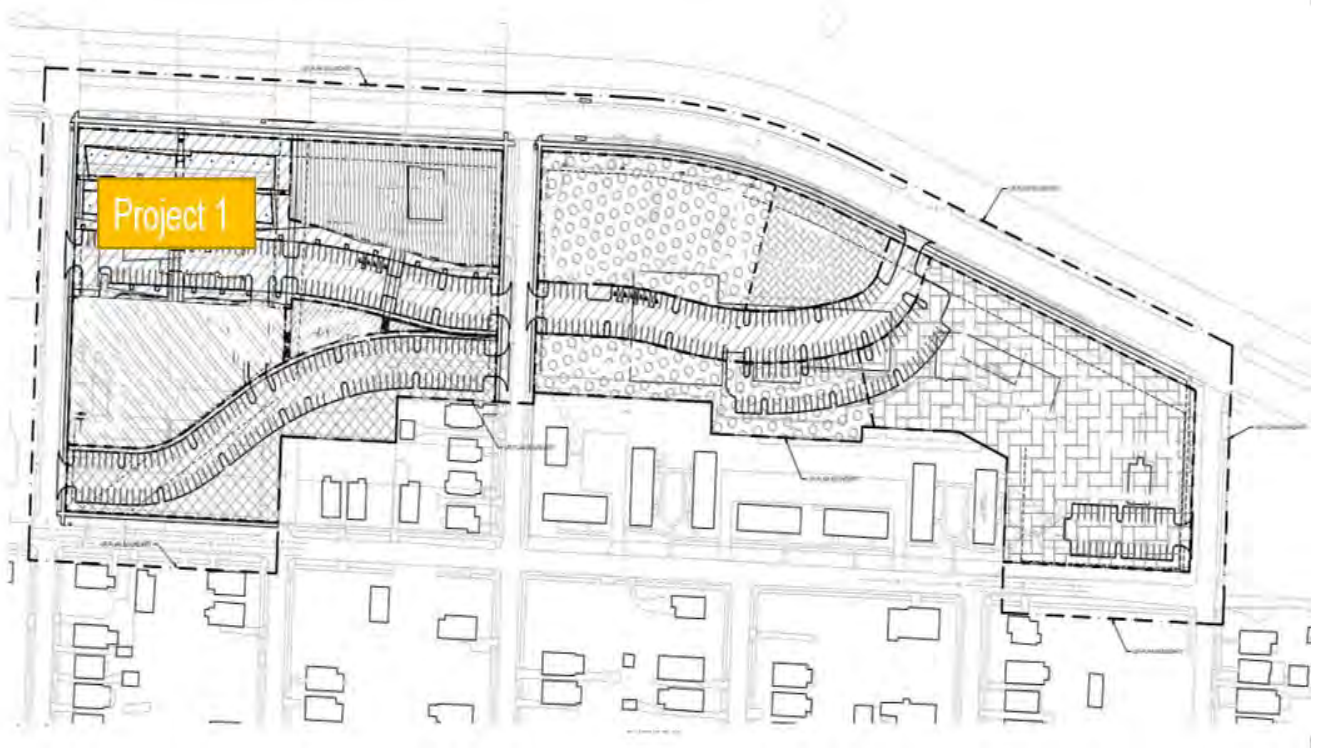


EXHIBIT 2B

Depiction of Project Improvements and Public Improvements

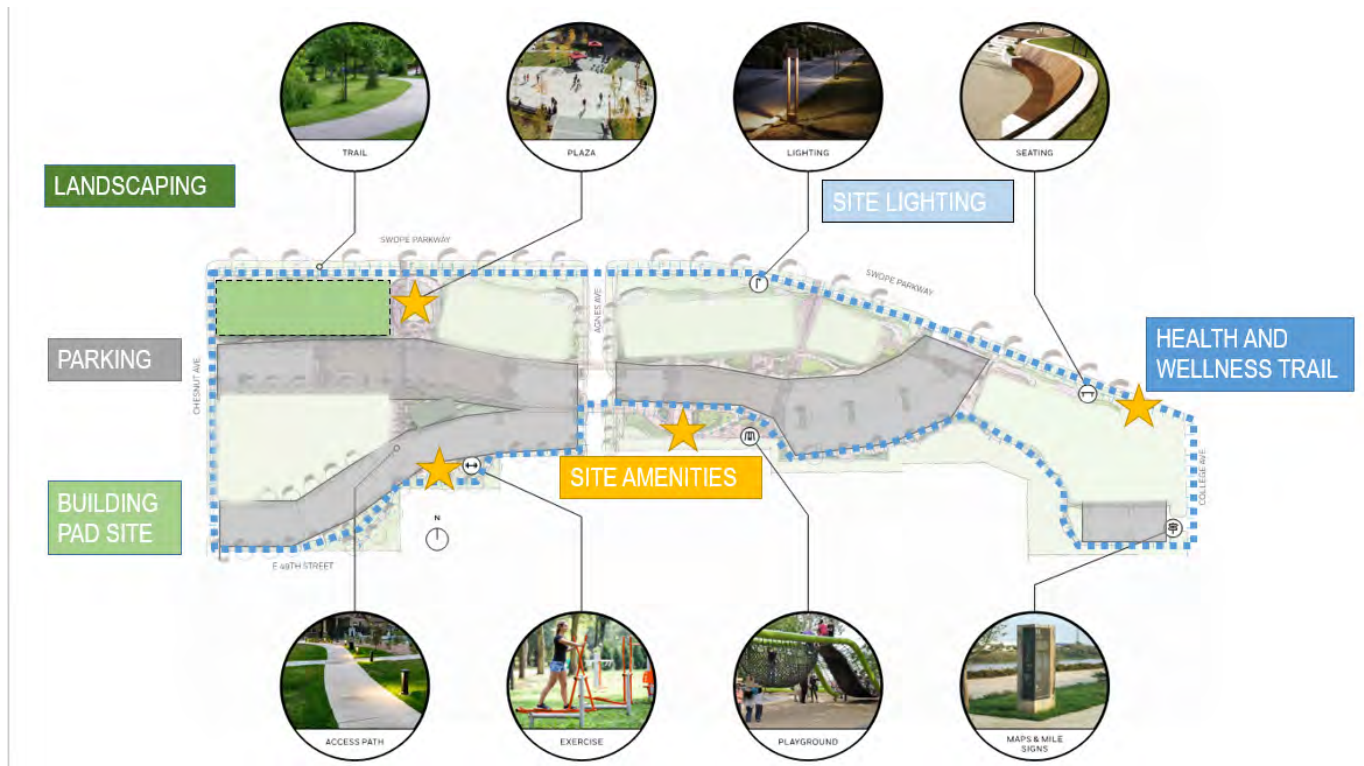


EXHIBIT 3

SPECIFIC OBJECTIVES OF PLAN

1. To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large;
2. To enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area;
3. To increase employment opportunities;
4. To stimulate construction and development and generate tax revenues which would not occur without Tax Increment Financing assistance; and
5. To construct an approximately 60,000 square foot office building and 185 parking surface parking spaces, along with interior driveways, and potentially all or part of a health fitness trail and public plaza areas associated with the building, together with the construction or reconstruction of such other public infrastructure improvements, which may consist of signage, signaling, sidewalks, storm drainage facilities, utility relocation, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance such private improvements.

EXHIBIT 4A

ESTIMATED CONSTRUCTION NUMBERS FOR THE PROJECTS

Redevelopment Project Area 1

	New Construction	Existing Structures to REMAIN	Existing Structures to be REHABBED	Total	Existing Structures to be DEMOLISHED
Office SF	60,000	0	0	60,000	1
Total Square Feet	60,000	0	0	0	0

Number of Parking Spaces	185	0	0	185	0
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EXHIBIT 4B

ESTIMATED EMPLOYMENT FOR PROJECTS

Redevelopment Project Area 1

Permanent jobs to be CREATED IN Kansas City	265
Permanent jobs to be RELOCATED TO Kansas City	0
Permanent jobs to be RETAINED IN Kansas City	0
TOTAL	265
Anticipated Annual Payroll	\$17,229,225
Estimated number of construction workers to be hired during construction phase	250
Estimated construction payroll in all construction phases	\$39,000,000

EXHIBIT 5

ESTIMATED REDEVELOPMENT PROJECT COSTS

Project Costs		Sources				
		TIF	CCED	PIAC	Debt/Equity	STIF
Land Costs						
Acquisition	\$ 650,000	\$ 650,000				
Demolition	\$ 350,000	\$ 350,000				
Holding Costs	\$ 30,000				\$ 30,000	
Environmental	\$ 50,000				\$ 50,000	
Pre-Development						
Legal	\$ 72,000				\$ 72,000	
Civil	\$ 125,327				\$ 125,327	
Survey	\$ 24,000				\$ 24,000	
Architectural Design	\$ 449,444				\$ 449,444	
Platting/Zoning	\$ 10,000				\$ 10,000	
Entitlements	\$ 45,000				\$ 45,000	
Arterial Street Impact	\$ 28,000				\$ 28,000	
Market Study	\$ 10,000				\$ 10,000	
Traffic Study	\$ 13,000				\$ 13,000	
Environmental Study	\$ 29,150				\$ 29,150	
Other	\$ 35,000				\$ 35,000	
Hard Costs						
Construction Bid	\$ 12,685,082	\$1,995,838			\$ 7,693,406	\$2,995,838
Site Prep	\$ 5,550,000		\$5,000,000		\$ 550,000	
Public Improvements	\$ 150,000			\$ 150,000		
Tenant Allowance(s)	\$ 1,863,280				\$ 1,863,280	
Development Fee	\$ 809,934				\$ 809,934	
Financing Costs						
Construction Interest	\$ 259,303				\$ 259,303	
Closing	\$ 20,000				\$ 20,000	
Reserves	\$ 25,000				\$ 25,000	
Totals	\$ 23,283,520	\$2,995,838	\$5,000,000	\$ 150,000	\$ 12,141,844	\$2,995,838

EXHIBIT 6

ESTIMATED ECONOMIC ACTIVITY TAX GENERATION

EATs	Initial Stabilized Year Operations	\$94,430
Additional City EATS	Initial Stabilized Year Operations	\$94,430

EATS

Assumptions:

Office use

Leasable Square Footage: 53,013
Square

Footage/Employee: 200

Total Employees: 265

Average Salary: \$ 75,000

Total Payroll: \$ 19,879,875

Earnings Tax @ 1%: \$ 198,799

TIF \$ 99,399

Less 5% Admin: \$ 94,429

Additional City EATS \$ 99,399

Less 5% Admin: \$ 94,429

TOTAL EATS \$ 188,859

EXHIBIT 6 (CONTINUED)

Earnings Tax			Utility Tax	
	TIF Redirection	Additional City EATS	TIF Redirection	Additional City EATS
	\$ 94,430	\$ 94,430	\$ 9,430	\$ 9,430
	\$ 96,319	\$ 96,319	\$ 9,619	\$ 9,619
	\$ 98,245	\$ 98,245	\$ 9,811	\$ 9,811
	\$ 100,210	\$ 100,210	\$ 10,007	\$ 10,007
	\$ 102,214	\$ 102,214	\$ 10,207	\$ 10,207
	\$ 104,258	\$ 104,258	\$ 10,411	\$ 10,411
	\$ 106,344	\$ 106,344	\$ 10,620	\$ 10,620
	\$ 108,470	\$ 108,470	\$ 10,832	\$ 10,832
	\$ 110,640	\$ 110,640	\$ 11,049	\$ 11,049
	\$ 112,853	\$ 112,853	\$ 11,270	\$ 11,270
	\$ 115,110	\$ 115,110	\$ 11,495	\$ 11,495
	\$ 117,412	\$ 117,412	\$ 11,725	\$ 11,725
	\$ 119,760	\$ 119,760	\$ 11,960	\$ 11,960
	\$ 122,155	\$ 122,155	\$ 12,199	\$ 12,199
	\$ 124,598	\$ 124,598	\$ 12,443	\$ 12,443
	\$ 127,090	\$ 127,090	\$ 12,692	\$ 12,692
	\$ 129,632	\$ 129,632	\$ 12,945	\$ 12,945
	\$ 132,225	\$ 132,225	\$ 13,204	\$ 13,204
	\$ 134,869	\$ 134,869	\$ 13,468	\$ 13,468
	\$ 137,567	\$ 137,567	\$ 13,738	\$ 13,738
	\$ 140,318	\$ 140,318	\$ 14,012	\$ 14,012
	\$ 143,124	\$ 143,124	\$ 14,293	\$ 14,293
	\$ 145,987	\$ 145,987	\$ 14,579	\$ 14,579
	\$ 2,723,830	\$ 2,723,830	\$ 272,008	\$ 272,008
TOTAL EATS	\$ 5,991,676			

ESTIMATED PILOT GENERATION IN THE EVENT THE PIEA BENEFITS ARE NOT APPROVED

1	\$ 198,000
2	\$ 201,960
3	\$ 205,999
4	\$ 210,119
5	\$ 214,322
6	\$ 218,608
7	\$ 222,980
8	\$ 227,440
9	\$ 231,989
10	\$ 236,628
11	\$ 241,361
12	\$ 246,188
13	\$ 251,112
14	\$ 256,134
15	\$ 261,257
16	\$ 266,482
17	\$ 271,812
18	\$ 277,248
19	\$ 282,793
20	\$ 288,449
21	\$ 294,218
22	\$ 300,102
23	\$ 306,104
<hr/>	
	\$ 5,711,303

EXHIBIT 7

ANTICIPATED SOURCES OF FUNDS

Sources

Permanent Financing	\$ 10,250,000
TIF Funds used to pay debt service	
New Markets	\$ 5,246,000
PIAC	\$ 150,000
CCED	\$ 5,000,000
Equity	\$ 2,637,520
	\$23,283,520

* Does not reflect the fact that the Redeveloper will be funding 100% of the Redevelopment Project Costs with debt and equity with the benefit of TIF being received over time.

EXHIBIT 8

DEVELOPMENT SCHEDULE

EVENT	YEAR OF COMPLETION
Design Completion	2021
City and Agency Approvals	2020
Financing Closing	2021
Begin Construction	2021
Complete Construction	2023

EXHIBIT 9

COST-BENEFIT ANALYSIS

Cost-Benefit Analysis

Cost-Benefit Summary - 23-year analysis
Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	City of Kansas City	Jackson County	Mental Health Fund	EITAS	Blind Pension Fund	Kansas City Public Library	Kansas City Zoo District	Kansas City Public Schools	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 7,133,033	\$ 3,180,102	--	--	--	--	\$ 353,345	--	--	\$ 12,008,290
Property Taxes:	\$ 6,304,089	\$ 2,653,509	\$ 441,185	\$ 271,266	\$ 112,905	\$ 1,908,284	--	\$ 18,686,866	\$ 868,429	\$ -
Income Taxes:	\$ 11,133,716	--	--	--	--	--	--	--	--	\$ 52,828,210
Other Revenues:	\$ 5,292,437	\$ 737,968	\$ 1,782	\$ 49,375	\$ 26,306	\$ 13,888	\$ 50,414	\$ 2,242,262	\$ 84,496	\$ 11,577,364
Total Revenues:	\$ 29,863,274	\$ 6,571,579	\$ 442,967	\$ 320,641	\$ 139,211	\$ 1,922,172	\$ 403,759	\$ 20,929,127	\$ 952,925	\$ 76,413,864
Costs										
Costs for Services:	\$ 8,988,994	\$ 1,412,494	\$ 27,074	\$ 49,845	\$ 7,941	\$ 69,009	\$ 76,319	\$ 7,749,576	\$ 111,086	\$ 15,430,903
Incentives:	\$ 10,114,016	\$ 2,565,338	\$ 428,349	\$ 263,374	\$ 109,739	\$ 1,852,765	\$ -	\$ 18,143,193	\$ 843,163	\$ -
Total Costs:	\$ 19,103,010	\$ 3,977,832	\$ 455,423	\$ 313,219	\$ 117,681	\$ 1,921,774	\$ 76,319	\$ 25,892,769	\$ 954,249	\$ 15,430,903
Net Cost/Benefit										
Public Benefits:	\$ 29,863,274	\$ 6,571,579	\$ 442,967	\$ 320,641	\$ 139,211	\$ 1,922,172	\$ 403,759	\$ 20,929,127	\$ 952,925	\$ 76,413,864
Public Costs & Incentives:	\$ 19,103,010	\$ 3,977,832	\$ 455,423	\$ 313,219	\$ 117,681	\$ 1,921,774	\$ 76,319	\$ 25,892,769	\$ 954,249	\$ 15,430,903
Net Benefits (Costs):	\$ 10,760,264	\$ 2,593,747	\$ (12,457)	\$ 7,422	\$ 21,531	\$ 398	\$ 327,440	\$ (4,963,642)	\$ (1,324)	\$ 60,982,961
Present Value of Public Benefits:	\$ 15,535,140	\$ 3,473,590	\$ 236,466	\$ 169,958	\$ 73,669	\$ 1,025,992	\$ 212,027	\$ 11,119,027	\$ 506,691	\$ 38,946,288
Present Value of Incentives:	\$ 5,306,824	\$ 1,372,266	\$ 229,125	\$ 140,873	\$ 58,693	\$ 991,089	\$ -	\$ 9,705,319	\$ 451,021	\$ -

EXHIBIT 10

“BUT FOR” STATEMENT

On November 15, 2018, the City of Kansas City, Missouri City Council passed Ordinance 170962, adopting the Revive the East Side program and creating the East Side Investment Zone (ESIZ) along with other programs designed to encourage development and investment for the eastern corridor of Kansas City, Missouri.

The East Side Investment Zone (ESIZ) is generally bounded by Cliff Drive on the north, Troost Avenue on the west, the City limits on the east, and 95th Street and City limits on the South. The Revive the East Side ordinance outlines strategies to eliminate blight, enhance the tax base, generate jobs, promote economic development, create opportunities to attract, retain and expand businesses, catalyze further investment and redevelopment, provide safe and affordable housing, and encourage economic stability and growth within the ESIZ.

The Redevelopment Area is within the East Side Investment Zone and enjoys the benefits of the provisions of Ordinance No. 170962, which include relaxation of the requirement of the financial analysis traditionally undertaken in connection with all tax increment financing plans. Therefore, an alternative but-for analysis is appropriate.

Analysis

Section 99.810.1, RSMo, requires a finding that:

“The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met,” (*emphasis added*)

The proposed redevelopment area under the Plan (“Redevelopment Area”) has been determined to be a blighted area as defined by the TIF Act, pursuant to a Blight Study prepared by Belke Appraisal and Consulting Services, Inc. dated August 15, 2020 (Blight Study). Among other things, the Blight Study noted the potential environmental issues (which drive up the cost of redevelopment) and the economic underutilization as characteristics of the Area. It described the loss of 48% of population from 1970 through 2010 (which discourages private investment) and identified the area as within a continuously distressed census tract and Opportunity Zone.

The City Development and Planning Department has undertaken a review of investment within 1-mile radius of the Redevelopment Area, from 2010 to June of 2020, as measured by building permit projects in the amount of \$3 million or more.

The review shows very little substantial private investment (only 2 permits) in that time frame and geographic area: the Emmanuel Family and Child Development Center and the Mt. Cleveland senior apartments project.

The Emmanuel Family and Child Development Center is a nonprofit organization providing early childcare services. The feasibility of capital projects of nonprofit organizations typically is difficult to assess as the “rate of return” benchmark in a for-profit project is absent.

The Mt. Cleveland senior project is receiving tax abatement through the Blue Parkway Towne Center Urban Renewal Area. At the time of the approval of the project, the LCRA determined that the Area was a blighted area and that the project was not economically viable without the LCRA benefits.

Therefore, there is a lack of substantial private investment in commercial projects over the last 10 years in the area, and, the only two substantial projects immediately adjacent to the Redevelopment Area do not indicate that other private investment is feasible.

This City Development and Planning Department review, taken along with the findings in the Blight Study, the financial information submitted by the Redeveloper as well as the affidavit of the Redeveloper, indicates that this trend of disinvestment, will continue without public assistance. The Redevelopment Area described by the Plan, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

EXHIBIT 11

Affidavit of Director of City Planning and Development

AFFIDAVIT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

1. I, Jeffrey Williams, am the Director of City Planning and Development Department of the City of Kansas City, Missouri, a constitutional charter city and political subdivision duly organized and validly existing under the laws of the State of Missouri (the "City).

2. The undersigned acknowledges and agrees that this Affidavit is being materially relied upon by the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") in connection with its consideration of the Overlook TIF Plan.

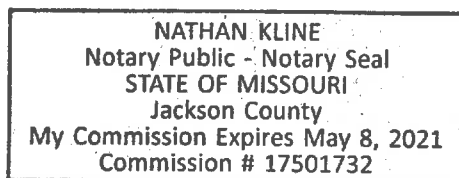
3. Under my direction, City staff has analyzed incidence of the issuance of building permits for new commercial development as shown by new construction permits valued at \$3 million or more ("Development Activity"), within 1 mile around the proposed Overlook TIF Redevelopment Area from 2010 through June 2020, as shown by the map attached hereto. There were no such permits issued for any projects other than nonprofit projects and/or projects receiving public assistance.

4. Based on the dearth of private investment in the area, it is reasonable for the Commission and the Council to conclude that the improvements contemplated by the Overlook TIF Plan would not occur but for the use of tax increment allocation financing.

The information, statements and averments in this Affidavit are, to the best of my knowledge and belief, true, accurate and complete in all material respects.

(SEAL)

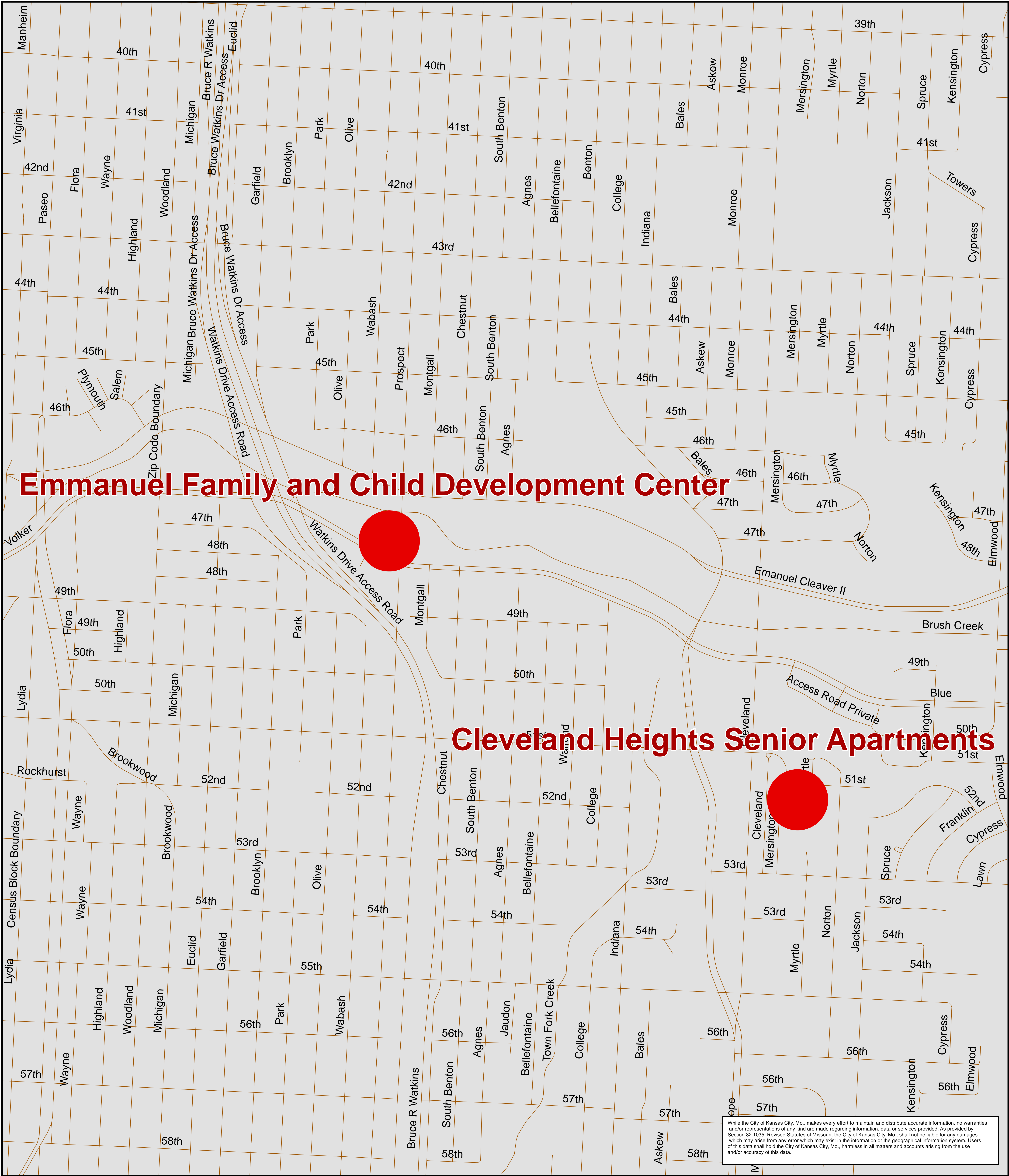
ATTEST:



By: Nathan Kline

CITY OF KANSAS CITY, MISSOURI

By: Jeffrey Williams
Jeffrey Williams, AICP



\$3 Million or More Building Permit Projects

1 Mile Around Overlook

2010 to June, 2020

Prepared by: City Planning and Development Department
City of Kansas City, Missouri

New Construction Over \$3 Million

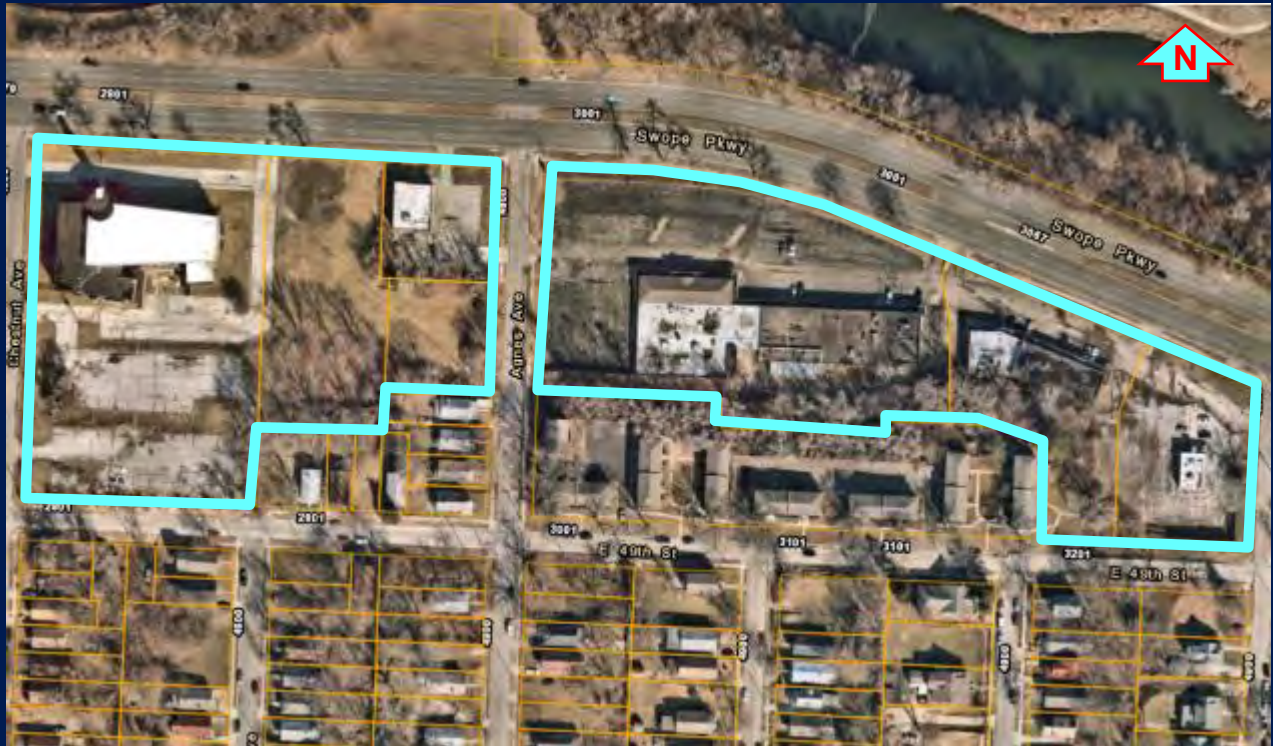
0 0.075 0.15 0.3 Miles

EXHIBIT 12
BLIGHT STUDY

BLIGHT STUDY

OF THE PROPOSED

OFFICES AT OVERLOOK PIEA/TIF STUDY AREA
SWOPE PARKWAY / CHESTNUT AVENUE / E 49TH STREET / COLLEGE AVENUE
KANSAS CITY, MISSOURI



PREPARED FOR:

THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KCMO
THE TAX INCREMENT FINANCING COMMISSION OF KCMO

AS OF:

AUGUST 15, 2020

RECORD No. 1738

BELKE APPRAISAL & CONSULTING SERVICES, INC.



AERIAL PHOTOGRAPH



SOURCE: Jackson County GIS Mapping (2020)

BELKE APPRAISAL & CONSULTING SERVICES, INC.

REAL ESTATE ANALYSIS & VALUATION

SCOTT J. BELKE, MAI

PRESIDENT

August 15, 2020

Planned Industrial Expansion Authority of KCMO

Mr. David P. Macoubrie II, Executive Director

Tax Increment Financing Commission of KCMO

Heather Brown, Executive Director

300 Walnut, Suite 400

Kansas City, Missouri 64105

RE: Blight Study
The Office At Overlook PIEA/TIF Study Area
Swope Parkway / Chestnut Avenue / E 49th Street / College Avenue
Kansas City, Missouri 64130

Dear Mr. Macoubrie and Ms. Brown,

Per our agreement dated July 17, 2020, I am pleased to herewith submit my blight study for the proposed The Office At Overlook PIEA/TIF Study Area located between Swope Parkway (north) and E 49th Street (south) from Chestnut Avenue (west) to College Avenue (east) in Kansas City, Jackson County, Missouri. The study area is comprised of the following seven Jackson County tax parcels, uses, and ownerships:

Parcel Address	Tax Parcel No.	Current Use	Ownership
2801 Swope Parkway	31-430-08-01-00-0-00-000	Vacant Religious Facility	OZ Development Company, LLC
2901 Swope Parkway	31-430-07-02-00-0-00-000	Vacant Land (Religious)	OZ Development Company, LLC
2915 Swope Parkway	31-430-07-01-00-0-00-000	Non-Profit Offices	Beta Lambda Education Foundation
4816 Agnes Avenue	31-430-07-11-00-0-00-000	Vacant Land (Religious)	OZ Development Company, LLC
3011 Swope Parkway	31-430-06-02-00-0-00-000	Retail Strip Center	OZ Development Company, LLC
3123 Swope Parkway	31-430-06-01-02-0-00-000	Retail Strip Center	OZ Development Company, LLC
3137 Swope Parkway	31-430-06-01-01-0-00-000	Beauty Salon	Walton (Willie, Janice, Kim)

Per Kansas City, Missouri GIS Mapping, the seven tax parcels encompassing the study area contain approximately 10.95 acres or 477,064 square feet and are improved with 76,286 square feet (above grade) of vertical structures. Various city zoning districts are present including R-1.5, Residential 1.5, B1-1, Neighborhood Business 1, and B2-2, Neighborhood Business 2. The study area is presently held in three ownerships as identified in the table above. Careful inspection of the study area was made on several occasions during July and August 2020. The effective date of this study is August 15, 2020.

The Missouri Revised Statutes provides the statutory definition of a "blighted area" utilized in my blight study. The statutory blight definition provided to the PIEA and TIF is identical and is found in RSMo Chapters 99.800 to 99.865 (Real Property Tax Increment Allocation Redevelopment Act) and RSMo Chapters 100.300 to 100.620 (The Planned Industrial Expansion Law):

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“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; (RSMo Chapter 99.805(1) and RSMo Chapter 100.310(2))

The proposed The Office At Overlook Study Area is improved with the following vertical structures or vacant land parcels:

Address	Current Use	Land SF	Acres	Built	Age	GBA SF	Vacancy
2801 Swope Parkway	Vacant Religious Facility	135,519	3.11	1957	63	30,000	100.0%
2901 Swope Parkway	Vacant Land	55,065	1.26	--	--	--	--
2915 Swope Parkway	Non-Profit Offices	22,502	0.52	1958	62	3,000	0.0%
4816 Agnes Avenue	Vacant Land	20,094	0.46	--	--	--	--
3011 Swope Parkway	Retail Strip Center	147,683	3.39	1960	60	33,325	92.0%
3123 Swope Parkway	Retail Strip Center	55,123	1.27	1960	60	8,581	41.7%
3137 Swope Parkway	Beauty Salon	41,078	0.94	1960	60	1,380	0.0%
Total/Average		477,064	10.95	1959	61	76,286	84.2%

Determining the number of surface parking spaces within the study area is not possible due to deterioration in the asphalt paving and space striping. It appears a minimum of 195 spaces exist (>2.6 per 1,000 square feet of building area). At the time of inspection, four tenants on lapsed leases occupied space (18.3%) in the retail strip centers on month-to-month basis. The owners of the office building and the beauty salon occupied their structures. The religious facility was 100% vacant. Overall, occupancy in the study area is only 15.8%.

The existing structures suffer from advanced age, physical deterioration, functional obsolescence, and external obsolescence. It appears the vacant lots have been unimproved and underutilized for decades (at least prior to 2006). The spacious land-to-building ratio (LBR) of 6.3:1 indicates the study area is underutilized (under developed and lacking density). Kansas City, Missouri GIS Mapping website indicates all seven tax parcels have had numerous 311 cases ranging from 4 to 51 and totaling 188 cases.

The assessor assigned appraised valuation of the study area has increased 9.2% over the past 5-years, but the appropriateness of the increase is questionable due to deteriorating condition within the study area and the high vacancy. The former religious use on two tax parcels result in tax exemption and no collection of real estate taxes. Delinquent real estate taxes have existed at all 5 nonexempt tax parcels within the study area at some time between 2012 and 2019 and have ranged from 20% to 100% of the tax parcels in any given year.

Mr. Macoubrie & Ms. Brown
August 15, 2020
Page 3

The presence of potential environmental issues (asbestos, lead (paint and pipes), PCBs, mold, moss), deteriorating or failing improvements, extensive water infiltration, lack of safety railings, trespassing and vandalism, trash and illegal dumping, and neighborhood crime combined to create numerous safety and sanitary concerns. The current use (lack of use) of the study area is also an economic underutilization, results in unrealized assessment and taxation, delinquent taxes, and diminished housing opportunities and economic impact.

Census data indicates the subject census tract (77) lost 48% of its population between 1970 and 2010, while the adjoining census tracts lost 41%. The median household income within the subject census tract (\$25,551) and the adjoining census tracts (\$21,126) are 58% and 65% below the Kansas City MSA median (\$60,442). Census Tract 77 is designated by the city as continuously distressed (Economic Development Scorecard Distressed Levels Map). The entire study area lies within the Swope Park Opportunity Zone.

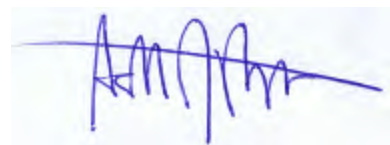
The Offices At Overlook Study Area lies all or partially within the Brush Creek/Brush Creek Corridor TIF Plan, the Townfork Creek URA Plan, and the Midtown to RG EEZ which each required findings of blight. The study area is surrounded by approved PIEA, URA, and TIF incentive/plan areas which also required a finding of statutory blight. The study area and the immediate neighborhood exhibit numerous negative influences contributing to blight.

Presently, 4 of the 5 blighting factors contained in the statutory definition are present in predominate degrees within the study area and have resulted in economic and social liabilities, retarded the provision of housing accommodation, resulted in economic underutilization, and created a menace to the public health, safety, morals, and welfare.

Therefore, I have concluded The Offices At Overlook PIEA/TIF Study Area qualifies per R.S.Mo. Chapters 99 (TIF) and 100 (PIEA) as a blighted area as of the effective date of this study (August 15, 2020).

It has been a distinct pleasure to serve you in this assignment.

Sincerely,
BELKE APPRAISAL & CONSULTING SERVICES, INC.



Scott J. Belke, MAI 
President
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

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 study, 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 study 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 study.
- 6) My analyses, opinions, and conclusions were developed, and this study has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- 7) I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 8) As of the date of this report, Scott J. Belke, MAI has completed the requirements of the continuing education program of The Appraisal Institute.
- 9) Scott J. Belke, MAI made several personal inspections (interior and exterior) of the study area that is the subject of this report during July and August 2020. The effective date of this blight study is August 15, 2020.
- 10) No one provided significant professional assistance to the person signing this report.
- 11) I have performed no services, as a consultant, appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Scott J. Belke, MAI

President

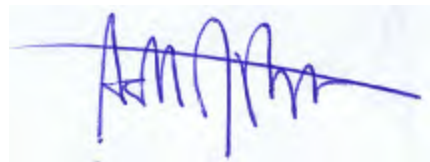
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)

Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This study is subject to the following assumptions and limiting conditions:

- 1) The information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
- 2) Possession of this study or a copy thereof, does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the consultant.
- 3) The consultant is not required to give testimony or attendance in court because of this study unless prior agreements have been made in writing.
- 4) Neither all nor any part of the contents of this study, especially any conclusions as to blight, the identity of the consultant or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.



Scott J. Belke, MAI
President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)

Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

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Property Data

The following photographs illustrate conditions existing within The Offices At Overlook PIEA/TIF Study Area during inspections performed in July and August 2020.



PHOTOGRAPH #1

Looking Southeast At The Front
Elevation Of 2801 Swope Parkway



PHOTOGRAPH #2

A View Southwest At The Front
Elevation Of 2801 Swope Parkway



PHOTOGRAPH #3

The Rear (South) Elevation
Of 2801 Swope Parkway



PHOTOGRAPH #4

The Middle Parking Lot
At 2801 Swope Parkway



PHOTOGRAPH #5

The South Parking Lot
At 2801 Swope Parkway



PHOTOGRAPH #6

Looking Southeast Across
The Vacant Lot At
2901 Swope Parkway



PHOTOGRAPH #7

The North & West Elevations
Of 2915 Swope Parkway



PHOTOGRAPH #8

The South & East Elevations
Of 2915 Swope Parkway



PHOTOGRAPH #9

A View East Across The Vacant
Lot At 4816 Agnes Avenue



PHOTOGRAPH #10

The West End Of The Retail Strip
Building At 3011 Swope Parkway



PHOTOGRAPH #11

The East End Of The Retail Strip
Building At 3011 Swope Parkway



PHOTOGRAPH #12

The Parking Lot At
3011 Swope Parkway



PHOTOGRAPH #13

The West End Of The Retail Strip
Building At 3123 Swope Parkway



PHOTOGRAPH #14

The East End Of The Retail Strip
Building At 3123 Swope Parkway



PHOTOGRAPH #15

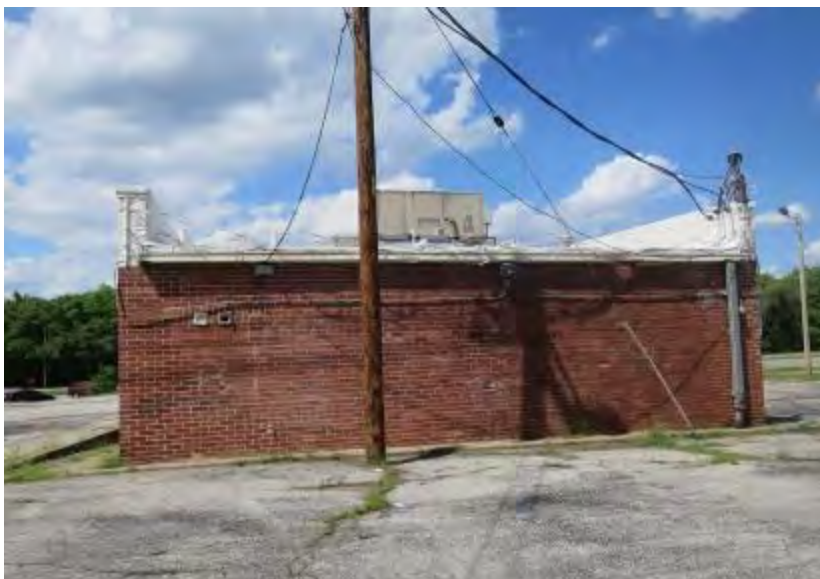
The Parking Lot At
3123 Swope Parkway

**PHOTOGRAPH #16**

The North & West Elevations
Of 3137 Swope Parkway

**PHOTOGRAPH #17**

The East Elevation Of
3137 Swope Parkway

**PHOTOGRAPH #18**

The South Elevation Of
3137 Swope Parkway



PHOTOGRAPH #19

A View East Across
The North Parking Lot At
3137 Swope Parkway



PHOTOGRAPH #20

Looking North Across
The West Parking Lot At
3137 Swope Parkway



PHOTOGRAPH #21

A View East Across
The South Parking Lot At
3137 Swope Parkway

INTRODUCTION

Purpose

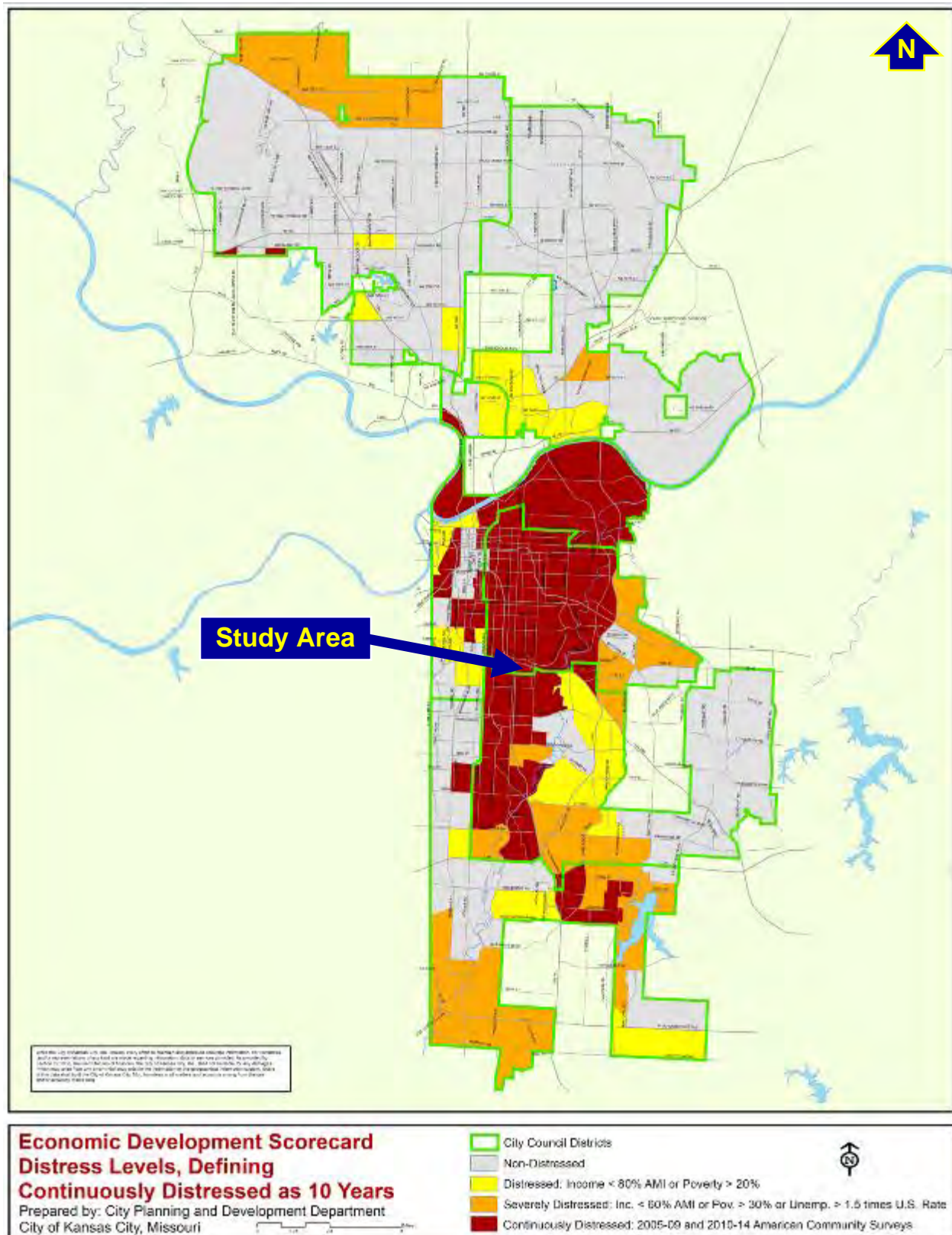
The purpose of this blight study is to determine if the proposed The Offices At Overlook PIEA/TIF Study Area located between Swope Parkway (north) and E 49th Street (south) from Chestnut Avenue (west) to College Avenue (east) within Kansas City, Jackson County, Missouri meets the statutory definition for a “blighted area” as set forth in Missouri Revised Statutes Chapters 99.800 to 99.865 (Real Property Tax Increment Allocation Redevelopment Act) and RSMo Chapters 100.300 to 100.620 (The Planned Industrial Expansion Law). The RSMo Chapter 99 blight definition and the RSMo Chapter 100 blight definition are identical.

The Offices At Overlook PIEA/TIF Study Area is located in the center city a half mile east of US Highway 71 along the south side of Swope Parkway. The prestigious Country Club Plaza is located less than 2 miles to the west while the dated Blue Valley (Blue River) Industrial District is just over a mile to the east. Interstate 435 is 2¾ miles to the east while downtown (CBD) Kansas City, Missouri is located just over 4 miles to the northwest.

The consultant visited the study area and the adjoining neighborhood on multiple occasions in July and August 2020. The effective date of this study is August 15, 2020. The study area is comprised of seven Jackson County tax parcels located along the south side of Swope Parkway but separated by Agnes Avenue (four tax parcels to west and 3 to east). The total land area contained in the study area is approximately 10.95 acres of 477,064 square feet. The seven tax parcels slope downward from south to north towards Brush Creek, are served by all utilities, are zoned R-1.5, Residential 1.5, B1-1, Neighborhood Business 1, or B2-2, Neighborhood Business 2. The study area lies within FEMA Zone X (areas of minimal flood hazard). The study area also lies within Census Tract 77 which is designated by the city as continuously distressed (see exhibit on following page), the Swope Park Opportunity Zone, and the Midtown to RG Enhanced Enterprise Zone.

The study area is improved with a vacant religious facility built in 1957 (age=63 years) and containing ±30,000 square feet, a non-profit office built in 1958 (age=62 years) and containing ±3,000 square feet, and two retail strip centers and a stand-alone beauty salon built in 1960 (age=60 years) and containing a combined ±43,286 square feet. The total building area within the study area is ±76,286 square feet (above grade). Determining the number of surface parking spaces within the study area is not possible due to deterioration in the asphalt paving and space striping. It appears a minimum of 195 spaces exist (>2.6 spaces per 1,000 square feet of building area). The religious facility has been vacant for 12 to 24 months, the non-profit office is occupied by the owner, the two retail strip centers are 81.7% vacant, and the beauty salon is occupied by the owner. Overall, vacancy in the study area is 64,232 of 76,286 square feet or 84.2%. The four remaining retail tenants have lapsed leases and continuing occupancy is on a month-to-month basis.

The “311 Cases” portion of the city website indicates 188 entries for the seven tax parcels comprising the study area (including multiple entries for each tax parcel). Available data indicates delinquent real estate taxes on all 5 of the nonexempt tax parcels within the study area (the religious use has been tax exempt) between at least 2012 and 2018. Decadal census figures indicate the subject census tract (77) lost 48% of its population between 1970 and 2010. According to The Economic Development Scorecard utilized by city planning the study area is situated within an area designated as continuously distressed. The study area is also located within an Opportunity Zone (Swope Park) and an Enhanced Enterprise Zone (Midtown to RG).



Legal Description

The following legal descriptions for the seven county tax parcels comprising the study area were taken from the last deeds recorded at the Register of Deeds in the Jackson County Courthouse. In some cases multiple legal descriptions were listed on one deed record and have been divided out.

2801 Swope Parkway:

Lots 4 through 21, inclusive, Block 7, and the West ½ of vacated South Benton adjoining Lots 4 through 12, inclusive, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri.

(Warranty Deed 2019E0072059 dated September 10, 2019)

2901 Swope Parkway:

All of Lots 15 through 21, inclusive, except the East 12 feet of Lots 19, 20, and 21, Block 8, and the East ½ of vacated South Benton adjoining Lots 15 through 21, inclusive, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri.

(Warranty Deed 2019E0072059 dated September 10, 2019)

2915 Swope Parkway:

Lots 4, 5 and 6, and the East 12 feet of lots 19, 20, and 21, Block 8, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri.

(Warranty Deed K1071030 dated September 21, 1992)

4818 Agnes Avenue:

Lots 7, 8 and the North 46 feet of Lot 9, Block 8, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri.

(Warranty Deed 2019E0072059 dated September 10, 2019)

3011 Swope Parkway:

All that part of the Northeast ¼ of the Southwest ¼ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the point in the North Right-of-Way line of 49th Street that is 671.16 feet East of the East Right-of-Way line of Agnes Avenue as both street and avenue are now established said point being Southeasterly corner of a tract of land conveyed by Warranty Deed recorded under Document No. K-351440, in Book K-811, at Page 1341; thence North 0 degrees 14 minutes West along the Easterly line of said tract of land 122.58 feet to the Northeasterly corner thereof; thence North 68 degrees 24 minutes 16 seconds West (North 70 degrees 06 minutes West-Deed) along the Northerly line of said tract of land 74.5 feet; thence West along the Northerly line of said tract of land 53 feet to the true point of beginning of the tract of land herein described: thence North 0 degrees 14 minutes West parallel with the East Right-of-Way line of said Agnes Avenue 131 feet; thence North 11 degrees 30 minutes West 56.67 feet; thence North 19 degrees 54 minutes East 23 feet to the Southwesterly Right-of-Way line of Swope Parkway as now established; thence Northwesterly and Westerly along said Southwesterly Right-of-Way line 553.1 feet more or less to the East Right-of-Way line of said Agnes Avenue; thence South 0 degrees 14 minutes East along said East Right-of-Way line 283.9 feet, more or less, to the Northwesterly corner of the aforementioned tract of land; thence East along the Northerly line of said tract of land 252 feet to a jog therein; thence South 0 degrees 14 minutes East along said jog 37 feet; thence East along said Northerly line 213 feet to a jog therein; thence North 0 degrees 14 minutes West along said jog 18 feet; thence East along said Northerly line 84 feet to the point of beginning, except that part in streets and roads.

(Warranty Deed 2020E0002836 dated January 7, 2020)

3123 Swope Parkway:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line to a point that is 671.16 feet East of the East Right-of-Way line of Agnes Avenue, as said avenue is now established, being the Southeasterly corner of a tract of land conveyed by Warranty Deed recorded under Document No. K-351440, in Book K-811, at Page 1341; thence North 0 degrees 14 minutes West along the Easterly line of said tract of land 122.58 feet to the Northeasterly corner thereof; thence North 68 degrees 24 minutes 16 seconds West (North 70 degrees 06 minutes West-Deed) along the Northerly line of said tract of land 74.5 feet; thence West along the Northerly line of said tract of land 53 feet; thence North 0 degrees 14 minutes West parallel with the East Right-of-Way line of said Agnes Avenue 131 feet; thence North 11 degrees 30 minutes West 56.67 feet; thence North 19 degrees 54 minutes East 23 feet to the Southwesterly Right-of-Way line of Swope Parkway as now established; thence Southeasterly along said Southwesterly Right-of-Way line to the West Right-of-Way line of said College Avenue; thence Southerly along said West Right-of-Way line 212.45 feet to the point of beginning, except that part in streets and roads; AND Except the following described tract:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line (30.00 feet from centerline thereof), 175.00 feet; thence North 0 degrees 14 minutes 00 seconds West, 170.35 feet; thence North 20 degrees 27 minutes 56 seconds East, 100.36 feet to a point on the Southwesterly Right-of-Way line of Swope Parkway, as now established; thence South 69 degrees 32 minutes 04 seconds East along said Southwesterly Right-of-Way line, 148.50 feet to a point of intersection with the West Right-of-Way line Of College Avenue (25.00 feet from centerline thereof); thence South 0 degrees 23 minutes 54 seconds East along said West Right-of-Way line, 212.45 feet to the point of beginning.

(Warranty Deed 2020E0002836 dated January 7, 2020)

3137 Swope Parkway:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line (30.00 feet from centerline thereof), 175.00 feet; thence North 0 degrees 14 minutes 00 seconds West, 170.35 feet; thence North 20 degrees 27 minutes 56 seconds East, 100.36 feet to a point on the Southwesterly Right-of-Way line of Swope Parkway, as now established; thence South 69 degrees 32 minutes 04 seconds East along said Southwesterly Right-of-Way line, 148.50 feet to a point of intersection with the West Right-of-Way line Of College Avenue (25.00 feet from centerline thereof); thence South 0 degrees 23 minutes 54 seconds East along said West Right-of-Way line, 212.45 feet to the point of beginning.

(Warranty Deed K936212 dated August 8, 1990)

Aerial Delineation

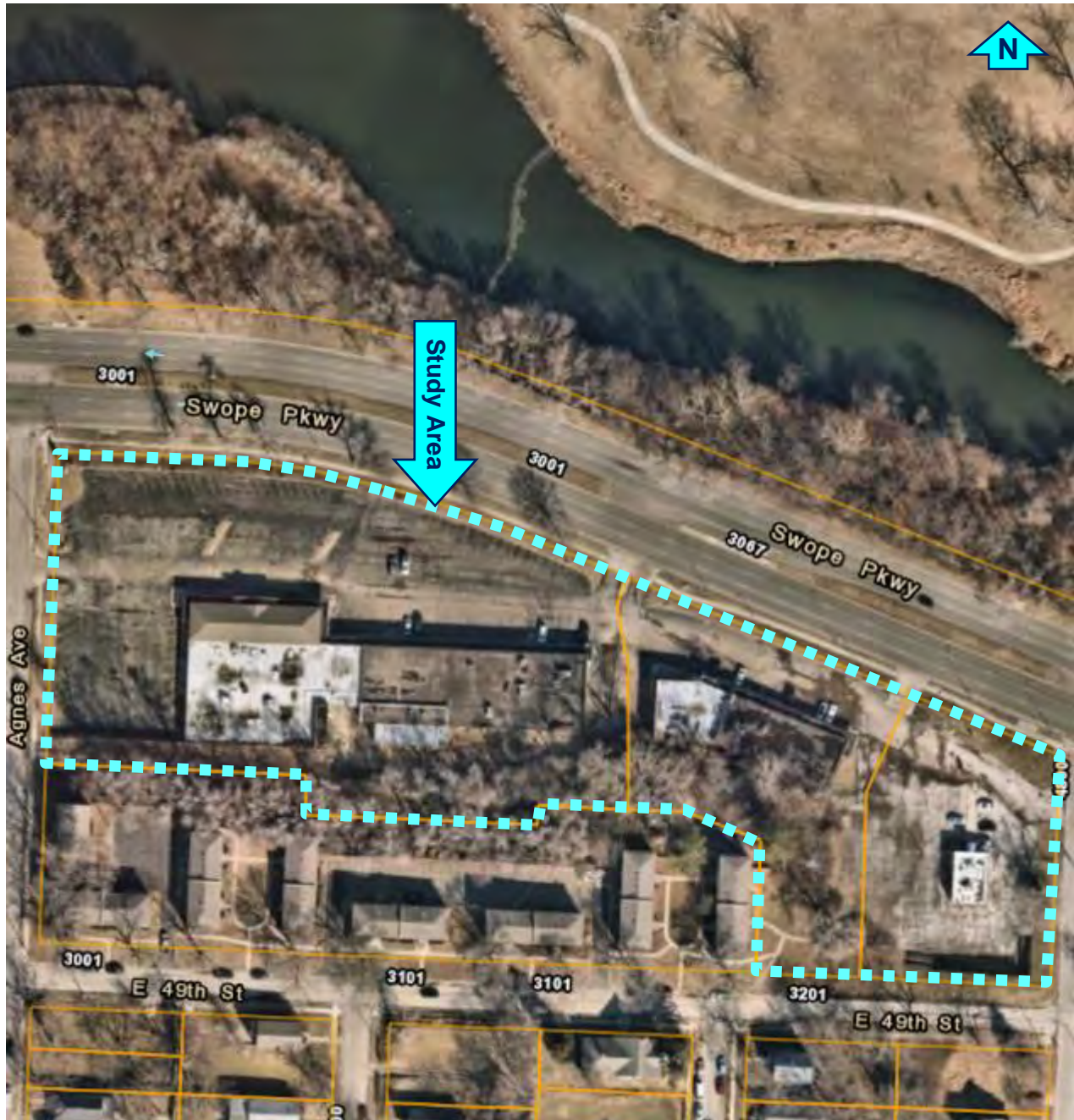
Jackson County GIS Mapping provides the aerial delineation of the four Jackson County tax parcels located in the study area between Chestnut Avenue (west) and Agnes Avenue (east).

Aerial Photograph – Chestnut Avenue To Agnes Avenue



Jackson County GIS Mapping provides the aerial delineation of the three Jackson County tax parcels located in the study area between Agnes Avenue (west) and College Avenue (east).

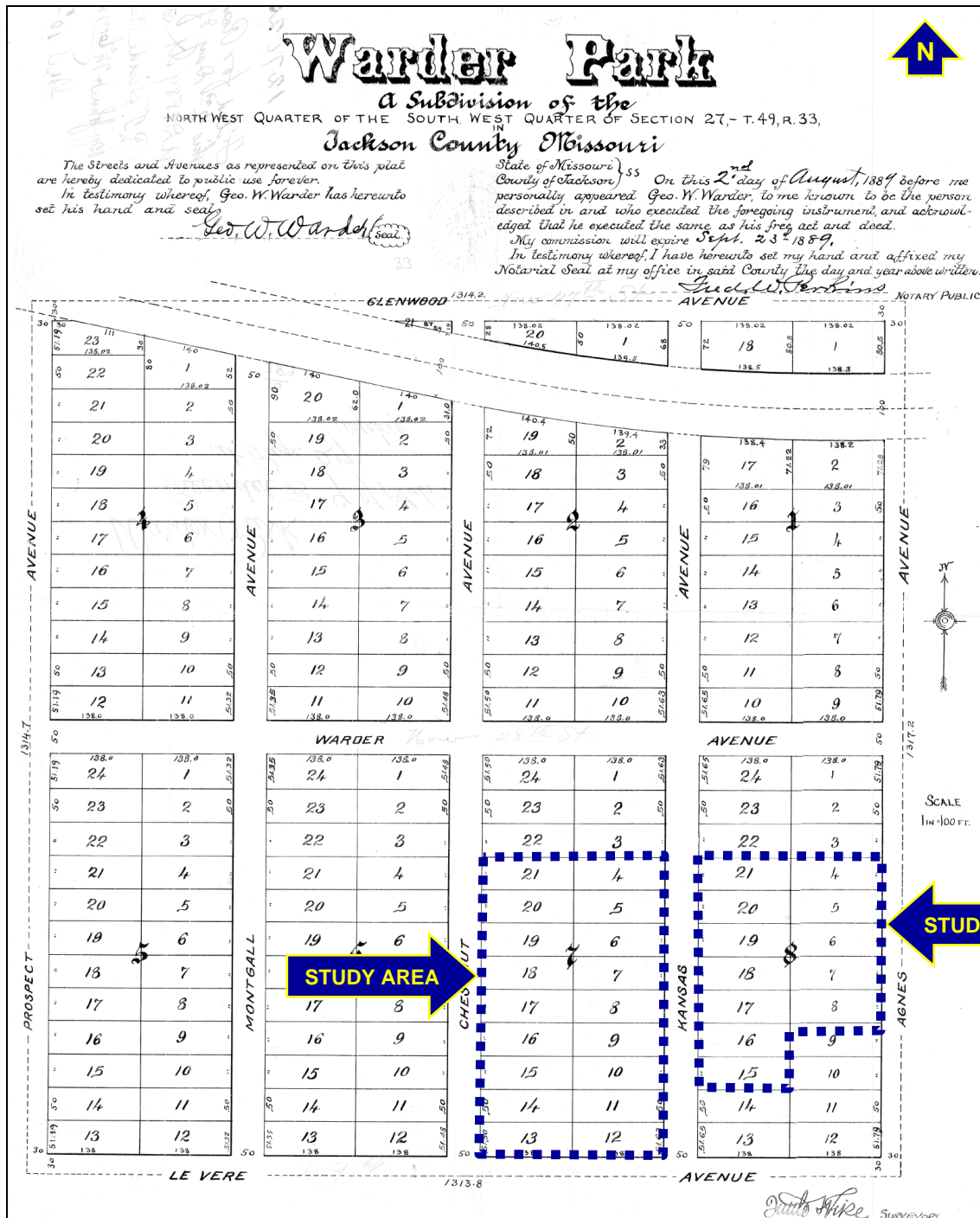
Aerial Photograph – Agnes Avenue To College Avenue



Platting

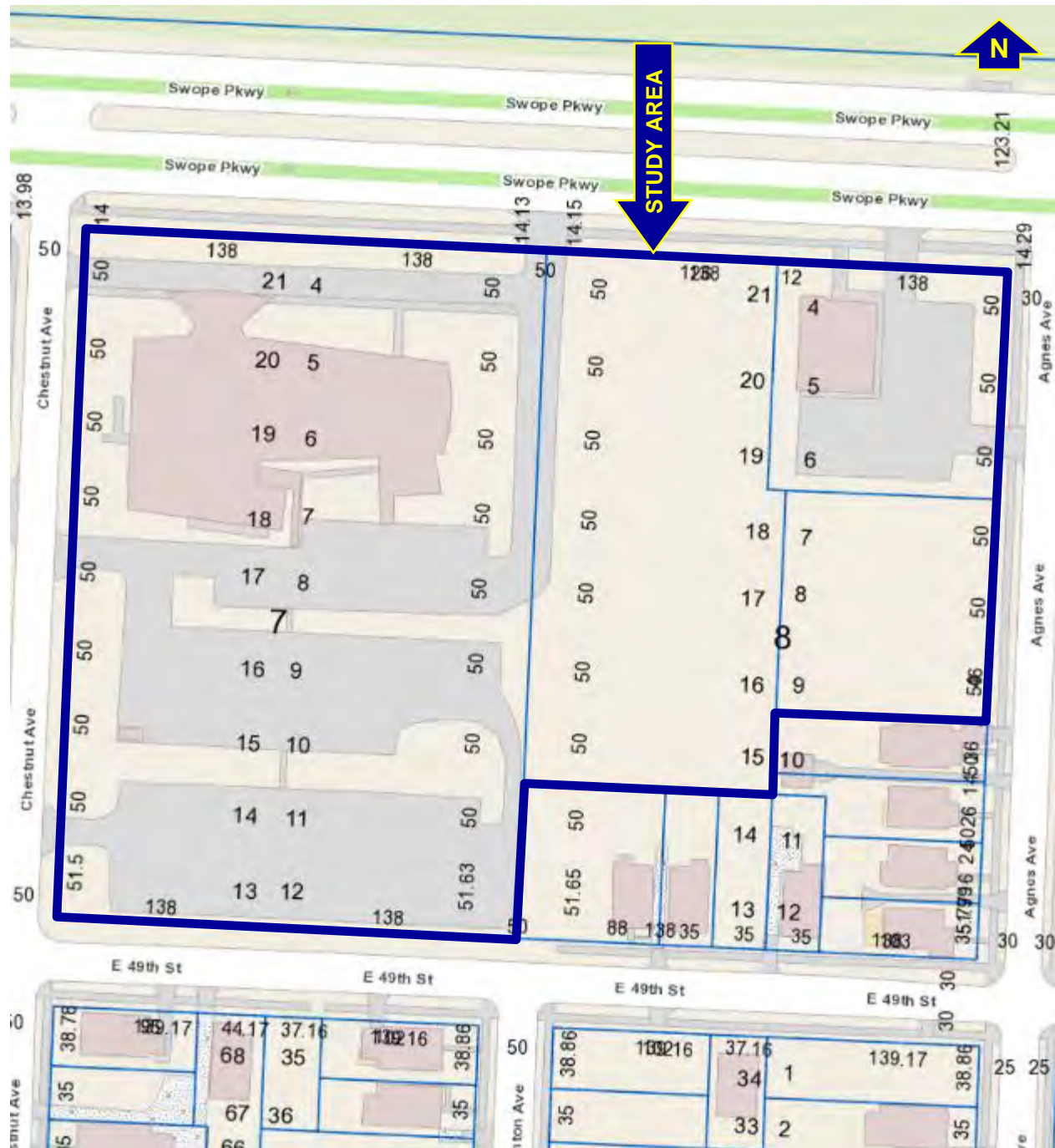
The study area located west of Agnes Avenue is platted in lots and blocks while the portion located east of Agnes Avenue is metes and bounds. The plat map or metes and bounds map are included on the following pages.

Plat Map

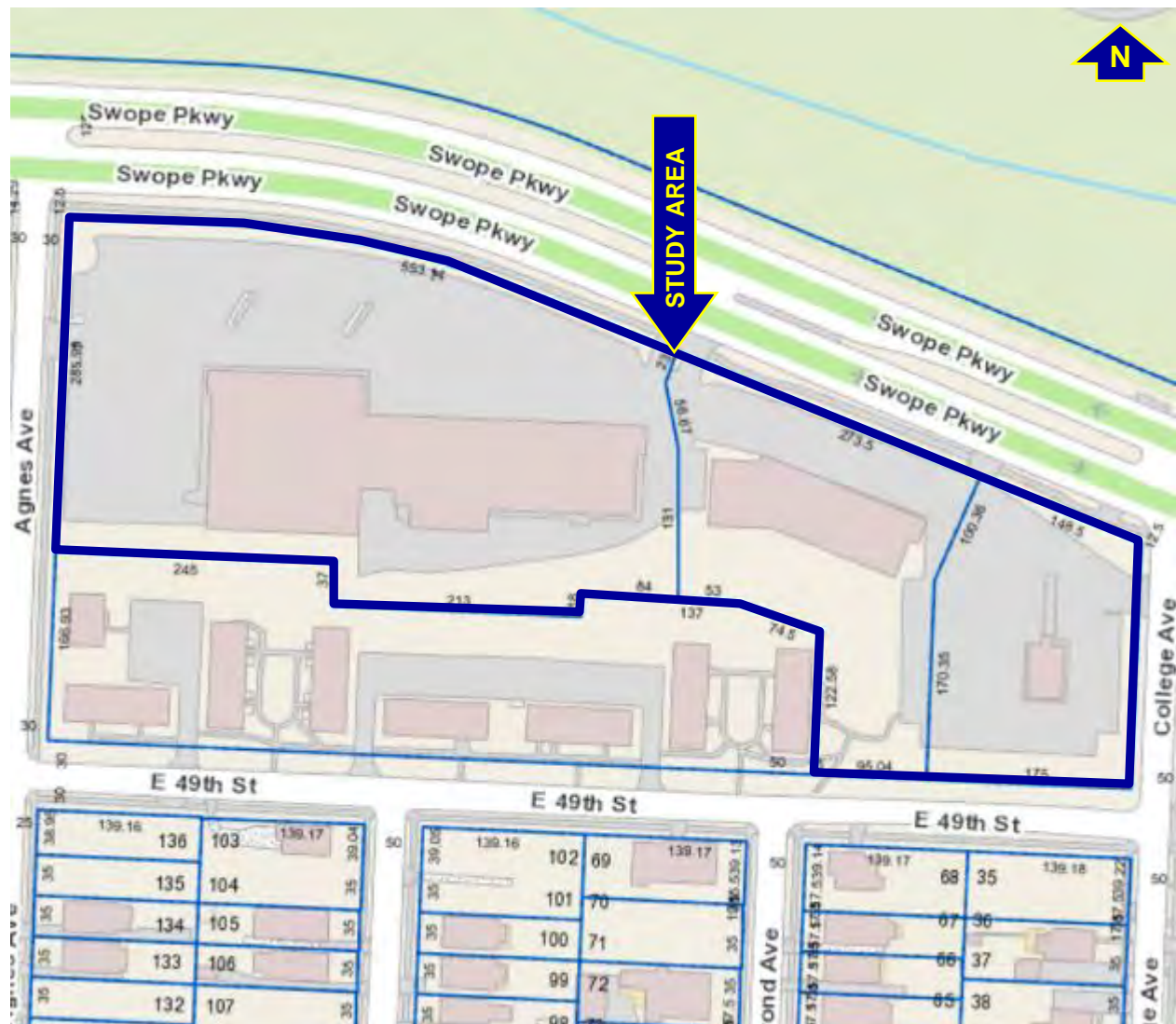


Kansas Avenue has been vacated and absorbed into the study area.

KCMO GIS Platting Overlay Map – Chestnut Avenue To Agnes Avenue



KCMO GIS Platting Overlay Map – Agnes Avenue To College Avenue



Statutory Definition

The Missouri Revised Statutes provide the statutory definition of blight utilized by various local redevelopment authorities operating under the umbrella of the Economic Development Corporation of Kansas City, Missouri including the Tax Increment Financing Commission of Kansas City, Missouri (Section 99.805(1)) and the Planned Industrial Expansion Authority of Kansas City, Missouri (Section 100.310(2)). The statutory definition of a “blighted area” for these agencies is as follows:

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

Statutory Redevelopment Rights

Blight Prevention

Both the PIEA authority and TIF commission are empowered to take actions deemed necessary to resolve or to prevent recurrence of blight within a properly established redevelopment area. The PIEA authority is granted the ability to establish a redevelopment area statutorily determined to be blighted, insanitary or undeveloped industrial areas (RSMo ch. 100.320(2)(a)). The TIF commission is granted the ability to establish a redevelopment area statutorily determined to be blighted, a conservation area, or an economic development area (RSMo ch. 99.810(1)). The statutory blight definition utilized by both agencies was included in the previous section.

Tax Abatement

RSMo ch. 100.570 provides for the ad valorem tax exemption benefits contained in RSMo ch. 353 (*The Urban Redevelopment Corporation Law*) to be made available to any redevelopment corporation on lands and improvements situated within an approved PIEA project area provided the governing body grants approval by a three-fourths vote. Upon compliance with Chapter 353 requirements, real property of urban redevelopment corporations shall not be subject to assessment or payment of general ad valorem taxes imposed by the city, state or any political subdivision, for a period not more than 10 years after the date upon which the corporation becomes owner of the real property. However, taxes may be collected on the assessed valuation of the land, exclusive of improvements, based upon the land assessment for the calendar year preceding the corporation's ownership. Such land assessment may not be increased during the 10-year period.

After completion of the initial 10-year abatement, for an ensuing period not more than 15 years, ad valorem taxes shall be based upon an assessment not to exceed 50% of the true value of the real property including any improvements. After a period not totaling more than 25 years, the real property shall be subject to assessment and payment of all ad valorem taxes based upon the full true value of the real property. By Committee Substitute For Ordinance No. 160383 dated October 6, 2016, the Kansas City, Missouri city council determined "in the absence of Extraordinary Qualifications" the maximum abatement limit in the first 10 years will be lowered from 100% to 75% and from 50% to 37.5% in the following 15 years.

RSMo ch. 99.845 provides for a TIF commission to set the certified total initial equalized assessed valuation of the taxable real property in an approved redevelopment area and thereafter when the subsequent total equalized assessed valuation exceeds that amount to utilize those funds (Special Allocation Fund) to reimburse approved redevelopment costs or obligations over a period of up to 23 years.

Eminent Domain

RSMo ch. 100.420.1 provides PIEA authorities with the power of eminent domain:

An authority shall have the right to acquire by the exercise of eminent domain any real property which it may deem necessary for a project or for its purposes under this law after the adoption by it of a resolution declaring the acquisition of the real property described therein is necessary for such purposes.

RSMo ch. 99.120 provides TIF authorities with the power of eminent domain:

An authority whose board members are appointed by one or more elected officials shall have the right to acquire by the exercise of the power of eminent domain any real property in fee simple or other

estate which it may deem necessary for its purposes under sections 99.010 to 99.230 after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes. An authority may exercise the power of eminent domain in the manner provided for corporations in chapter 523. Property already devoted to a public use may be acquired in like manner, provided that no real property belonging to the city, the county, the state, or any political subdivision thereof may be acquired without its consent.

Bond Issuance

RSMo ch. 99.835 provides TIF authorities with the power to issue obligations secured by the Special Allocation Fund:

- 1) Obligations secured by the special allocation fund set forth in sections 99.845 and 99.850 for the redevelopment area or redevelopment project may be issued by the municipality pursuant to section 99.820 or by the tax increment financing commission to provide for redevelopment costs. Such obligations, when so issued, shall be retired in the manner provided in the ordinance or resolution authorizing the issuance of such obligations by the receipts of payments in lieu of taxes as specified in section 99.855 and, subject to annual appropriation, other tax revenue as specified in section 99.845.

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

- (1) An authority shall have power to issue bonds from time to time in its discretion for any of its corporate purposes including the payment of principal and interest upon any advances for surveys and plans for projects. . . (2) An authority shall also have power to issue refunding bonds for the purpose of paying or retiring or in exchange for bonds previously issued by it.

Previous Blight Findings

General

City and state government must often provide incentives for redevelopment to occur in the urban core and first-ring suburbs. The entire study area lies within the existing Brush Creek Corridor TIF and the western portion of the study area (Chestnut Avenue east to Agnes Avenue) lies within the existing Townfork Creek URA. (See the city incentive overlay map included on the following page.) The large Troost Area TIF is to the northwest (along west side of US Highway 71 and north of Emmanuel Cleaver Boulevard) while the Southtown Urban Life Development TIF and Southtown Corridor TIF are to the southwest (west of US Highway 71 and south of E 59th Street). Approved PIEA plans are to the east (Blue Parkway Phases 1 & 2), northeast (Blue Valley PIEA), west (Plaza East PIEA), northwest (41st & Paseo PIEA), and southwest (63rd Street Corrido PIEA, Troost-Rockhill PIEA). Smaller 353 plan areas are in the general vicinity of the study area (including Troostwood, 47th & Troost Redevelopment Corp., Brush Creek Redevelopment Corp., Swope Parkway Estates, Friendship Village, and Good Apple). The study area neighborhood is covered with approved URA plans (Mt. Cleveland, Amended & Restated Mount Cleveland, Wabash Village, Oak Park, Brush Creek & Paseo Blvd., Troost Paseo, Blue Hills).

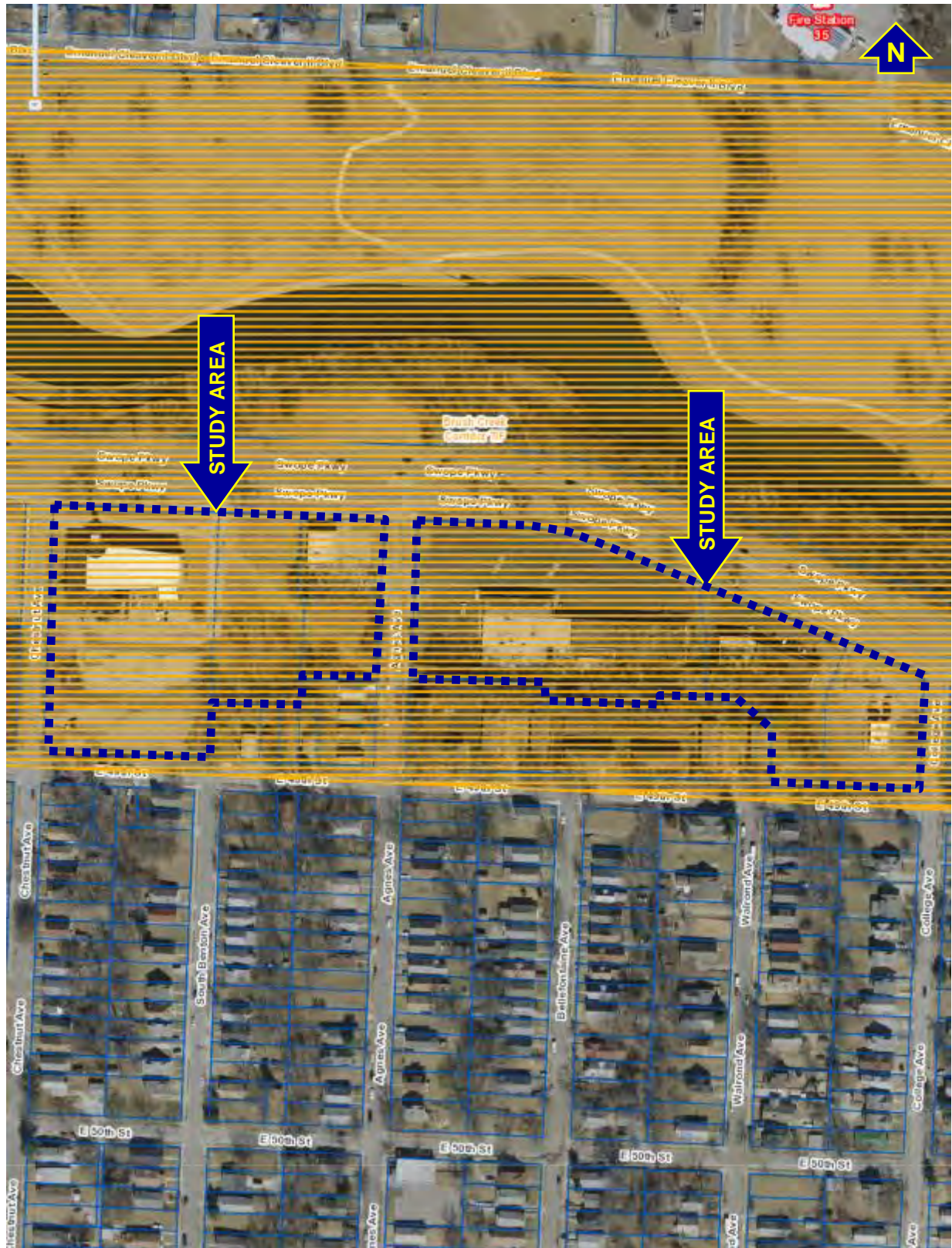
Brush Creek/Brush Creek Corridor TIF Plan

The Brush Creek/Brush Creek Corridor TIF includes an original plan (1999) and eight amendments (2000 to 2012). (See the exhibits on the second and third following pages.) The original plan called for creation of 114,000 square feet of retail space, 210,000 square feet of office space, 14,000 square feet of restaurant space, 18,000 square feet for Post Office use, 750 new parking spaces, together with the necessary utilities and street improvements within a 45-acre plan area bounded by 49th Street on the north, 51st Street on the south, Mersington Avenue on the west, and Elmwood Avenue on the east.

The map displays the City of Houston with various urban areas highlighted in different colors. A large yellow rectangular area in the center is labeled 'STUDY AREA'. Other highlighted areas include 'Redevelopment' in the top left, 'Good Apple' in the bottom left, and 'Good Apple' in the bottom right. The map also shows a network of streets and a north arrow in the top right corner.



Brush Creek Corridor TIF



Estimated redevelopment project costs were \$54,236,742 of which \$13,947,604 qualified as Reimbursable Project Costs. PILOTS (payments in lieu of taxes) were estimated at \$3,624,933 and Economic Activity Taxes at \$45,228,295. Creation of more than 1,100 new jobs was anticipated. By the 8th Amendment the estimated redevelopment project costs increased to \$192,184,042 of which \$71,351,872 qualified as Reimbursable Project Costs. PILOTS (payments in lieu of taxes) were estimated at \$3,624,933 and Economic Activity Taxes at \$45,228,295. Creation of more than 1,100 new jobs was anticipated. The 5th Amendment expanded the plan area to approximately 400 acres. The 6th Amendment added 230 mixed-rate and market-rate housing units, 275,500 square feet of office and 51,000 square feet of retail use.

Townfork Creek URA Plan

The Townfork Creek URA Plan (1967) was defined by Swope Parkway and Blue Parkway on the north, on the east by the rear line of properties fronting on the east line of Cleveland Avenue and by Swope Parkway, on the south by 59th Street, and on the west by Prospect Avenue. (See the plan area maps included on the following pages.) The plan sought to allow acquisition of 183 individual properties by the authority and helped create right-of-way for the South Midtown Freeway. Proposed development would essentially be residential in nature. The 1st Amendment (1995) sought creation of the College Heights low density residential development by the acquisition and disposition of 16 tax parcels comprised of a three block area along College Avenue between 55th and 58th Streets. The 2nd Amendment (2000) added 14 additional tracts to be acquired for the development of new construction single-family affordable housing.

Enhanced Enterprise Zone (EEZ)

The State of Missouri has designated much of the urban core as an Enterprise Zone. The study area is located within the Midtown to RG EEZ (see **EEZ 2** exhibit on the third following page). EEZ incentives are designed to encourage job creation and investment by providing tax credits and local property tax abatement to new or expanding businesses located in an Enhanced Enterprise Zone (EEZ). State tax credits are available to companies based upon redevelopment and new hires created in the zone. Creation of an EEZ requires a determination of blight, pervasive poverty, unemployment, and general distress. The EEZ statutory definition of blight (R.S. Mo. 135.950 (2)) is identical to Section 99.805(1) R.S. Mo. (Real Property Tax Increment Allocation Redevelopment Act – utilized by the Tax Increment Financing Commission of Kansas City, Missouri) and Section 100.310 (2) R.S. Mo. (Industrial Development – utilized by the Planned Industrial Expansion Authority of Kansas City, Missouri).

Opportunity Zone

The entire study area lies within the Swope Park Opportunity Zone (light purple on exhibit included on fourth page following; Census Tracts 77, 78.02, 80). The Opportunity Zones program encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designated census tracts. Zones are subject to approval by the U.S. Department of Treasury. The state of Missouri submitted 161 Opportunity Zones to the federal government for inclusion in the program.



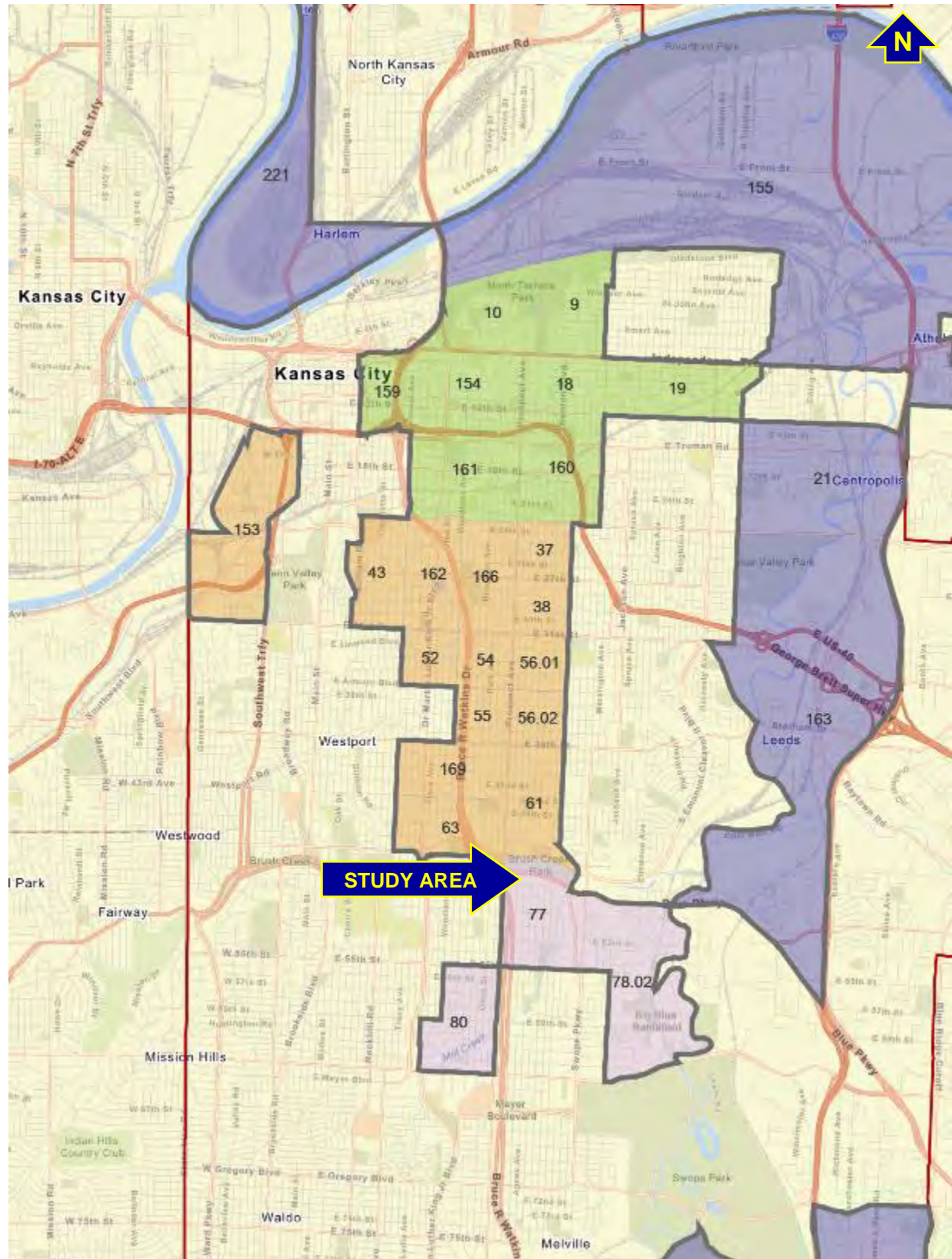
Townfork Creek URA



Legend

- EEZ 2 - Midtown to RG
- Kansas City Boundary

KCMO Opportunity Zones



Ownership

The study area is currently held in three ownerships as outlined below:

Address	Ownership Entity	Sale Date	Document No.
2801 Swope Parkway	OZ Development Company, LLC	9/10/2019	2019E0072059
2901 Swope Parkway	OZ Development Company, LLC	9/10/2019	2019E0072059
2915 Swope Parkway	Beta Lambda Education Foundation	9/21/1992	K1071030
4816 Agnes Avenue	OZ Development Company, LLC	9/10/2019	2019E0072059
3011 Swope Parkway	OZ Development Company, LLC	1/10/2020	2020E0002836
3123 Swope Parkway	OZ Development Company, LLC	1/10/2020	2020E0002836
3137 Swope Parkway	Willie Walton/Janice Walton/Kim Walton	1/10/2008	2008E0005894

Documents are all as recorded at the Jackson County, Missouri Courthouse Register of Deeds.

Experience

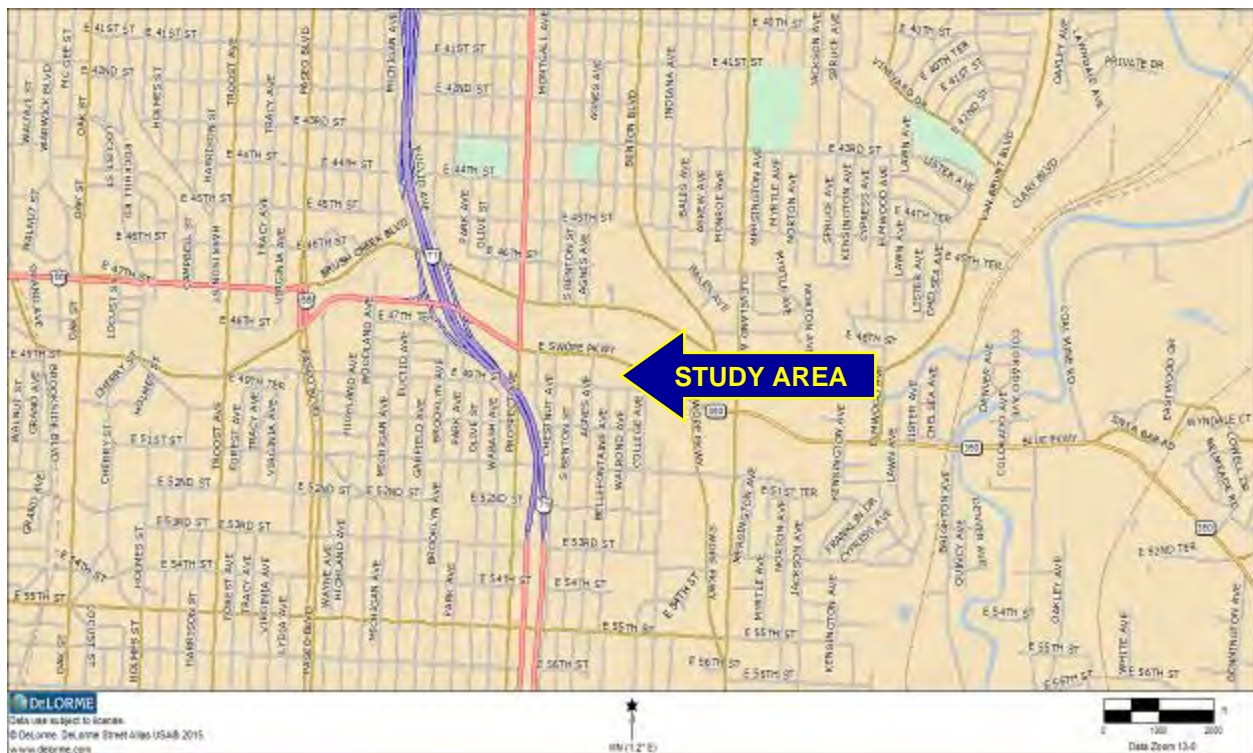
The consultant has over 25 years of experience preparing blight analyses on properties located within several local municipalities and utilizing various Missouri State Statutes (R.S. Mo. Chapters 99, 100, and 353) and Kansas State Statutes (K.S.A. Chapter 12). A full listing of redevelopment projects for which consulting services have been provided is included with the consultant's qualifications at the end of the study.

STUDY AREA NEIGHBORHOOD

Location

The proposed The Offices At Overlook PIEA/TIF Study Area is defined as the Swope Parkway/Blue Parkway and Brush Creek/Brush Creek Boulevard corridor bounded by US 71 Highway on the west and the Blue River on the east. Brush Creek runs from Kansas through the Country Club Plaza into the study area neighborhood and on to the Blue River. Brush Creek Boulevard parallels the north side of Brush Creek while Swope Parkway/Blue Parkway parallels the south side. Brush Creek Boulevard becomes Emanuel Cleaver II Boulevard near Elmwood Avenue which then turns northeast eventually connecting with Interstate 70 (3 miles northeast). Swope Parkway connects the Country Club Plaza neighborhood located west of US 71 Highway with the study area neighborhood. Swope Parkway turns south at Benton Boulevard and Blue Parkway becomes the easterly extension which runs southeast eventually connecting to Interstate 435 (3 miles southeast).

Neighborhood Map



Bridges traversing Brush Creek link Swope Parkway and Brush Creek Boulevard at Prospect Avenue, Benton Boulevard, Cleveland Avenue, and Elmwood Avenue. All four of these bridge roadways are major north-south connectors. Brush Creek Boulevard, Swope Parkway and Blue Parkway are the major east-west connectors. US 71 Highway at the west edge of the neighborhood provides convenient access to the CBD (northwest) and to South Kansas City, Missouri and South Johnson County, Kansas (southwest via I-435). Interstate 435 is the "loop highway" serving the metropolitan area.

The U.S. Army Corps of Engineers have performed significant upgrades to the Brush Creek channel and embankments following deadly flooding in 1977 and 1999. The channel is now protected to 100-year flood event levels. The city has also performed extensive work to relieve sewage issues (dated shared

storm and sanitary pipe system). Brush Creek connects with the Blue River at the east edge of the subject neighborhood. Significant flooding has also occurred along the Blue River and the U.S. Army Corps of Engineers has also done significant flood improvements in the Blue River Valley.

A track of the Union Pacific railroad runs along the east edge of the neighborhood (in the Blue River Valley). Lines of the Kansas City Southern Railway are on the east side of the Blue River Valley. The downtown airport is located just north of the CBD on the north bank of the Missouri River. KCI Airport is located 20 miles to the northwest in Platte County, Missouri.

Access

The study area lies within the northwest portion of Jackson County, Missouri, the south/central portion of Kansas City, Missouri, and is just south of the center of the greater metropolitan area. US Highway 71 and Interstate 435 provide convenient linkage for the study area with other portions of the metropolitan area (including Interstates 29, 35, 70, and 670). Access to the southeast portion of the metropolitan area improved in 2001 with the completion of the Bruce R. Watkins Memorial Drive. The new highway (aka US 71) connects the southeast corner of the CBD ("downtown loop") with Interstate 435 and the former Bannister Mall neighborhood (now Cerner Innovations campus) in the southeast portion of the city. US 71 Highway south of Bannister Road was upgraded to interstate status (Interstate 49) on December 12, 2012. The study area is a half mile east of US Highway 71 and is 4 miles southeast of the CBD.

Interstate 435, located about 2½ miles east of the study area, is the major circumferential (beltway) highway serving the Kansas City MSA. The federal highway runs a length of 83 miles from KCI Airport in the northwest of the metropolitan area (Platte County, Missouri) east to Clay County, Missouri (near Liberty, MO) then south into Jackson County, Missouri and eventually turning west into Johnson County, Kansas. The only longer beltway in the nation is located in the Cincinnati area (only one mile longer). The interchange of Interstates 70 and 435 is located 3½ miles northeast of the study area and is undergoing a major reconstruction. The interchange carries roundly 100,000 vehicles per day.

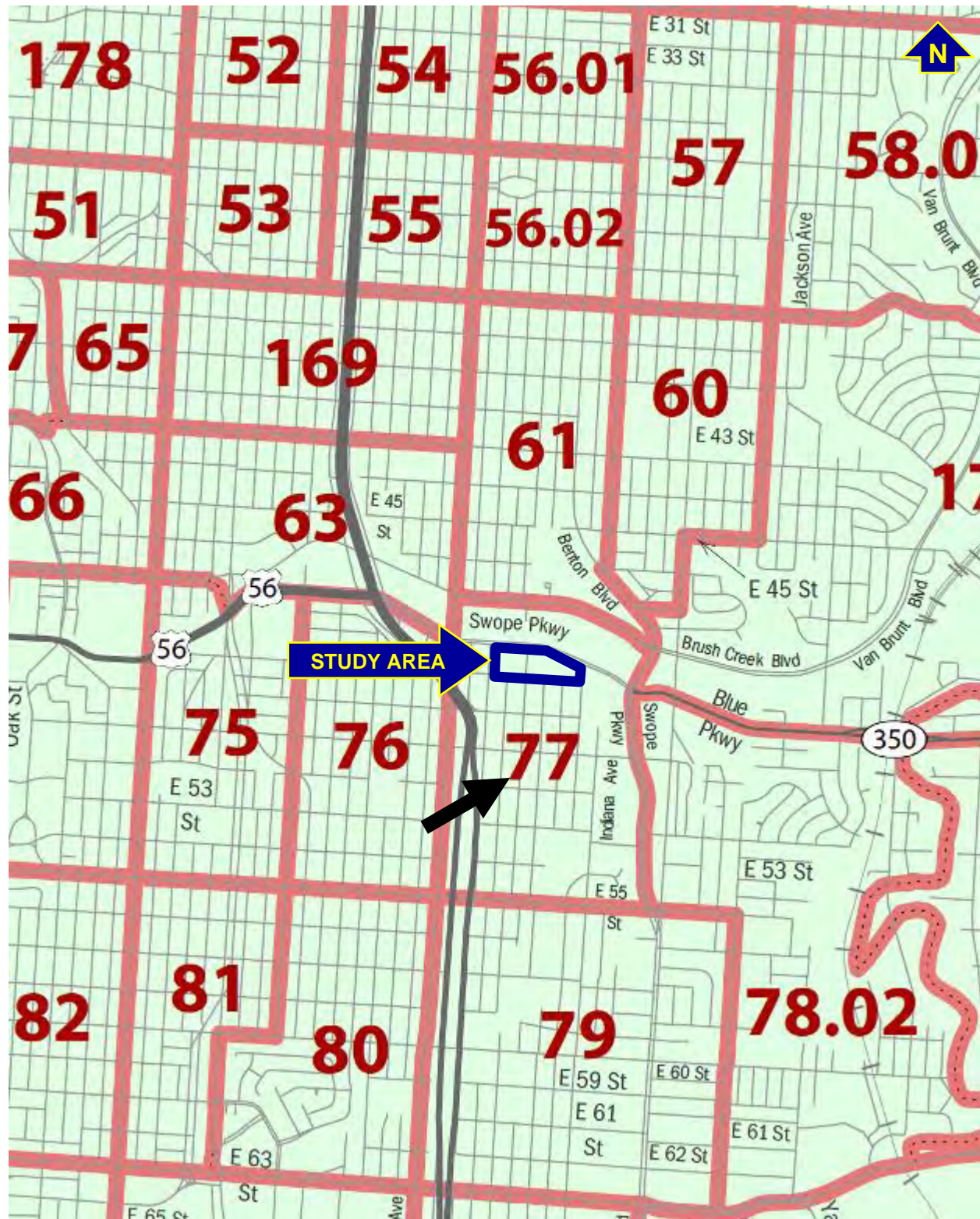
Neighborhood Demographics

A 2010 Census tract map is included on the following page identifying subject Census Tract 77 and adjoining Census Tracts 61, 76, 78.02 and 79. The tables on the second following page provide population, households, and income trends for the subject census tract and the four adjoining census tracts for 1970 through 2010. Data is provided from the US Census Bureau.

The age and urban core/first ring suburb location of the expanded CBD give rise to a mixed set of demographics. The census figures indicate substantial population and household decline in the subject census tract and adjoining census tracts over the four decades prior to 2010. The loss in population between 1970 and 2010 amounted to 48% (CT 77) or 41% (adjoining), while households decreased 23% in both the subject census tract and adjoining tracts. Population decreases also occurred in each census period. Median household income in Census Tract 77 actually decreased 3% between 1980 and 1990, a rather rare occurrence over a decade. A large increase of 87% followed between 1990 and 2000 and then a smaller 14% between 2000 and 2010. The increase in median household income across the Kansas City metropolitan area from 2000 to 2010 was a higher 29% (\$46,696 to \$60,442). The median household income for the Kansas City metropolitan area in 2000 was 109% higher than in Census Tract 77 (\$46,696 vs. \$22,356) increasing to marked 137% higher in 2010 (\$60,442 to \$25,551). The median HHI of the adjoining census tracts is 17% lower than in subject Census Tract 77. A positive aspect of center city population is that density is high. The income per area of land (e.g., acre, square mile, etc.)

somewhat compensates for the low income per household. Still, some retailers have not been attracted by the buying power of the working population in the center city.

Jackson County Census 2010 Map



Census Tract	HISTORICAL POPULATION FIGURES				
	1970	1980	1990	2000	2010
Study Area					
77	3,821	2,862	2,221	2,096	1,998
% chg.		-25%	-22%	-6%	-5%
chg. '70 to '10					-48%
Adjoining Area					
61	6,031	4,662	3,930	3,404	3,039
76	4,811	4,307	3,709	2,980	2,750
78.02	3,701	3,071	2,771	2,605	2,463
79	6,456	5,682	4,827	4,467	4,216
Total	20,999	17,722	15,237	13,456	12,468
% chg.		-16%	-14%	-12%	-7%
chg. '70 to '10					-41%
Combined Area					
Total	24,820	20,584	17,458	15,552	14,466
% chg.		-17%	-15%	-11%	-7%
chg. '70 to '10					-42%
Census Tract	HOUSEHOLDS				
	1970	1980	1990	2000	2010
Study Area					
77	1,165	1,302	937	920	902
% chg.		12%	-28%	-2%	-2%
chg. '70 to '10					-23%
Adjoining Area					
61	1,634	1,495	1,392	1,286	1,178
76	1,407	1,203	1,136	1,036	981
78.02	1,132	987	1,029	1,083	1,050
79	1,956	1,691	1,552	1,543	1,488
Total	6,129	5,376	5,109	4,948	4,697
% chg.		-12%	-5%	-3%	-5%
chg. '70 to '10					-23%
Combined Area					
Total	7,294	6,678	6,046	5,868	5,599
% chg.		-8%	-9%	-3%	-5%
chg. '70 to '10					-23%
Census Tract	MEDIAN HOUSEHOLD INCOME				
	1970	1980	1990	2000	2010
Study Area					
77		\$12,362	\$11,943	\$22,356	\$25,551
% chg.			-3%	87%	14%
chg. '80 to '10					107%
Adjoining Area					
61		\$14,991	\$18,374	\$25,750	\$28,812
76		\$14,832	\$23,101	\$23,012	\$26,653
78.02		\$18,092	\$25,022	\$21,409	\$21,571
79		\$14,454	\$19,349	\$23,292	\$23,889
Total		\$12,362	\$17,796	\$19,782	\$21,126
% chg.			44%	11%	7%
chg. '80 to '10					71%

Area Development

Development within the study area neighborhood is rather unusual. Significant new commercial development has occurred along the south side of Brush Creek. However, areas to the north and south of Brush Creek are urban residential neighborhoods dating to the early 1900s. Interspersed with homes are a few multifamily complexes of similar vintage. Older industrial development associated with the Blue River Valley begins east of Elmwood Avenue at the east edge of the subject neighborhood.

The newer commercial development in the subject neighborhood was spearheaded by Swope Community Builders (SCB) and now Community Builders of Kansas City (CBKC), not-for-profit community development corporations. SCB/CBKC has completed more than \$225 million in development, holds more than \$100 million in assets, and has developed over 700 housing units. Prominent SCB/CBKC developments in the neighborhood are summarized below.

Swope Health Services

Swope Health Central, located at 3801 Blue Parkway, serves as headquarters for Swope Health (f/k/a Swope Health Services or Swope Parkway Health Center). Swope Health is a federally-qualified community health center that offers a range of primary care, outreach, and behavioral health services. It serves more than 55,000 patients annually through nine clinics and residential treatment facilities. The center provides adult medicine, pediatrics, family practice, dental, radiology and optical services. Its behavioral health services include crisis intervention, substance abuse treatment, parenting training and psychological testing. Swope is approved by the Joint Commission on Accreditation of Healthcare Organizations. Swope Health Services is a part of Swope Community Enterprises, a nonprofit umbrella group dedicated to rebuilding Kansas City neighborhoods through healthcare, behavioral health, development services and community planning services.

Swope Park Health Center is situated on a 12.73-acre site located east of the study area that is improved with a one- to three-story medical campus containing roundly 75,000 square feet. The campus opened in 1994 and serves more than 200,000 annual visitors.



Thomas-Roque Family Development Center

In 1998, Swope Community Builders responded to the need for quality, dependable, and affordable child care by developing the 27,000-square-foot Thomas-Roque Child and Family Development Center. This \$4.8 million child-friendly, state-of-the-art facility, located south of and adjacent to Swope Health Services is operated by KCMC Child Development Corporation and the Y (Thomas Roque YMCA Head Start). The center hosts local and regional meetings, and training sessions for early child educators. The building houses Head Start and Early Head Start programs and offices, and provides child care for 176 children daily. The Thomas-Roque Family Child Development Center is accredited by the National Association for the Education of Young Children and offers comprehensive family support services including nutrition education and mental health services.



H & R Block Call Center

This \$20-million call center facility, located at Kensington and Blue Parkway, was developed in 1999. H & R Block is one of the first major employers to locate a significant portion of its business in this once blighted area. The 85,000-square-foot service center is surrounded by attractive parkland that is maintained by the Kansas City, Missouri Parks and Recreation Department. More than 700 H & R Block employees worked at the facility during peak season. Swope Community Builders partnered with H & R Block, the Local Initiatives Support Corporation, United Missouri Bank, the E.M. Kauffman Foundation, and the Housing and Economic Development Financial Corporation to complete the project. In 2018, H&R Block leased roundly 59,000 square feet to the city to house various municipal departments.

The Shops On Blue Parkway

The award winning Blue Parkway Office Building features three stories of 69,000 square feet of Class A office space. It was constructed as the first speculative commercial office building in the area in more than 30 years. With a \$10.5 million investment, it offers high quality design components, such as raised floors throughout, as well as numerous tenant amenities. The building has become a hub for social service organizations that serve the surrounding area including Boys & Girls Club of Greater Kansas City, Catholic Charities of Kansas City-St. Joseph, Junior Achievement of Greater Kansas City and Legal Aid of Western Missouri.

4400 Blue Parkway – H & R Block / KCMO



4001 Blue Parkway



The culmination of a thirteen-year plan, The Shops on Blue Parkway, offers retail services and products to neighborhood residents. The Shops opened in 2008 at a cost of more than \$35 million and contains more than 155,000 square feet including a 55,000-square-foot full-service grocery store. The Shops on Blue Parkway have been recognized with a Cornerstone Award from the Economic Development Corporation of Kansas City. To date, nine tenants are serving an estimated 74,000 residents and 3,000 employees within a three-mile radius, and more than 200,000 annual visitors to Swope Health Services. Current tenants include the following:

Sun Fresh	Boost Mobile	Capital Beauty	Central Bank of the Midwest
Burger King	Metro PCS	Luxury Nails	MO Dept. of Social Services
Domino's	Diamonds & Diamonds	Rainbow	DaVita Dialysis
Subway	Family Dollar	Salon TCB	Rachel House
Wingstop	New York Fashion	Shoe Trend	H & R Block

The Shops On Blue Parkway



Adjoining Development

2801 Swope Parkway

North

Brush Creek is on the north side of Swope Parkway. Public access is located across from Chestnut Avenue.

East

2901 Swope Parkway (study area vacant lot) adjoins to the northeast and a single-family residence dating to 1924 (age=96 years) adjoins to the southeast.

South

South across E 49th Street are single-family residences dating to 1905 (115 years; boarded up), 1918 (102 years), and 1915 (105 years).

West

Dialysis Clinic, Inc. occupies the southwest corner of Swope Parkway and Chestnut Avenue. The attractive medical office building (MOB) was built in 2016 (age=4 years). Next south is a vacant lot containing 1.11 acres that rises well above Chestnut Avenue and has an unsecured and potentially failing (large cracks) concrete retaining wall (>10 feet high with no railings). The Chestnut Avenue frontage is littered with trash and tree limbs

2901 Swope Parkway**North**

Brush Creek is on the north side of Swope Parkway. Public access is available just to the north of 2801 Swope Parkway.

East

At the southwest corner of Swope Parkway and Agnes Avenue is 2915 Swope Parkway (study area) improved with a one-story office building built in 1958 (age=62 years). To the southeast is 4816 Agnes Avenue (study area vacant lot) containing 0.46 acre and with the frontage littered with trash and dumping.

South

Two single-family residences dating to 1924 (age=96 years) adjoin to the south and front E 49th Street. A vacant lots separates the two single-family residences.

West

2801 Swope Parkway (study area vacant religious use) adjoins to the west on a lot containing 3.11 acres.

2915 Swope Parkway**North**

Brush Creek is on the north side of Swope Parkway. Public access is across from Chestnut Avenue.

East

3011 Swope Parkway (study area retail center) is at the southeast corner of Agnes Avenue and Swope Parkway across from 2915 Swope Parkway.

South

4816 Agnes Avenue (study area vacant lot) adjoins to the south.

West

2901 Swope Parkway (study area vacant lot) adjoins to the west.

4816 Agnes Avenue**North**

At the southwest corner of Swope Parkway and Agnes Avenue is 2915 Swope Parkway (study area) improved with a one-story office building built in 1958 (age=62 years).

East

3011 Swope Parkway (study area retail center) is at the southeast corner of Agnes Avenue and Swope Parkway across from 4816 Agnes Avenue.

South

A single-family residence dating to 1922 (age=98 years) adjoins to the south.

West

2901 Swope Parkway (study area vacant lot) adjoins to the west.

3011 Swope Parkway**North**

Brush Creek is on the north side of Swope Parkway. Public access is across from Chestnut Avenue.

East

Adjoining to the east is 3123 Swope Parkway (study area), a one-story retail center dating to 1960 (age=60 years).

South

The Swope Plaza Estates apartment complex is located to the south fronting E 49th Street. The complex includes 8 brick buildings of two-story design containing 62 apartment units. The structures date to 1960 (age=60 years). The unit schedule includes studios, 1BR, and 2BR ranging in size from 515 to 958 square feet.

West

4816 Agnes Avenue (study area vacant lot) adjoins to the southwest and 2915 Swope Parkway (study area office structure) adjoins to the northwest.

3123 Swope Parkway**North**

Brush Creek is on the north side of Swope Parkway. Public access is across from Chestnut Avenue.

East

Adjoining to the east is 3123 Swope Parkway (study area), a one-story beauty salon dating to 1960 (age=60 years).

South

The Swope Plaza Estates apartment complex is located to the south fronting E 49th Street. The complex includes 8 brick buildings of two-story design containing 62 apartment units. The structures date to 1960 (age=60 years). The unit schedule includes studios, 1BR, and 2BR ranging in size from 515 to 958 square feet.

West

Adjoining to the west is 3011 Swope Parkway (study area), a one-story retail center dating to 1960 (age=60 years).

3123 Swope Parkway**North**

Brush Creek is on the north side of Swope Parkway. Public access is across from Chestnut Avenue.

East

At the southeast corner of College Avenue and Swope Parkway is a vacant lot containing 0.92 acre.

South

A small vacant lot is located south across E 49th Street.

West

Adjoining to the west is 3011 Swope Parkway (study area), a one-story retail center dating to 1960 (age=60 years).

(Neighborhood photographs are included on the following pages.)

Looking West On Swope Parkway From Chestnut Avenue



A View East On Swope Parkway From Chestnut Avenue



Looking South On Chestnut Avenue From Near Swope Parkway



A View East On E 49th Street From Chestnut Avenue



Looking South On Agnes Avenue From Swope Parkway



A View North On Agnes Avenue From E 49th Street



Looking North On College Avenue From E 49th Street



A View West On Swope Parkway From College Avenue



Dialysis Clinic, Inc. At Southwest Corner Of Swope Parkway And Chestnut Avenue



Vacant Boarded-Up House On North Side Of E 49th Street (2914) Adjoining The Study Area



Vacant Boarded-Up House On West Side Of Agnes Avenue (4824) South Of The Study Area



Dangerous Building Citation (SWC Agnes & 49th Street) – South Of Study Area



Vacant Boarded-Up House At SEC Of Chestnut Avenue & E 49th Street – South Of The Study Area



Dangerous Building Citation (2709 E 49th Street) – Southeast Of Study Area



Swope Plaza Estates Located on North Side Of E 49th Street Between Agnes And College Avenues



Unightly Underutilized Vacant Lot Located East Of Study Area At SEC Of College Ave. & Swope Pkwy.



SITE & IMPROVEMENT DATA

Location

The study area is located along the south side of Swope Parkway from Chestnut Avenue on the west to College Avenue on the east and reaches south to or near E 49th Street. US Highway 71 is located just 3 blocks to the west. Interstate 435 is located 2½ miles to the east. Agnes Avenue bisects the study area into east and west halves. The Country Club Plaza is just over a mile west of US Highway 71 and the CBD of Kansas City, Missouri (the downtown loop formed by Interstates 29, 35, and 70) is located roundly 4 miles to the northwest. The Missouri River is at the north end of the CBD.

The official addresses of the study area (with corresponding county tax parcel number) are as follows:

Parcel Address	Tax Parcel No.
2801 Swope Parkway	31-430-08-01-00-0-00-000
2901 Swope Parkway	31-430-07-02-00-0-00-000
2915 Swope Parkway	31-430-07-01-00-0-00-000
4816 Agnes Avenue	31-430-07-11-00-0-00-000
3011 Swope Parkway	31-430-06-02-00-0-00-000
3123 Swope Parkway	31-430-06-01-02-0-00-000
3137 Swope Parkway	31-430-06-01-01-0-00-000

The study area is also located in the south/central portion of Kansas City, Missouri, the northwest corner of Jackson County, Missouri and just south of the center of the Kansas City MSA. KCI Airport is a 30-minute drive to the northwest in Platte County, Missouri (via Interstate 29).

Access

US Highway 71 and Interstate 435 provide convenient linkage for the study area with other portions of the metropolitan area (including Interstates 29, 35, 70, and 670). Bridges traversing Brush Creek link Swope Parkway and Brush Creek Boulevard at Prospect Avenue, Benton Boulevard, Cleveland Avenue, and Elmwood Avenue. All four of these bridge roadways are major north-south connectors. Brush Creek Boulevard, Swope Parkway and Blue Parkway are the major east-west connectors. US 71 Highway at the west edge of the neighborhood provides convenient access to the CBD (northwest) and to South Kansas City, Missouri and South Johnson County, Kansas (southwest via I-435). Interstate 435 is the “loop highway” serving the metropolitan area.

2801 and 2901 Swope Parkway share a curbcut from the adjoining parkway while 2915 Swope Parkway has one curbcut. 2801 Swope Parkway also has three curbcuts from Chestnut Avenue. 4816 Agnes Avenue has access along its frontage (no defined curbcut). 3011 Swope Parkway has a curbcut from Agnes Avenue and a shared curbcut (with 3123) from Swope Parkway. 3123 Swope Parkway has two shared curbcuts (3011 and 3137) from the adjoining parkway. 3137 Swope Parkway has a curbcut from College Avenue and a shared curbcut (3123) from Swope Parkway. None of the study area tax parcels has direct access to E 49th Street.

Traffic Counts

Traffic count maps provide by the Missouri Department of Transportation (MoDOT), indicate roundly 12,000 vehicles per day travel along Swope Parkway past the study area. Higher levels of traffic (46,000 vehicles per day) flow along US Highway 71 a half mile west of the study area.

Aerial Photograph – 2801 Swope Parkway



Aerial Photograph – 2901 Swope Parkway



Aerial Photograph – 2915 Swope Parkway



Aerial Photograph – 4816 Agnes Avenue



Aerial Photograph – 3011 Swope Parkway



Aerial Photograph – 3123 Swope Parkway



Aerial Photograph – 3137 Swope Parkway



Land Area

The proposed study area consists of irregular shaped tracts fronting the south side of Swope Parkway. Utilizing Jackson County GIS Mapping and KCMO GIS Mapping, the study area encompasses the following land area:

Tax Parcel No.	Address	JackMO		KCMO	
		Sq.Ft.	Acres	Sq.Ft.	Acres
31-430-08-01-00-0-00-000	2801 Swope Parkway	135,535	3.11	135,519	3.11
31-430-07-02-00-0-00-000	2901 Swope Parkway	55,072	1.26	55,065	1.26
31-430-07-01-00-0-00-000	2915 Swope Parkway	22,498	0.52	22,502	0.52
31-430-07-11-00-0-00-000	4816 Agnes Avenue	20,101	0.46	20,094	0.46
31-430-06-02-00-0-00-000	3011 Swope Parkway	147,662	3.39	147,683	3.39
31-430-06-01-02-0-00-000	3123 Swope Parkway	55,119	1.27	55,123	1.27
31-430-06-01-01-0-00-000	3137 Swope Parkway	41,082	0.94	41,078	0.94
Total		477,069	10.95	477,064	10.95

Frontage

Swope Parkway is designated as a Primary Image Street and as Established Parkway (Major Street Plan) by the city. The intersection of Swope Parkway/Brush Creek Boulevard with US Highway 71 is designated as a Gateway. Swope Parkway is of two-way, six-lane design with landscaped median (with periodic breaks). The surface is asphalt paving and the design includes concrete curbs and gutters, lights, and sidewalks (south side).

2801 Swope Parkway has 301.00 feet of frontage along the south side of the parkway, 451.50 feet along the east side of Chestnut Avenue (two way, two lanes, asphalt paving, intermittent concrete curbs and gutters), and 301.00 feet on the northside of E 49th Street (two way, two lane, asphalt paving, intermittent concrete curbs). 2901 Swope Parkway has 151.00 feet fronting the south side of the parkway. 2915 Swope Parkway has 150.00 feet fronting the south side of the parkway and 150.00 feet along the west side of Agnes Avenue (two way, two lane, asphalt paving, intermittent concrete curbs on west side). 4816 Agnes Avenue has 146.00 feet fronting the west side of the adjoining roadway. 3011 Swope Parkway has 553.10 feet fronting the south side of the adjoining parkway and 283.90 feet along the east side of Agnes Avenue. 3123 Swope Parkway has 273.50 feet fronting the south side of the adjoining parkway and 95.04 feet along the north side of E 49th Street. 3137 Swope Parkway has 148.50 feet fronting the south side of Swope Parkway, 212.45 feet along the west side of College Avenue (two way, two lane, asphalt paving, intermittent concrete curbs), and 175.00 feet on the north side of E 49th Street.

Zoning

The former religious use (one improved tax parcel and two unimproved tax parcels) at the southeast corner of Swope Parkway and Chestnut Avenue is zoned R-1.5, Residential 1.5. The residential (R) zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The R district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers, and neighbors about the limits of what is allowed.

The R district names (map symbols) are intended to provide a general indication of what is allowed in the district, with the “R” denoting the residential orientation of the district and the numeral providing a general indication of the allowed density, expressed in terms of the required minimum lot area per dwelling unit (in thousands). The R-1.5 district, for example, is a short-hand reference to a residential district that generally allows one dwelling unit per 1,500 square feet of gross site area (29 units per acre).

Zoning Map



The office use at 2915 Swope Parkway is zoned B1, Neighborhood Business and the remainder of the study area is zoned B2, Neighborhood Business 2. B zoning districts are primarily intended to accommodate and promote neighborhood- and community-serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development is encouraged in many areas of the city because it reflects the city's traditional urban, pedestrian-oriented character. Encouraging residential development in mixed-use zoning districts also provides increased housing choice and opportunities to promote higher density housing. The B districts are distinguished primarily on the basis of allowed uses and commercial floor area limits.

The primary purpose of the B1, Neighborhood Business 1 district is to accommodate small-scale retail and service uses that serve the day-to-day convenience needs of nearby residents. B1 zoning is primarily intended to be applied in compact nodes at intersections or in a cohesive linear fashion along relatively narrow streets that have slow traffic speeds and volumes (compared to multi-lane, major streets).

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.

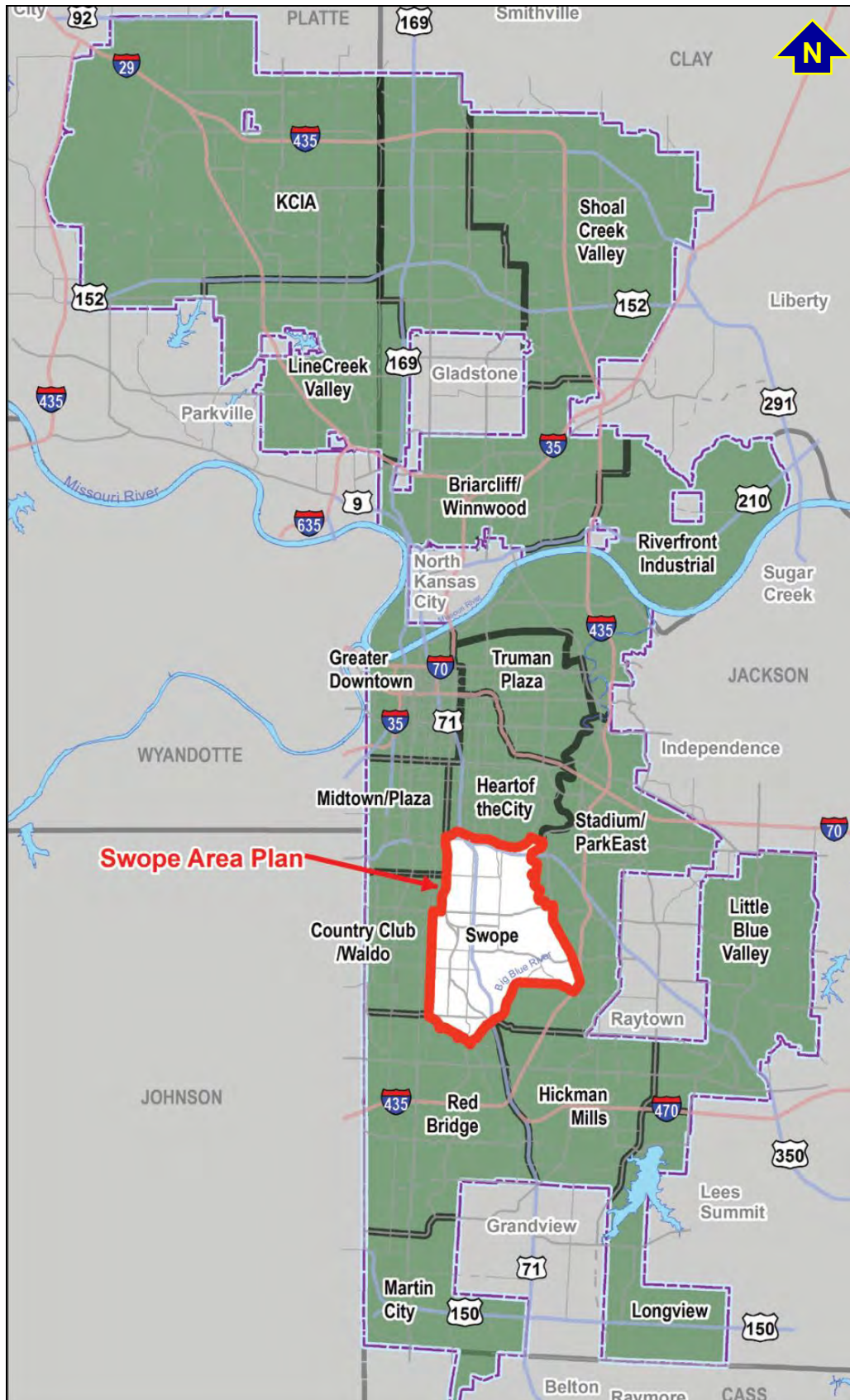
Swope Parkway and Prospect Avenue (to west) have varied commercial zonings. A large swath of R-2.5 zoning, Residential 2.5 is located to the south and the north of the study area. The dialysis center west of the study area is zoned O-1, Office 1 District. The area along Swope Parkway east of the study area is zoned B3-2 (Community Business), a more intense business district than in the study area.

Area Plan

The study area lies within the Swope Area Plan (SAP; approved October 2, 2014 by Resolution Number 140770) defined by the Brush Creek Corridor on the north, the Blue River Corridor and Swope Park on the east, the Trolley Track Trail Corridor on the south, and Troost Avenue/Paseo Boulevard on the west. A map delineating the area encompassed in the plan is included on the following page. The study area is located at the northwest corner of the Swope Area Plan. The plan notes “The Swope Area is a unique blend of urban neighborhoods, employment centers and natural corridors and is home to some of the City’s most treasured assets.” The area contains diverse landmarks and districts such as:

- Brush Creek Corridor
- Blue River Corridor
- Troost Avenue Corridor
- 63rd Street Corridor
- Prospect Avenue Corridor
- Bruce R. Watkins Drive Corridor
- Historic Boulevards such as The Paseo, Meyer Boulevard, and Swope Parkway
- The Landing Shopping Center
- Swope Park, including the Kansas City Zoo and Starlight Theater
- Research Medical Center
- Business Parks such as Dodson, Byrams Ford, Blue Banks and Swope Park

Unfortunately, over the past decades, the Swope Plan Area has “declined as a result of outmigration and disinvestment. High crime rates coupled with aging and deteriorating infrastructure has the plagued the area. Additionally, higher than average vacancy and foreclosure rates have added to the challenges facing the area.” The existing conditions within the study area evidence the disinvestment, high crime rates, aging and deteriorating and obsolete infrastructure, and higher than typical vacancy noted in the area plan. Removal of the existing blighted structures and development of an attractive mixed-use development including new office, retail, apartment, and supporting parking provisions, will increase supervision, policing, lower crime rates, provide community services (retailing, housing, employment) and foster community pride.



The Vision Statement for Swope Area Plan is as follows:

The Swope area will be a community of desirable urban neighborhoods which provides a high quality of life by offering diverse choices for housing, transportation, shopping and services, employment, quality schools, culture, and recreation in a secure and well maintained environment.

The area plan espouses five aspirations as outlined below:

- **LIVABLE** – Revitalize neighborhoods and provide needed services and amenities
- **CONNECTED** – Improve connections and improve transportation options
- **THRIVING** – Support and enhance area employment and create thriving business districts
- **SUSTAINABLE** – Create a sustainable community that is economically, environmentally, and socially healthy and resilient
- **TARGETED** – Build on previous investments and areas of citywide impact

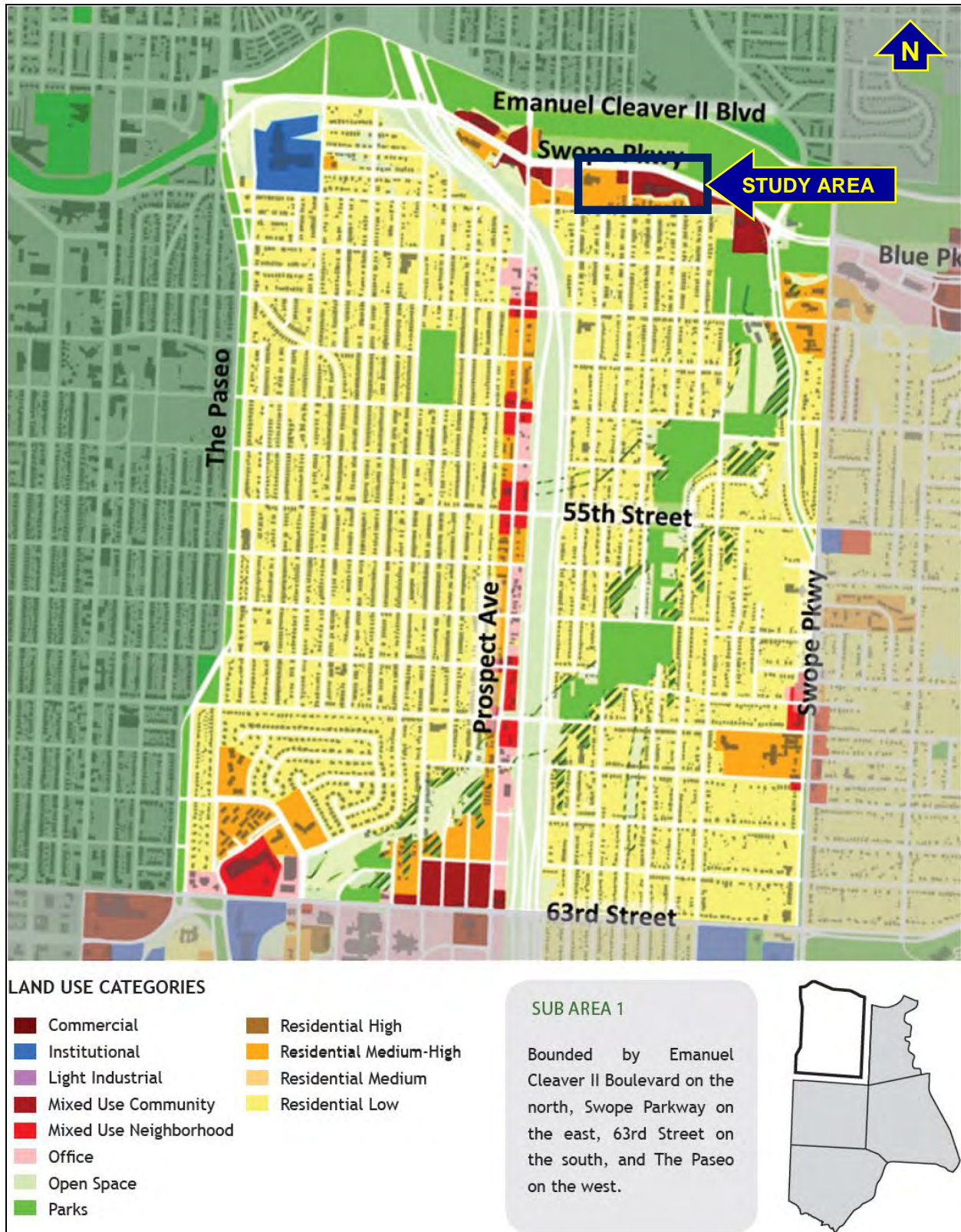
The plan notes that vacant lots are the 2nd largest land use in Swope Area, including more than 2,100 properties. The study area encompasses two lots (2901 Swope Parkway and 4816 Agnes Avenue) containing a total of 1.73 acres that have been vacant for decades.

The Brush Creek Corridor Focus Area within the Swope Area seeks to increase density and allow more intense development along Swope Parkway by implementing the redevelopment recommendations of the Brush Creek Corridor Land Use and Development Plan and the Brush Creek Economic Development Plan wherein Swope Parkway is identified for mixed use development. Both plans identify Swope Parkway as a development area. The location along the south side of the creek represents one of the only remaining large scale development opportunities adjacent to the creek. The Brush Creek Economic Development Plan suggests the following illustration as a potential development scenario for the area, including retail, restaurant and office uses. Presently, the study area is developed with aging, deteriorating, and obsolete structures of very low density.



FIGURE 8.3 DEVELOPMENT CONCEPT FROM BRUSH CREEK CORRIDOR ECONOMIC DEVELOPMENT PLAN

Swope Area Plan – Land Use Plan – Sub Area 1



The overall Swope Area Plan is divided into five Sub Areas with the study area residing in Sub Area 1 (Brush Creek Corridor). The Land Use Plan for Sub Area 1 is included on the previous page. The designated uses of each tax parcel within the study area is shown in the table below:

Address	Tax Parcel	Current Use	Land Use
2801 Swope Parkway	31-430-08-01-00-0-00-000	Vacant Religious Facility	Residential Medium-High
2901 Swope Parkway	31-430-07-02-00-0-00-000	Vacant Land	Residential Medium-High
2915 Swope Parkway	31-430-07-01-00-0-00-000	Non-Profit Offices	Mixed Use Community
4816 Agnes Avenue	31-430-07-11-00-0-00-000	Vacant Land	Residential Medium-High
3011 Swope Parkway	31-430-06-02-00-0-00-000	Retail Strip Center	Mixed Use Community
3123 Swope Parkway	31-430-06-01-02-0-00-000	Retail Strip Center	Mixed Use Community
3137 Swope Parkway	31-430-06-01-01-0-00-000	Beauty Salon	Mixed Use Community

Residential Medium-High includes single-family development, townhomes, two-unit houses, and multiunit houses (3 to 8 dwelling units) up to 17.4 units per acre. This land use classification corresponds with the R2-5 zoning category within the zoning ordinance. **Mixed Use Community** is primarily intended to accommodate and promote a variety of community-serving retail sales or service uses generally of a higher intensity and larger scale than what is allowed in Mixed Use Neighborhood areas. This category should include a mix of business and residential uses designed to enhance the pedestrian environment of the community and correspond with the B2 zoning category in the zoning ordinance. Areas to the north of the study area along Brush Creek are designated Parks or Open Space and the area to the south as Residential Low.

Presently, no residential provision exists within the 10.95 acres encompassed in the study area. The existing retail and services uses (FAR=0.16) do not reflect “higher density and larger scale” called for in the plan. Thus, the existing condition of the study area is a noticeable economic underutilization.

Topography

In general the study area neighborhood drains from the south to the north into Brush Creek. The elevation of the creekbed is roundly 760 feet. Moving to the south the elevation increases to roundly 900 feet at E 51st Street then drops off moving further south. North of Brush Creek the topography slopes upward to roundly 950 feet at E 41st Street before sloping downward further north. The study area frontage along Swope Parkway undulates being roughly level with Swope Parkway at Chestnut Avenue and then rising perhaps 10 feet above the parkway near Agnes Avenue and then falling back to matched grade at College Avenue. A **Topographic Map** is included on the following page.

2801 Swope Parkway increases roundly 24' (790' to 814') in elevation from the northwest to southeast corners of the tax parcel creating three tiers of surface parking lots situated behind the religious use. The elevation of the vacant lot at 2901 Swope Parkway increases roundly 31' (784' to 815') from north to south. The office parcel at 2915 Swope Parkway increases roundly 10' (782' to 792') in elevation from northeast to southwest. The vacant lot at 4816 Agnes Avenue increases in elevation 16' (790' to 806') from north to south. The retail strip center at 3011 Swope Parkway is set roundly 6' above the adjoining parkway (embankment) and then the improved portion of the site increases in elevation about 6' from north to south before the bluff and retaining wall at the south end of the parcel (abrupt 14' higher). The same retaining wall is at the south end of 3123 Swope Parkway where the increase in elevation is 24' behind the retail structure and another 8' to E 49th Street in the east end of the site. The topography of the beauty shop parcel at 3137 Swope Parkway increases gradually 25' (800' to 825') from north (Swope Parkway) to south (E 49th Street).

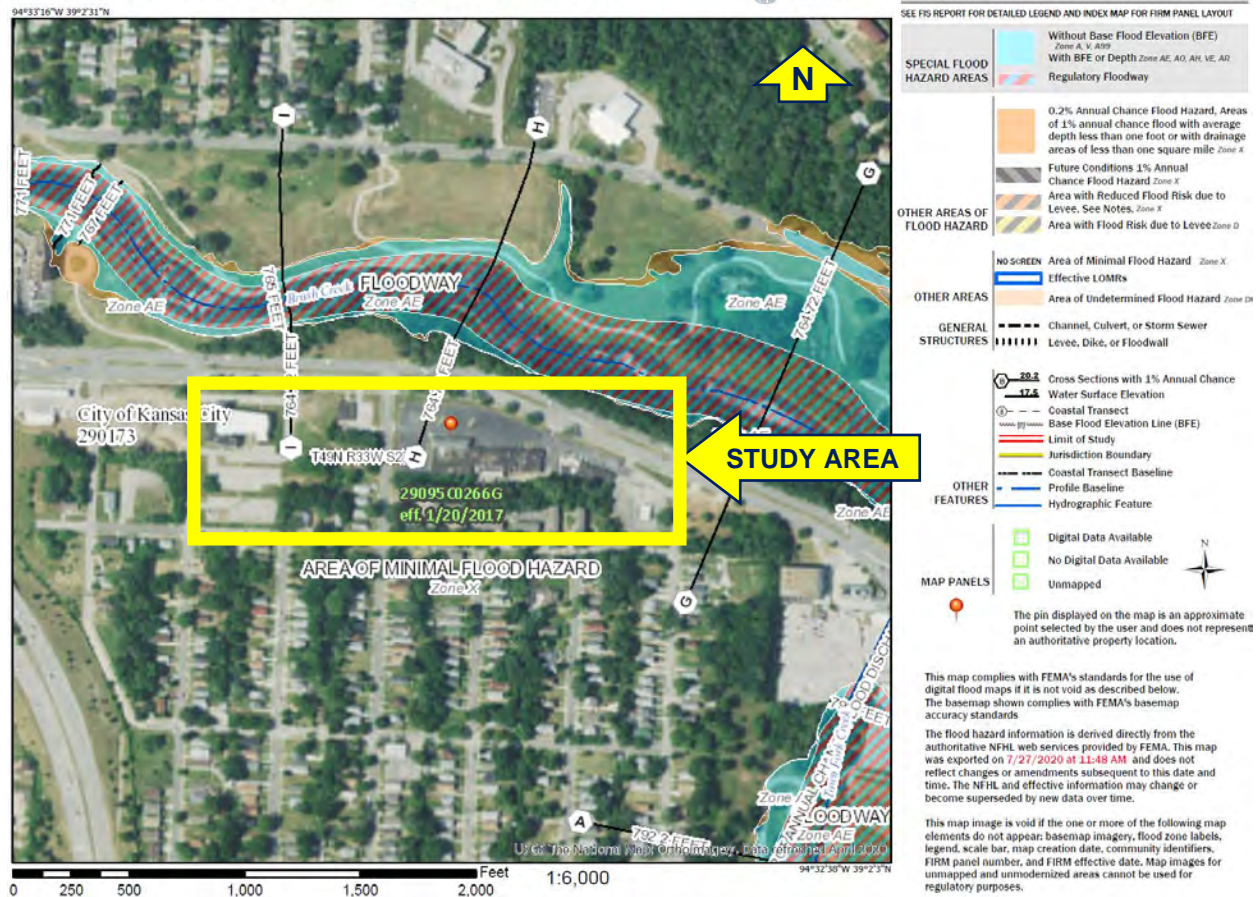
Topographic Map



FEMA

According to FIRM Community Panel 29095C0266G (dated January 20, 2017), the study area lies outside the 100-year floodplain (Zone X – Area of Minimal Flood Hazard). Both flood plain and floodway is associated with Brush Creek to the north of Swope Parkway. The FEMA flood panel is included below:

National Flood Hazard Layer FIRMette



Utilities

The study area is adequately served by utilities as described below.

Water

The City of Kansas City, Missouri provides water to its residents.

Sewers

The City of Kansas City, Missouri provides stormwater and sanitary sewers to its residents.

Electricity

Evergy, a private regulated utility recently formed by the merger of KCP&L with Westar Energy, provides electricity to residents of Kansas City, Missouri. All utilities have been underground along Swope Parkway. Overhead utility lines are along both sides of Chestnut Avenue, the south side of E 49th Street, the east side of Agnes Avenue, and the east side of College Avenue.

Natural Gas

Spire Inc. (publicly traded and state regulated) provides natural gas service to residents in Kansas City, Missouri.

Assessment & Taxation

Appraised Valuation

The seven county tax parcels comprising the study area are highlighted on county Tax Map 31-430 included on the following page. The trend in appraised valuation for the seven subject tax parcels over the past 10 years is shown in the table below:

Tax Parcel #	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
31-430-08-01	\$533,691	\$533,691	\$533,691	\$533,691	\$533,691	\$533,691	\$594,730	\$594,730	\$356,800	\$356,800
31-430-07-02	70,975	70,975	70,975	70,975	70,975	70,975	92,268	92,268	138,400	138,400
31-430-07-01	64,523	64,523	64,523	64,523	74,211	74,211	85,975	85,975	90,600	90,600
31-430-07-11	3,404	3,404	3,404	3,404	3,404	3,404	3,491	3,491	14,250	14,250
31-430-06-02	322,541	308,166	290,280	290,280	345,500	345,500	345,500	345,500	446,200	446,200
31-430-06-01-02	99,125	99,125	99,120	99,120	99,120	99,120	121,203	69,800	157,000	157,000
31-430-06-01-01	69,265	69,265	69,260	69,260	69,260	69,000	89,400	89,400	102,810	102,810
TOTAL	\$1,163,524	\$1,149,149	\$1,131,253	\$1,131,253	\$1,196,161	\$1,195,901	\$1,332,567	\$1,281,164	\$1,306,060	\$1,306,060
Annual chg.		-1.2%	-1.6%	0.0%	5.7%	0.0%	11.4%	-3.9%	1.9%	0.0%
Chg. '11 to '20										9.2%

All property in Missouri is supposed to be reassessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year. The state mandated the assessor in Jackson County to increase overall assessment in 2019. Significant controversy and appeals have resulted due to the increase. The combined tax parcels within the study area have a 2019 assessment only 1.9% higher than 2018. However, the appraised valuation of the vacated religious use decreased 40% while the other six tax parcels increased 38%. Overall, decreases occurred in the combined appraised valuation in 3 years and increased in three years (and held steady in the even numbered years). The combined 2020 appraised valuation equates to \$17.83 per square foot of improvement (above grade) but the appraised valuation of the improvements on the improved parcels amounts to only \$3.25 per square foot (above grade). Whether large increases in assessment are justified within an area influenced by blight with significant vacancy is debatable.

Assessed Valuation

The resulting trend in assessed valuation for the study area over the past 10 years is shown below.

Tax Parcel #	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
31-430-08-01	\$170,781	\$170,781	\$170,781	\$170,781	\$170,781	\$170,781	\$190,314	\$190,314	\$114,176	\$114,176
31-430-07-02	22,712	22,712	22,712	22,712	22,712	22,712	29,526	29,526	44,288	44,288
31-430-07-01	20,647	20,647	20,647	20,647	23,748	23,748	27,512	27,512	28,992	28,992
31-430-07-11	647	647	647	647	647	647	663	663	2,708	2,708
31-430-06-02	103,213	98,613	92,890	92,890	110,560	110,560	110,560	110,560	142,784	142,784
31-430-06-01-02	31,720	31,720	31,718	31,718	31,718	31,718	38,785	22,336	50,240	50,240
31-430-06-01-01	22,165	22,165	22,163	22,163	22,163	22,080	28,608	28,608	32,899	32,899
TOTAL	\$371,885	\$367,285	\$361,558	\$361,558	\$382,329	\$382,246	\$425,968	\$409,519	\$416,087	\$416,087
Annual chg.		-1.2%	-1.6%	0.0%	5.7%	0.0%	11.4%	-3.9%	1.6%	0.0%
Chg. '11 to '20										11.9%

All subject tax parcels except the unimproved lot at 4816 Agnes Avenue are classified commercially at 32%. 4816 Agnes Avenue is classified residentially at 19%. The combined 2020 assessed valuation equates to \$5.68 per square foot of building above grade while the improvements only assessment amounts to \$1.04 per square foot of building (above grade).

Real Estate Taxes

The trend in real estate taxes for the study area over the past 6 years is shown below:

Tax Parcel Number	2014	2015	2016	2017	2018	2019
31-430-08-01-00-0-00-000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
31-430-07-02-00-0-00-000	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt
31-430-07-01-00-0-00-000	\$1,954.41	\$2,238.08	\$2,242.24	\$2,585.31	\$2,677.64	\$2,773.32
31-430-07-11-00-0-00-000	\$51.95	\$51.68	\$51.79	\$52.77	\$55.00	\$220.13
31-430-06-02-00-0-00-000	\$8,792.78	\$10,419.51	\$10,438.86	\$10,389.33	\$10,760.37	\$13,658.44
31-430-06-01-02-0-00-000	\$3,002.36	\$2,989.20	\$2,994.75	\$3,644.63	\$2,173.88	\$4,805.86
31-430-06-01-01-0-00-000	\$2,097.90	\$2,080.89	\$2,084.75	\$2,688.30	\$2,784.31	\$3,147.05
TOTAL	\$15,899.40	\$17,779.36	\$17,812.39	\$19,360.34	\$18,451.20	\$24,604.80
<i>Annual chg.</i>	--	11.8%	0.2%	8.7%	-4.7%	33.4%
<i>Chg. '14 to '19</i>						38.4%

The total real estate taxes collection in 2019 was \$24,604.80 or \$0.32 per square foot of building, a fairly small amount for 76,286 square feet of improved space. It is reasonable to assume if the study area were revitalized and redeveloped to the highest and best use (increased density), higher real estate taxes would be generated.

Tax Delinquency

The five (nonexempt) tax parcels comprising the study area incurred significant and recurring real estate taxes delinquency between at least 2012 and 2019 as recounted in the table below. The total delinquency (interest plus Chapter 52 and 141 fees) for the 8 years amounts to \$24,349.34.

Tax Parcel #	2012	2013	2014	2015	2016	2017	2018	2019	Total
31-430-08-01	exempt	exempt	exempt	exempt	exempt	exempt	exempt	exempt	exempt
31-430-07-02	exempt	exempt	exempt	exempt	exempt	exempt	exempt	exempt	exempt
31-430-07-01		\$916.98	\$916.23	\$795.42	\$361.00				\$2,989.63
31-430-07-11			\$5.00	\$4.97		\$5.08	\$7.97		\$23.02
31-430-06-02			\$845.87	\$3,027.93	\$1,004.22				\$4,878.02
31-430-06-01-02			\$288.84		\$288.09				\$576.93
31-430-06-01-01	\$1,597.58	\$1,120.33	\$1,119.44	\$1,834.50	\$1,393.57	\$1,196.58	\$3,864.06	\$3,755.68	\$15,881.74
TOTAL	\$1,597.58	\$2,037.31	\$3,175.38	\$5,662.82	\$3,046.88	\$1,201.66	\$3,872.03	\$3,755.68	\$24,349.34
% OF PARCELS	20%	40%	100%	80%	80%	40%	40%	20%	53%

The percentage of the five (nonexempt) tax parcels in delinquency in any given year ranges from 20% to 100%. Over the 8-year span 53% of the study area (non-exempt) tax parcels had delinquent taxes. 3137 Swope Parkway had delinquency in each of the 8 year totaling \$15,881.74.

Easements & Restrictions

The consultant requested but was not provided with a title report. Therefore, no evaluation can be made of easements, encroachments, or other restrictions.

Overlay Districts

As indicated earlier in the report, the urban core and first ring suburbs are covered with multiple city approved PIEA, TIF, 353, and Urban Renewal areas. City and state government must often provide

incentives for redevelopment to occur in the urban and first ring suburbs. Available redevelopment tools include tax increment financing (administered by the TIF Commission), Chapter 353 redevelopment rights (via KCMO), Chapter 99 real estate tax abatement (administered by the Land Clearance Redevelopment Authority (LCRA)), port authority benefits (administered by PortKC including conduit bond financing, PID (Port Improvement District), Mid-Continent EB-5 Regional Center, and Advanced Industrial Manufacturing (AIM) Zones), state enterprise zone and opportunity zone assistance.

The entire study area lies within the existing Brush Creek Corridor TIF and the western portion of the study area (Chestnut Avenue east to Agnes Avenue) within the existing Townfork Creek URA. The large Troost Area TIF is to the northwest (along west side of US Highway 71 and north of Emmanuel Cleaver Boulevard) while the Southtown Urban Life Development TIF and Southtown Corridor TIF are to the southwest (west of US Highway 71 and south of E 59th Street). Approved PIEA plans are to the east (Blue Parkway Phases 1 & 2), northeast (Blue Valley PIEA), west (Plaza East PIEA), northwest (41st & Paseo PIEA), and southwest (63rd Street Corrido PIEA, Troost-Rockhill PIEA). Smaller 353 plan areas are in the general vicinity of the study area (including Troostwood, 47th & Troost Redevelopment Corp., Brush Creek Redevelopment Corp., Swope Parkway Estates, Friendship Village, and Good Apple). The study area is covered with approved URA plans (Mt. Cleveland, Amended & Restated Mount Cleveland, Wabash Village, Oak Park, Brush Creek & Paseo Blvd., Troost Paseo, Blue Hills).

The study area also lies within the Midtown to RG Enhanced Enterprise Zone. EEZ incentives are designed to encourage job creation and investment by providing tax credits and local property tax abatement to new or expanding businesses located in an Enhanced Enterprise Zone. Creation of an EEZ requires a determination of blight, pervasive poverty, unemployment, and general distress. The State of Missouri has designated the much of the urban core as an Enterprise Zone. State tax credits are available to companies based upon redevelopment and new hires created in the zone.

The study area lies within Census Tract 77 which has been designated by the Economic Development Scorecard (AdvanceKC) as continuously distressed and which qualifies for New Market Tax Credits. The study area also lies within the Swope Park Opportunity Zone (Census Tracts 77, 78.02, 80). The Opportunity Zones program encourages long-term investment and job creation in low-income areas, by allowing investors to re-invest unrealized capital gains in designated census tracts. Zones are subject to approval by the U.S. Department of Treasury. The state of Missouri submitted 161 Opportunity Zones for inclusion in the program.

The provision has two main tax incentives to encourage investment:

- Temporary deferral of inclusion in gross income for capital gains that are reinvested into Opportunity Funds.
 - Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.
 - If investors hold their Opportunity Fund investments for five years, the basis of their original investment is increased by 10 percent (meaning they will only owe taxes on 90 percent of the rolled-over capital gains.) If investors hold for seven years, the basis increases by a further five percent.
 - Investors can defer original tax bill until December 31, 2026, at the latest, or until they sell their Opportunity Zone investments, if earlier.
- Excludes from taxable income capital gains on Opportunity Fund investments held for at least 10 years

Historic Designations

National Register of Historic Places

The study area does not contain a property listed on the National Register of Historic Places (NRHP).

Kansas City Historic Registry

No portion of the study area has been listed on the Kansas City Historic Registry (KCHR).

Real Estate Improvements

Building Improvements

2801 Swope Parkway:

Tax Parcel 31-430-08-01-00-0-00-000 is improved with a 1 to 2-story religious use with full basement. The structure dates to 1957 (age=63 years) and contains roundly 30,000 square feet (assessor only calculates first floor space; building area calculated by consultant utilizing area measurement on Jackson County GIS Mapping website). The vacant (for perhaps 12 to 24 months) and unsightly wood frame structure has brick, stone, or tile sheathing. Windows are generally metal frame (single pane) and include colored glass in the sanctuary section. The multilevel roofs are of flat design with a membrane covering (older and newer). The structure includes a large 3-story sanctuary in the east end and attached two-story education and office wings on the west and south. A driveway is along the north, east, and south sides of the building and three surface parking lots are south of the structure.

The interior has varied finishes much of which has been damaged by vandals. Overall, the interior finishes are fair quality in very poor, poor (noted on assessor property record card), or fair condition. The building does have elevator service (not operable and the shaft is filled with water in the basement level) but due to the advanced age suffers from functional obsolescence. Vandals have destroyed many plumbing fixtures, stripped copper wiring (electrical and HVAC), set fires within the building, broken interior glass panes, and painted graffiti. Due to broken windows or roof leaks, portions of the building have standing water and significant levels of black mold.

According to *Marshall Valuation Service*, published by CoreLogic® average quality churches have an estimated economic life of 45 years. At a physical age of 63 years and with minimal updating and extensive deterioration, obsolescence, and damage, the building is well beyond its useful life. Demolition of the building will be quite expensive and likely include extensive environmental remediation (asbestos, PCBs, mold).

2915 Swope Parkway:

Tax Parcel 31-430-07-01-00-0-00-000 is improved with a 1-story office structure dating to 1958 (age=62 years) and containing roundly 3,000 square feet with a full basement. The structure was originally designed as a banking facility and includes a small vault. An education fraternity currently occupies the building. The wood frame structure has a brick or concrete panel sheathing. Casement windows (single pane) are metal frame with some metal security bars. The roof is of flat design with a membrane covering. The exterior is of fair quality and the interior has fair quality finishes (wood or tile flooring, gyp walls, attached ceiling tiles). The condition is generally fair. The design includes a large open area, two restrooms, office, and kitchenette. A building has a full unfinished basement. Asphalt-paved surface parking (poor condition) is east and south of the office structure.

According to *Marshall Valuation Service*, published by CoreLogic® fair quality offices have an estimated economic life of 45 to 50 years. At a physical age of 62 years and with only modest updating, the building is nearing the end of its useful life.

3011 Swope Parkway:

Tax Parcel 31-430-06-02-00-00-000 is improved with a 1-story retail strip center originally comprised of seven tenant spaces. The structure dates to 1960 (age=60 years) and contains approximately 33,325 square feet. The wood frame structure has a brick façade and concrete block rear elevation. Storefront windows (single pane) have metal frames with metal security bars. The roof is of flat design with membrane covering. Parts of the roof are protected by razor wire. A deteriorating overhang along the front façade covers the concrete sidewalks beneath and small trees were visible growing above the overhang. Two tenant spaces in the center are occupied on month-to-month leases. The assessor property record card notes the structure is of fair quality in poor condition. One space is occupied on a month-to-month basis by a tenant on a lapsed lease.

The interior has minimal partitions. Interior finishes are of fair quality in poor to fair condition. Floors are generally carpet or tile, walls are gypboard or masonry, and ceilings are dropped with recessed fluorescent fixtures. Each space has a restroom and unfinished storage (at rear of space).

The asphalt-paved surface parking lot fronting 3011 Swope Parkway is in poor to fair condition. Significant trash and dumping has occurred behind the building. Landscaping along the roadways is in fair condition with some dead trees. A parking lot lamppost on concrete base had been knocked out of the ground. The retaining wall behind the building is generally in acceptable condition but some areas of cracking and failure was observed.

According to *Marshall Valuation Service*, published by CoreLogic® fair quality neighborhood shopping centers have an estimated economic life of 35 to 40 years. At a physical age of 60 years and with minimal updating and maintenance, the building is beyond its useful life.

3123 Swope Parkway:

Tax Parcel 31-430-06-01-02-00-000 is improved with a 1-story retail strip center originally comprised of five tenant spaces. The structure dates to 1960 (age=60 years) and contains roundly 8,581 square feet. The wood frame structure has a brick façade and concrete block rear elevation. Storefront windows (single pane) have metal frames with metal security bars. The roof is of flat design with membrane covering. A deteriorating overhang along the front façade covers the concrete sidewalks beneath. Three spaces are occupied on a month-to-month basis by tenants on lapsed leases.

Interior finishes are of fair quality in poor to fair condition. Floors are generally carpet or tile, walls are gypboard or masonry, and ceilings are dropped with recessed fluorescent fixtures. Each space has a restroom and unfinished storage (at rear of space). One space has restaurant finish and a commercial kitchen. One space is a former laundromat (vacant and highly deteriorated) with considerable deteriorating personal property.

The asphalt-paved surface parking lot fronting 3123 Swope Parkway is in poor to fair condition. Landscaping along the roadways is in fair condition with some dead trees. The condition of the retaining wall behind the building was not viewable.

According to *Marshall Valuation Service*, published by CoreLogic® fair quality neighborhood shopping centers have an estimated economic life of 35 to 40 years. At a physical age of 60 years and with minimal updating and maintenance, the building is beyond its useful life.

3137 Swope Parkway:

Tax Parcel 31-430-06-01-01-0-00-000 is improved with a 1-story beauty salon built in 1960 (age=60 years) and contains 1,380 square feet. The wood frame structure has a brick exterior. Storefront windows (single pane) are in wood frames and covered with metal security bars. The roof is of flat design with membrane covering. A damaged and deteriorating overhang along the front façade covers the concrete sidewalk beneath. An aging cloth awning covers the front entrance. The assessor property record card indicates fair quality in poor condition.

Interior finishes are of fair quality in generally fair condition. Floors are generally tile with modest carpeting, walls are gypboard or masonry, and ceilings are dropped with recessed fluorescent fixtures. The space has multiple hair washing stations.

The asphalt-paved surface parking lot surrounding 3123 Swope Parkway is in very poor condition. The entrance drive from College Avenue is in very poor condition. Landscaping along the roadways is in fair condition with some dead trees. A high sign in the front parking lot is fair quality in poor (faded) condition.

According to *Marshall Valuation Service*, published by CoreLogic® a fair quality beauty shop/barber shop has an estimated economic life of 35 years. At a physical age of 60 years and with minimal updating and maintenance, the building is beyond its useful life.

Blight Analysis

BLIGHT ANALYSIS

Required Finding

Pursuant to RSMo Chapters 99.800 to 99.865 (Real Property Tax Increment Allocation Redevelopment Act) and RSMo Chapters 100.300 to 100.620 (The Planned Industrial Expansion Law) a municipality may not adopt a redevelopment plan without a finding that the redevelopment area on the whole is a blighted area. It is important to note that the finding of blight is based on the area as a whole and not on a parcel by parcel basis, although each parcel must be analyzed individually for blighting conditions.

Blight Defined

As presented earlier, blight is defined in both Chapter 99 and 100 as follows:

“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; (RSMo Chapter 99.805(1) and RSMo Chapter 100.310(2))

Court Decisions

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

- The courts have determined that it is not necessary for an area to be what commonly would be considered a “slum” in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).
- The courts have determined that in order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Methodology

The various components of the statutory definition serve as the basis for further discussion concerning whether The Offices At Overlook PIEA/TIF Study Area qualifies as statutorily blighted. The blight determination is a two-step process with the first step being examination of each tax parcel within the study area to see if the five statutory blight components exist in a predominate measure. The second step is to see if the five statutory blight components lead to any of the three statutory blight conditions. This two-step process is diagramed on the following page:

BLIGHT COMPONENTS

Defective Or Inadequate Street Layout
 Insanitary Or Unsafe Conditions
 Deterioration Of Site Improvements
 Improper Subdivision Or Obsolete Platting
 Endangerment By Fire Or Other Causes

**BLIGHT CONDITIONS**

Retards Housing Accommodation
 Economic Or Social Liability
 Menace To Public Health, Safety, Morals Or Welfare

The research and analysis carried out during the multiple inspections presented below and evidenced by the 1,384 photographs taken while in the study area and neighborhood lead to the conclusion that defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, and endangerment by fire or other causes are clearly present in predominance within the study area. Furthermore, these multiple and predominant statutory blight components retard housing accommodations, constitute economic or social liability, and are a menace to the public health, safety, morals or welfare in its present condition and use. Analysis of the five blight components follows below.

Component 1: Defective or Inadequate Street Layout

Potential negative conditions associated with defective or inadequate street layout include poor vehicular access and/or internal circulation patterns, substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points), improperly offset or angled intersections or irregular intersections, substandard or nonexistent pedestrian circulation (sidewalks, etc.), and lack of proper drainage (sewer inlets, curbs, gutters). Attractive well-kept streetscapes also add appeal to a study area and neighborhood.

The study area is centrally located and thus has acceptable linkage to other portions of the metropolitan area. Typically, access within the urban setting is good due to rectilinear road systems (found south of study area and north of Brush Creek). Immediate access to highways within the urban core is at times indirect or inconvenient, but the study area has convenient access to US Highway 71 and Interstate 435. The study area is bounded by Swope Parkway on the north, Chestnut Avenue on the west, E 49th Street across portions of the south boundary, and College Avenue on the east. Agnes Avenue also bisects the study area into west and east halves. Swope Parkway is of parkway design carrying 6 lanes with landscaped median. Chestnut Avenue, Agnes Avenue, College Avenue, and E 49th Street are two lanes, are in fair condition, and often lack curbs, gutters, or sidewalks, or the provision is deteriorated and in poor condition. The deteriorated or overgrown condition of many of the sidewalks does not promote safe pedestrian connection within the study area and neighborhood. Sewer inlets are available throughout the study area but several were clogged with dirt, weeds, or trash. The lack of curbs and gutters can create additional drainage issues.

All told, defective or inadequate street layout is considered to contribute a blighting influence within the study area. Several issues create a noticeable negative influence on the study area and neighborhood including lack of sidewalks, curbs, or gutters in some areas and the poor condition of some of these provisions resulting in an appearance of lack of oversight/supervision and maintenance. These detract from the vitality, appeal, and safety of the study area and surrounding neighborhoods.

Defective & Inadequate Street Layout – Public/Private Sidewalks

Damaged/Unsafe Sidewalk Along Agnes Avenue



Deteriorating/Unsafe Sidewalk Along Agnes Avenue



Deteriorating Sidewalk Along Agnes Avenue



Lack Of Sidewalks Chestnut Avenue



Lack Of Sidewalks Chestnut Avenue



Lack Of Sidewalks E 49th Street

Defective & Inadequate Street Layout – Public/Private Sidewalks

Deteriorating Sidewalk At 2801 Swope Parkway



Deteriorating Sidewalk At 2801 Swope Parkway

Lack Of Curbs & Gutters Along E 49th StreetLack Of Curbs & Gutters Along E 49th Street

Lack Of Curbs & Gutters Along College Avenue



Lack Of Curbs & Gutters Along Agnes Avenue

Defective & Inadequate Street Layout – Curbs & Gutters



Lack Of Curbs & Gutters Along Agnes Avenue



Deteriorating Curbs Along College Avenue



Deteriorated Curbs Along Agnes Avenue



Deteriorated Curbs Along Agnes Avenue



Deteriorated Curbs Along Agnes Avenue



Deteriorated Curbs At 2801 Swope Parkway

Defective & Inadequate Street Layout – Sewer Inlets

Deteriorating Curbs & Lack Of Gutters – College Ave.



Trash At Sewer Inlet On Swope Parkway



Clogged Sewer Inlet Along E 49th Street



Clogged Sewer Inlet Along E 49th Street



Clogged Sewer Inlet At 3011 Swope Parkway



Deteriorating Sewer Inlet At 3011 Swope Parkway

Defective & Inadequate Street Layout – Sewer Inlets

Clogged Sewer Inlet Along Swope Parkway



Clogged Sewer Inlet Along Chestnut Avenue



Clogged Sewer Inlet Along Swope Parkway



Clogged Sewer Inlet At 3011 Swope Parkway



Clogged Sewer Inlet At 2801 Swope Parkway



Clogged Drainage Grate At 2915 Swope Parkway

Component 2: Insanitary Or Unsafe Conditions

The advancing age and design of improvements in the study area (60 to 63 years), lack of maintenance and supervision, deterioration, and negative neighborhood characteristics (trespassing, vandalism, illegal camping, trash, illegal dumping), result in insanitary and unsafe conditions as outlined below.

Environmental Issues

Asbestos-Containing Materials

The U.S. Government began to ban the use of asbestos-containing materials (ACM) in the 1970s and just this year issued a final rule to ensure that discontinued asbestos products cannot be reintroduced into commerce without the Agency evaluating them and putting in place any necessary restrictions or prohibiting use. Following is a regulatory history of ACM:

- In 1973, EPA banned spray-applied surfacing asbestos-containing material for fireproofing/insulating purposes. See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR Part 61, Subpart M.
- In 1975, EPA banned installation of asbestos pipe insulation and asbestos block insulation on facility components, such as boilers and hot water tanks, if the materials are either pre-formed (molded) and friable or wet-applied and friable after drying. See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR Part 61, Subpart M.
- In 1977, the Consumer Product Safety Commission (CPSC) banned the use of asbestos in artificial fireplace embers and wall patching compounds. (See 16 CFR Part 1305 and 16 CFR 1304).
- In 1978, EPA banned spray-applied surfacing materials for purposes not already banned. See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR Part 61, Subpart M.
- In 1989, EPA attempted to ban most asbestos-containing products by issuing a final rule under Section 6 of Toxic Substances Control Act (TSCA). However, most of the original ban on the manufacture, importation, processing, or distribution in commerce for the majority of the asbestos-containing products originally covered in the 1989 final rule was overturned in 1991 by the Fifth Circuit Court of Appeals. As a result, the 1989 asbestos regulation only bans new uses of asbestos in products that would be initiated for the first time after 1989 and bans 5 other specific product types. See 40 CFR 763 Subpart I.
- In 1990, EPA prohibited spray-on application of materials containing more than 1% asbestos to buildings, structures, pipes, and conduits unless certain conditions specified. See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR 61, Subpart M are met.
- In 2019, EPA issued a final rule to ensure that discontinued asbestos products cannot be reintroduced into commerce without the Agency evaluating them and putting in place any necessary restrictions or prohibiting use.

The religious use at 2801 Swope Parkway was built in 1957 and the office building at 2915 Swope Parkway was built in 1958, both structures have extensive pipe wrapping (viewable) much of which was compromised and likely contains ACMs. Older HVAC equipment may also contain ACMs. Asphalt-composition floor tile and mastic and attached ceiling tiles and mastic was observed in many of the study area improvements and may be asbestos containing. Some of the older roof coverings may also contain ACMs.

Lead-Based Paint & Piping

Lead-based paint and piping was not banned until 1978. Considering the improvements in the study area date to 1957 and 1960, various building components might be affected negatively. Peeling paint was observed mostly in rear storage areas. Also, visible metal piping in the religious use (2801 Swope Parkway) and office use (2915 Swope Parkway) were extremely rusted.

PCBs

PCBs were used as insulating liquids in electric transformers, capacitors, and hydraulic fluid from 1929 to 1977. Ballast in the fluorescent fixtures throughout the study area improvements may contain PCBs. The elevator at the religious use (2801 Swope Parkway) may contain PCBs in the hydraulic fluid.

Mold

Extensive black substance, presumed to be mold was observed in much of the improvements within the study area. Standing water was encountered inside 2801 Swope Parkway, 3011 Swope Parkway, and 3123 Swope Parkway despite lack of recent rainfall prior to the inspection. Extensive ceiling damage and ceiling tile stains were observed throughout study area improvements. The smell of mold was very strong in some locations (basement of 2801 Swope Parkway). The CDC (Centers for Disease Control and Prevention) indicates the Institute of Medicine (IOM) found sufficient evidence in 2004 to link indoor exposure to mold with upper respiratory tract symptoms, cough, and wheeze in otherwise healthy people; with asthma symptoms in people with asthma; and with hypersensitivity pneumonitis in individuals susceptible to that immune-mediated condition. In 2009, the World Health Organization issued additional guidance on exposure to mold.

Radon

2801 and 2915 Swope Parkway have extensive basement areas utilized for classroom, offices, exercise rooms, and kitchen. Radon testing should be performed in these public areas prior to any reuse.

Failing Structural Components – Safety Issues

Some of the building sheathing (bricks or tiles) is dislodging on the exteriors of 2801, 3011, and 3137 Swope Parkway. Ceiling structures have collapsed in a number of the structures due to roof leakage. The high concrete retaining wall behind 3011 and 3123 Swope Parkway have large cracks in some areas. The high retaining wall on the west side of Chestnut Avenue (adjoining study area) has developed severe cracks and lacks safety railings.

Inadequate Heating & Cooling

The visible HVAC equipment in the religious use appeared to be poorly maintained and likely inoperative. A number of individual fan coil units have been damaged or vandalized.

Lack Of Safety Railings

Safety railings are lacking atop the high retaining walls behind 3011 and 3123 Swope Parkway and at a side entrance (porch) at 3011 Swope Parkway. The high retaining wall on the west side of Chestnut Avenue (adjoining study area) lacks safety railings.

Trash & Illegal Dumping

Trash was observed throughout the study area which detracts from the vibrancy of the neighborhood and is also conducive to the spread of pests and disease. Significant trash and dumping has occurred behind the retail strip center at 3011 Swope Parkway. Significant amounts of trash and personal property will need to be removed from 2801, 3011, and 3123 Swope Parkway. Trash and abandoned personal property contribute to fire hazard, potential spread of disease and vermin, and disposal cost.

Landscaping Issues

The vacant lots at 2901 Swope Parkway and 4816 Agnes Avenue and the rear portions of 2915, 3011, 3123, and 3137 Swope Parkway have dense wooded areas. Large tree limbs have fallen in these areas (not secured and subject to illegal camping and dumping). Some trees and vines have grown up over electrical lines (2901 and 2915 Swope Parkway, 4816 Agnes Avenue) and could cause damage (outages) during storms. All areas mentioned above also have an unsightly and unkempt appearance detracting from the study area and surrounding properties and neighborhood.

Photographs depicting the multiple blighting factors discussed above, are included on the following pages.

Collapsed Parking Lot Lamppost – 3011 Swope Parkway



Water-Filled Elevator Shaft – 2801 Swope Parkway



Potential Compromised Pipe Wrapping (ACMs) & Lead-Based Piping – 2801 Swope Parkway



Water Infiltration And Black Mold – 2801 Swope Parkway



Abandoned Personal Property – 3123 Swope Parkway



Trash & Illegal Dumping – 3011 Swope Parkway



Insanitary Or Unsafe Conditions – Potential Environmental Issues



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs

Insanitary Or Unsafe Conditions – Potential Environmental Issues



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs

Insanitary Or Unsafe Conditions – Potential Environmental Issues

2801 Swope Parkway – ACMs



2801 Swope Parkway – ACMs



3123 Swope Parkway – ACMs



3011 Swope Parkway – ACMs



3123 Swope Parkway – ACMs



3011 Swope Parkway – ACMs

Insanitary Or Unsafe Conditions – Potential Environmental Issues

2915 Swope Parkway – ACMs



2915 Swope Parkway – ACMs



2915 Swope Parkway – ACMs



2915 Swope Parkway – ACMs



2915 Swope Parkway – ACMs



2915 Swope Parkway – ACMs

Insanitary Or Unsafe Conditions – Potential Environmental Issues



3011 Swope Parkway – ACMs



3123 Swope Parkway – PCBs



3011 Swope Parkway – LBP



3011 Swope Parkway – LBP



3011 Swope Parkway – Mold



3011 Swope Parkway – Mold

Insanitary Or Unsafe Conditions – Potential Environmental Issues

2801 Swope Parkway – Mold



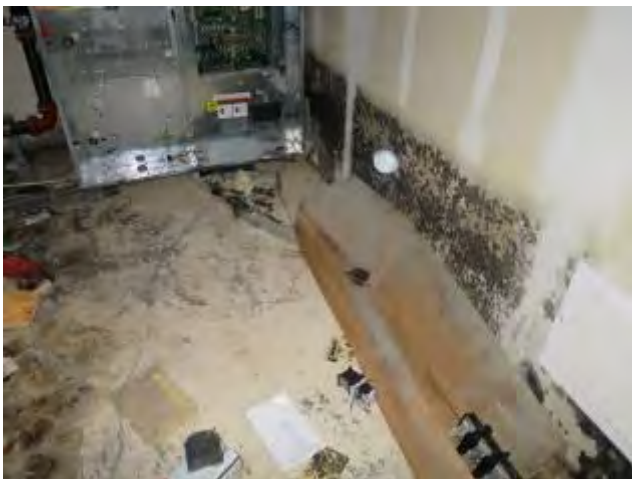
2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold

Insanitary Or Unsafe Conditions – Potential Environmental Issues

2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold

Insanitary Or Unsafe Conditions – Potential Environmental Issues

2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold



2801 Swope Parkway – Mold

Insanitary Or Unsafe Conditions – Potential Environmental Issues



3123 Swope Parkway – Mold



3123 Swope Parkway – Mold



3123 Swope Parkway – Mold



3011 Swope Parkway – Mold

Insanitary Or Unsafe Conditions – Water Infiltration

2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



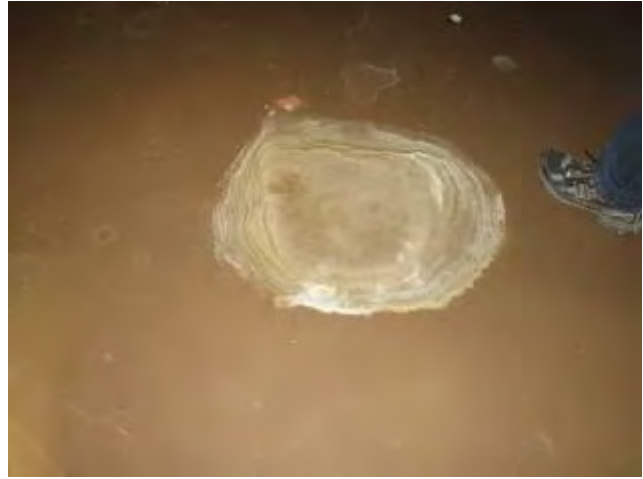
2801 Swope Parkway



2801 Swope Parkway

Insanitary Or Unsafe Conditions – Water Infiltration

3011 Swope Parkway



3011 Swope Parkway



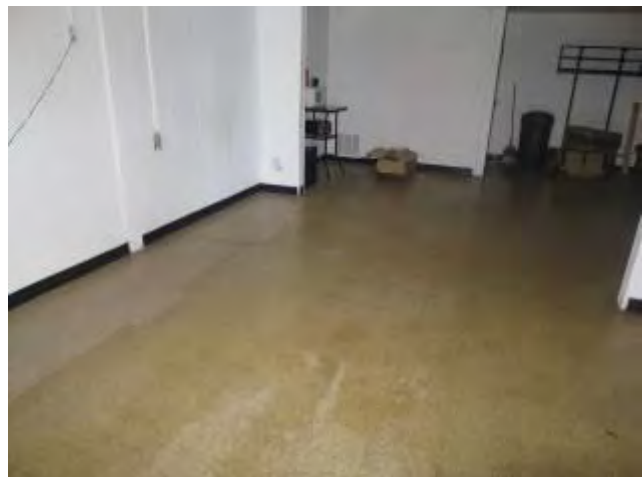
3123 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway

Insanitary Or Unsafe Conditions – Failing Structures



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



West Side Of Chestnut Avenue



3137 Swope Parkway



3137 Swope Parkway

Insanitary Or Unsafe Conditions – Failing Structures



3137 Swope Parkway



3137 Swope Parkway



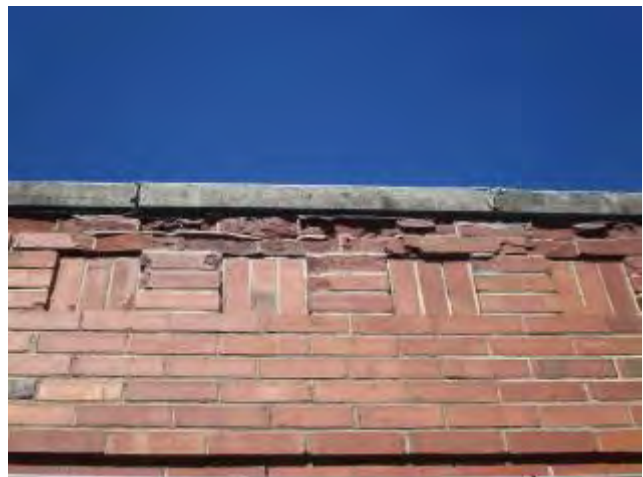
3137 Swope Parkway



3137 Swope Parkway



3137 Swope Parkway



3137 Swope Parkway

Insanitary Or Unsafe Conditions – Failing Structures



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway

Insanitary Or Unsafe Conditions – Failing Structures

2801 Swope Parkway



2801 Swope Parkway



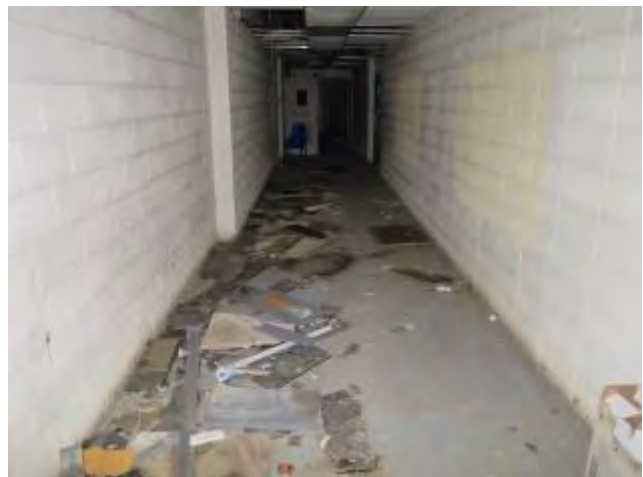
2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Insanitary Or Unsafe Conditions – Failing Structures

2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway

Insanitary Or Unsafe Conditions – Failing Structures



3011 Swope Parkway



3123 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway

Insanitary Or Unsafe Conditions – Failing Structures



3123 Swope Parkway



3123 Swope Parkway



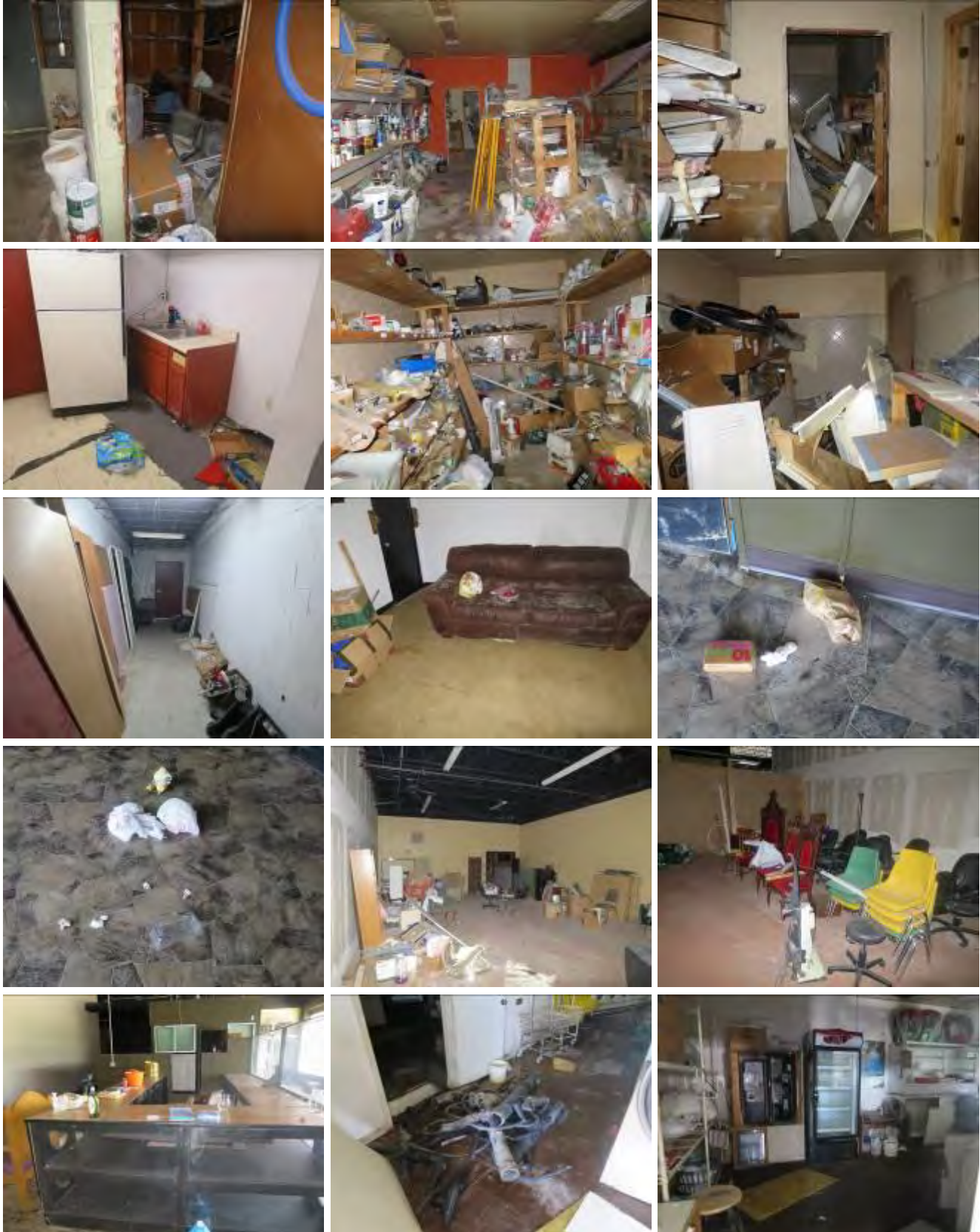
3011 Swope Parkway

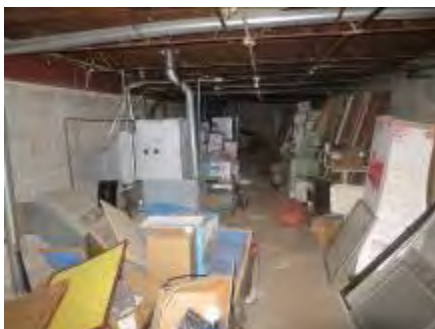
A 4x3 grid of 12 photographs showing the interior of a school building after a fire. The images depict various rooms, including classrooms, a cafeteria, and a gymnasium, all covered in debris, ash, and damaged furniture. A yellow and purple storage bin is visible in several photos. The photos show the extent of the damage, with debris scattered across floors and walls. The rooms are in various states of disrepair, with some furniture still standing and others overturned. The overall scene is one of significant destruction and loss.

Insanitary Or Unsafe Conditions – Trash & Abandoned Personal Property



Insanitary Or Unsafe Conditions – Trash & Abandoned Personal Property



Insanitary Or Unsafe Conditions – Trash & Abandoned Personal Property

Insanitary Or Unsafe Conditions – Landscaping Issues



2901 Swope Parkway



2901 Swope Parkway



2901 Swope Parkway



4816 Agnes Avenue



4816 Agnes Avenue



4816 Agnes Avenue

Insanitary Or Unsafe Conditions – Landscaping Issues



3011 Swope Parkway



4816 Agnes Avenue



3011 Swope Parkway



4816 Agnes Avenue



4816 Agnes Avenue



2915 Swope Parkway

Insanitary Or Unsafe Conditions – Lack Of Safety Railings

3123 Swope Parkway



3123 Swope Parkway



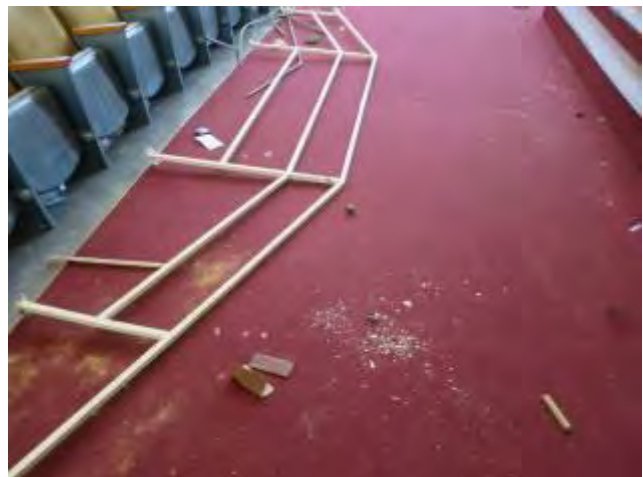
3011 Swope Parkway



3011 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Insanitary Or Unsafe Conditions – Exposed Rebar



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Insanitary Or Unsafe Conditions – Abandoned & Dangerous Buildings



4824 Agnes Avenue



2914 E 49th Street



4904 Agnes Avenue



4904 Agnes Avenue



2709 E 49th Street



SEC Chestnut Avenue & E 49th Street

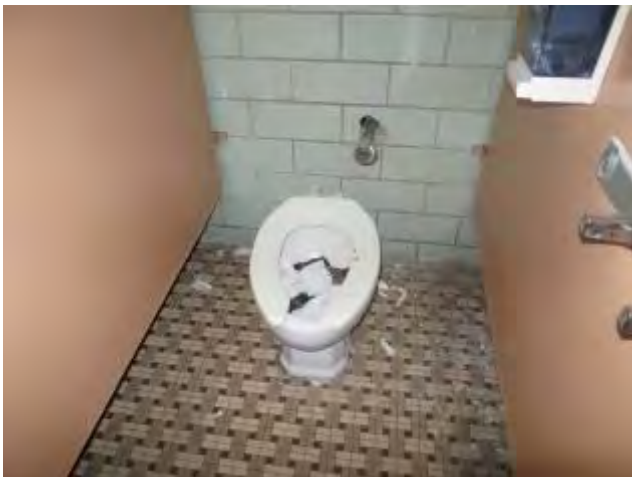
Insanitary Or Unsafe Conditions



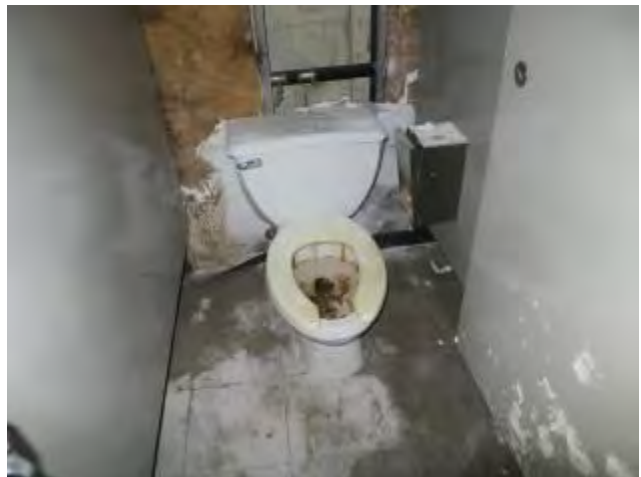
2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway

Insanitary Or Unsafe Conditions – Exposed Electrical Wiring



4816 Agnes Avenue



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway

Insanitary Or Unsafe Conditions – Trash & Dumping



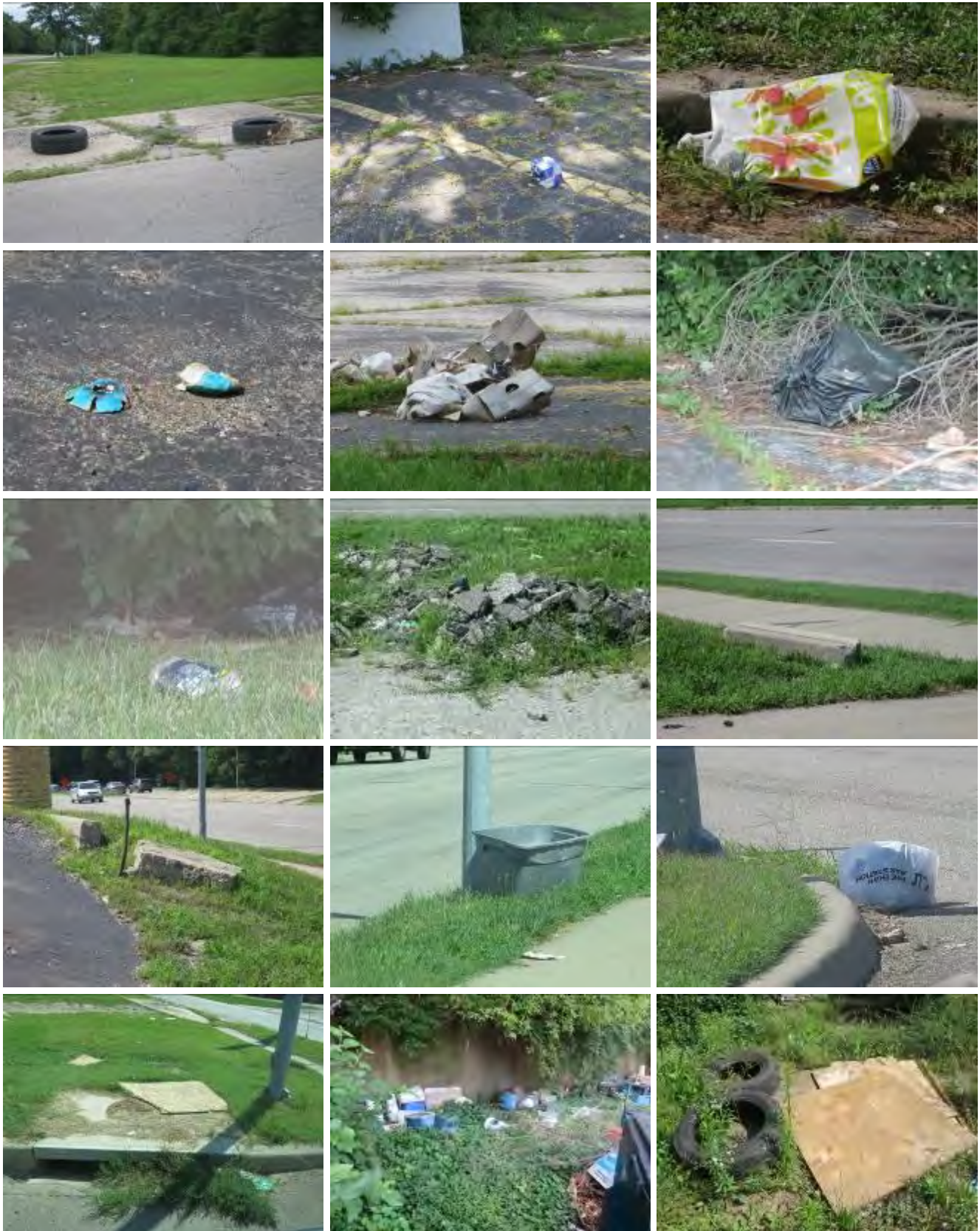
Insanitary Or Unsafe Conditions – Trash & Dumping



Insanitary Or Unsafe Conditions – Trash & Dumping



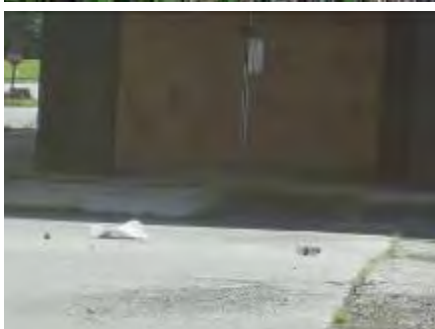
Insanitary Or Unsafe Conditions – Trash & Dumping



Insanitary Or Unsafe Conditions – Trash & Dumping



Insanitary Or Unsafe Conditions – Trash & Dumping



Component 3: Deterioration Of Site Improvements

Deterioration of improvements involves both building and site improvements and would also include the concept of functional obsolescence or obsolete materials or design. The study area is improved with the following uses with corresponding quality and condition ratings:

Address	JackMO Tax Parcel No.	Use	Quality	Condition
2801 Swope Parkway	31-430-08-01-00-0-00-000	Vacant Religious Facility	Fair	Poor
2901 Swope Parkway	31-430-07-02-00-0-00-000	Vacant Land	--	--
2915 Swope Parkway	31-430-07-01-00-0-00-000	Non-Profit Offices	Fair	Fair
4816 Agnes Avenue	31-430-07-11-00-0-00-000	Vacant Land	--	--
3011 Swope Parkway	31-430-06-02-00-0-00-000	Retail Strip Center	Fair	Poor
3123 Swope Parkway	31-430-06-01-02-0-00-000	Retail Strip Center	Fair	Poor
3137 Swope Parkway	31-430-06-01-01-0-00-000	Beauty Salon	Fair	Poor

All of the subject improvements are considered to be of essentially fair quality. The office at 2915 Swope Parkway is in fair condition and the remaining improvements are in generally poor condition (ranging from very poor to fair). According to *Marshall Valuation Service*, published by CoreLogic®, the life expectancy of these fair quality structures is estimated at 35 to 50 years, assuming adequate maintenance and periodic updating. The existing improvements ranges from 60 to 63 years in age and have not been well maintained or updated or managed and are beyond their expected useful life. These structures have also been subject to additional damage from vandalism. The age of construction also leads to extensive functional obsolescence (floor plan and design, building systems and materials). External obsolescence is also present due to neighborhood issues (vacant and unsightly properties, trespassing, vandalism, graffiti, illegal camping, trash, and illegal dumping).

Pedestrian Circulation

All of the parking lots and private walkways within the study area are heavily deteriorated evidencing extensive deferred maintenance. Large potholes are at some of the entrance driveways (curbcuts). The pedestrian sidewalks along Swope Parkway are in acceptable condition. However, where public sidewalks exist in other portions of the study area they are generally in poor to fair condition. Curbs and gutters, when present, are generally deteriorated.

Exterior Walls

The exterior walls of structures within the study area are generally in poor to fair condition. Sheathing (brick, tile, stone, wood) is damaged or needs painting evidencing disrepair and lack of maintenance. Both horizontal masonry cracks and vertical shear cracks (serious settling and foundation issues) are present in some improvements. The condition of exterior walls at 2915 Swope Parkway (fair condition) is the only exception. Several of the exteriors within the study area are covered in vines, which can damage the sheathing and evidences inadequate oversight and maintenance.

Windows & Doors

None of the windows within the study area appear to be replacements (updating). Due to the age the existing provision is energy inefficient (single glazed panes). A number of window panes are broken and several are boarded over. Doors are generally wood or metal with glass insets and doors at 2801 Swope Parkway have been boarded over. Boarded up properties project a distressed neighborhood and can invite criminal activity. Most windows and doors within the study area have been secured by metal security bars which is also unsightly and projects a crime issue.

Roofs

The larger roof (sanctuary) on the religious facility at 2801 Swope Parkway appears to be in good condition. The lower roof (education and office wings) is in poor condition with significant blistering in the membrane and standing water. Also, the tile coping is damaged in several areas. The membrane coverings over the offices at 2915 Swope Parkway and the larger west tenant space at 3011 Swope Parkway appear to have acceptable membrane coverings. Still, minor leakage was evident in the west end space at 3011 Swope Parkway. The eastern roof at 3011 Swope Parkway and the roof at 3123 Swope Parkway are in poor condition as evidenced by extensive water infiltration and damage in the interior. The roof at 3137 Swope Parkway appears to be in acceptable condition. Some of the roof drainage is missing or heavily deteriorated (rusted out) resulting in wall damage or inadequate drainage away from the foundation. Portions of the roofs at 3011 and 3137 Swope Parkway are secured by razor wire, which is unsightly and projects crime issues. Small trees are growing out of the roof/canopy at 2801 and 3011 Swope Parkway. HVAC units atop the retail strip centers is either vandalized or secured by metal bars.

Porches

All structures in the study area, except 2915 Swope Parkway, have front porches or overhangs of some type. These are in generally in poor to fair condition, with damaged facing or undersides. Some exit doors with landings lack safety railings.

Floors

Floor coverings are quite varied (lack uniformity) and nearly all floor covering within the study area needs replacing (tired or deteriorated). Water infiltration or vandalism (including fires set by vandals) has resulted in damage to floor coverings.

Interior Walls

Interior wall finish also varies and is in poor to fair condition. Water infiltration and vandals have resulted in extensive damage. The retail strips buildings at 3011 and 3123 Swope Parkway have minimal interior partitioning and tend to be elongated spaces with modest window provision and light penetration.

Ceilings

Many of the ceilings in the study area have been damaged by water infiltration exhibiting stains, mold, or structural failure.

Electrical/Lighting

Electrical wiring is likely the original provision (60 to 63 years in age) and distribution. Vandals have stripped much of the exterior and when possible interior wiring within the study area improvements. Hanging wires were observed in several areas (from building improvements and pole-mounted transformers). Older fluorescent fixtures may contain PCBs in the ballasts.

Plumbing

Plumbing is likely the original provision (60 to 63 years in age and perhaps containing lead) and distribution. Much of the exposed piping evidenced significant rust. The insulation wrapping on pipes (potential ACMs) was damaged in numerous locations.

HVAC

The HVAC provision varies. Most of the fan coil units within the religious use at 2801 Swope Parkway are extensively deteriorated (age or water damage) and/or damaged by vandals (seeking to strip copper wiring). It does not appear the cooling tower or air handlers at 2801 Swope Parkway are operable (damaged or deteriorated).

Kitchens

The vacant religious use (2801 Swope Parkway) and the small restaurant at 3123 Swope Parkway (month-to-month lease) have modest commercial-grade kitchens, while a few retail spaces (3011 and 3123 Swope Parkway) and the office building (2915 Swope Parkway) have residential-style kitchens. The basement kitchen at the religious use is in very poor condition, the restaurant is in fair condition, and the residential-style kitchens are in typically in poor condition.

Restrooms

The religious use has multiple restrooms. Vandals have destroyed a number of the plumbing fixtures (sinks and toilets). Some of the stalls had been previously marked as “Do Not Use.” Some of the stools in the religious use were filled with human feces by trespassers/vandals. The remaining commercial spaces within the study area have a single or double restroom. Stools throughout are tank flush. Some of these fixtures have also been damaged or were disconnected. Some of the restrooms at 3011 Swope Parkway had been partially demolished.

Functional Obsolescence

Due to average actual physical age of 61 years, construction designs, techniques, materials, and building codes have changed since the original construction. Modern energy systems and building envelopes are much more efficient than dated provisions. Many religious users prefer multiuse auditoriums over dedicated (single use) sanctuaries. Most of the commercial spaces are long “boxes” with modest partitions and lacking good light penetration. Dysfunction also exists at the retail strip buildings due to lack of rear access/loading. Two spaces have side loading and dock areas, but the remaining spaces must load through the front doors. Large deliveries trucks were viewed on separate occasions parked in front of the retail buildings while off-loading. The office parcel and retail strip parcels appear to be under parked for the existing uses. (Of course, at present with the significant vacancy within the study area, parking volume and location is not an issue although condition (heavy deterioration) is a strong negative factor.) The beauty salon at 3137 Swope Parkway has significant parking (though in extremely poor condition).

During the study area inspections conducted by the consultant numerous photographs were taken depicting the multiple blighting factors discussed above. Representative photographs are included on the following pages.

Deterioration & Obsolescence – Roofs



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Roofs



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Roofs



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence – Porch/Overhang



3137 Swope Parkway



3123 Swope Parkway

Deterioration & Obsolescence – Porch/Overhang



3123 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



3137 Swope Parkway

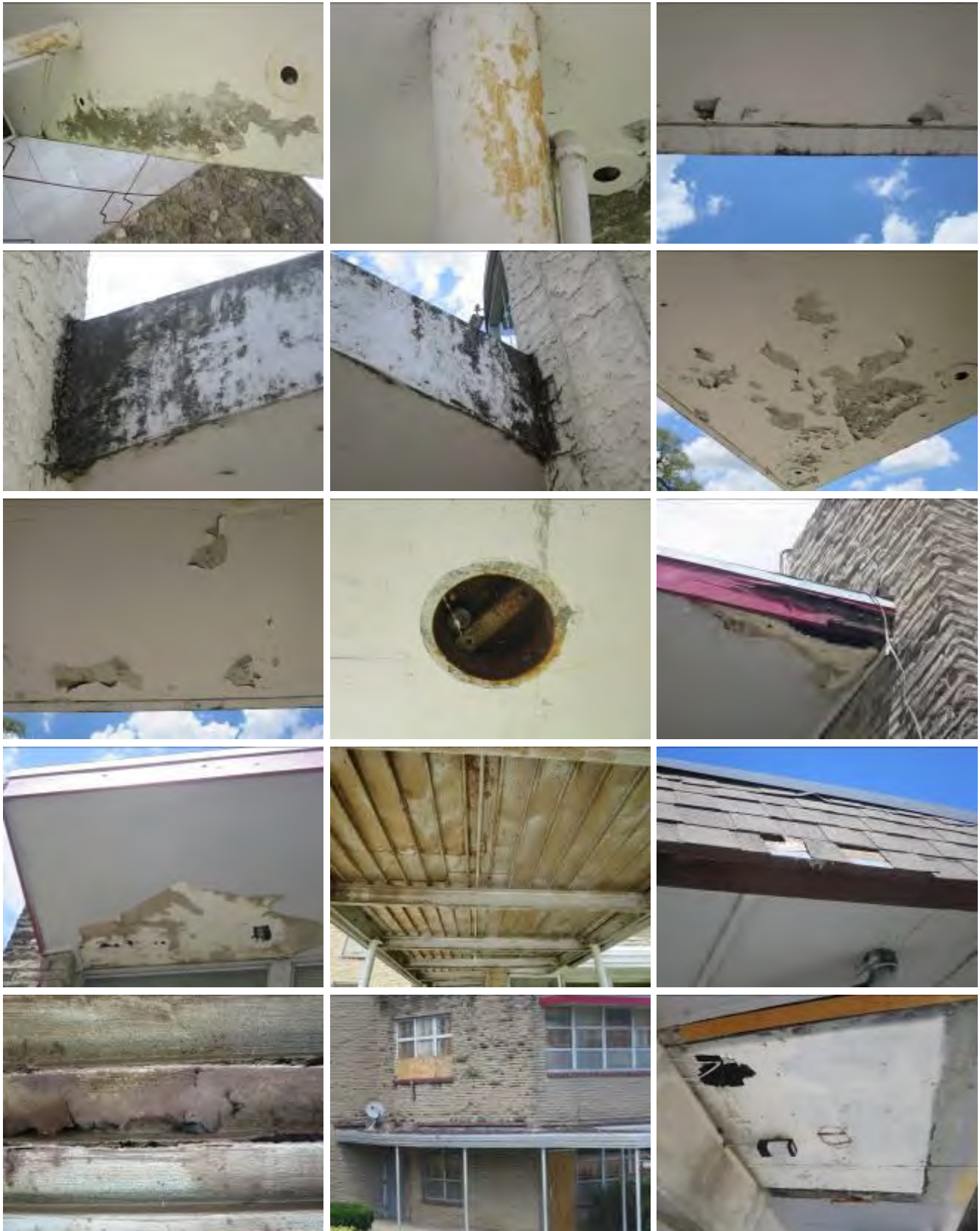


2801 Swope Parkway

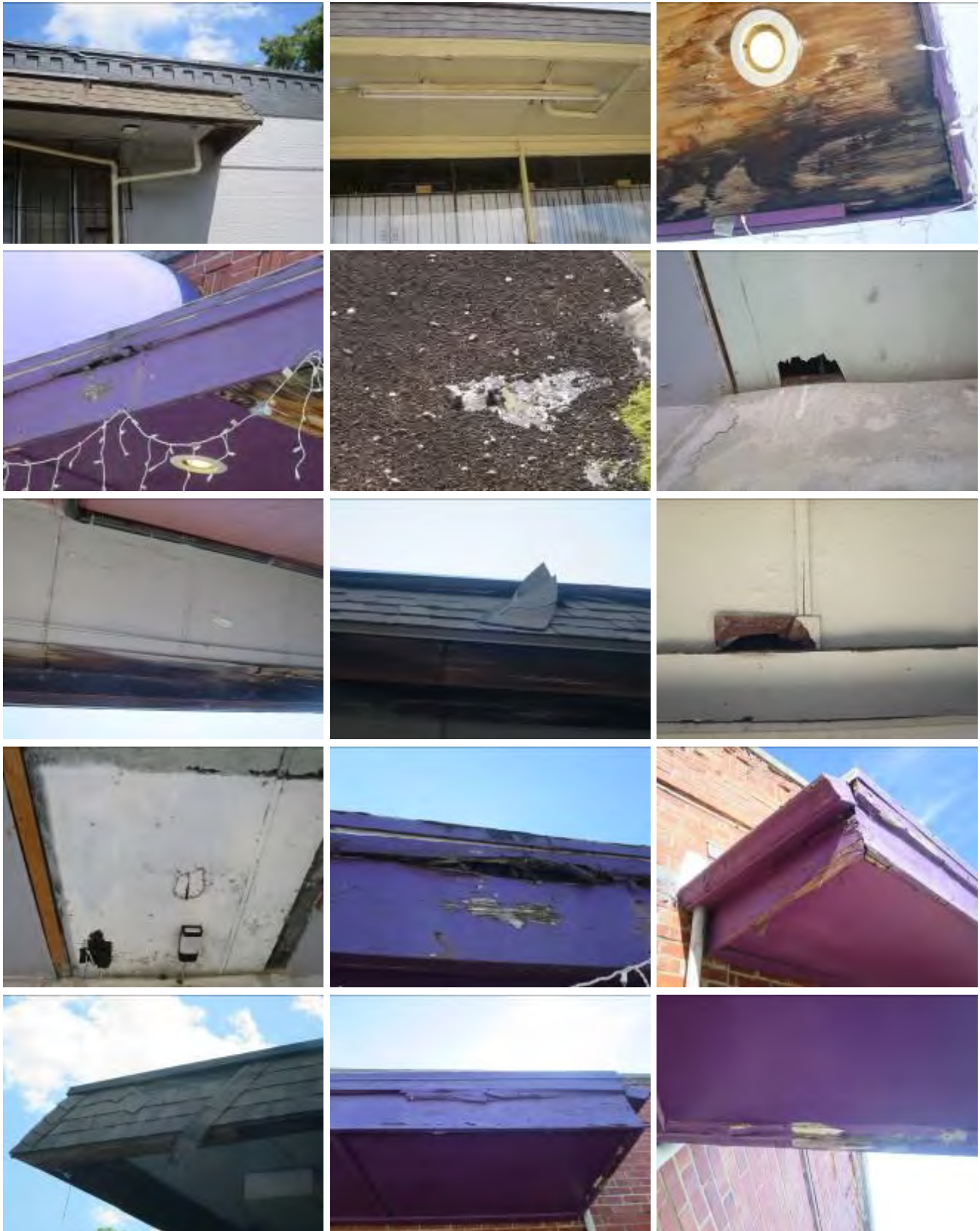


3123 Swope Parkway

Deterioration & Obsolescence – Porch/Overhang



Deterioration & Obsolescence – Porch/Overhang



Deterioration & Obsolescence – Drainage



2801 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence – Drainage



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

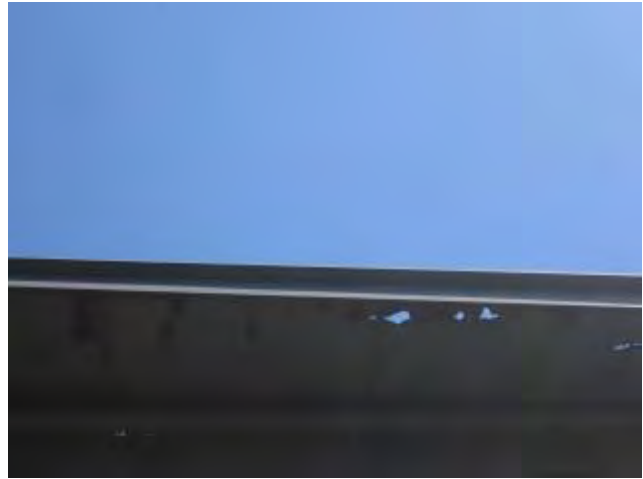


3011 Swope Parkway

Deterioration & Obsolescence – Drainage



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3137 Swope Parkway



3137 Swope Parkway



3137 Swope Parkway

Deterioration & Obsolescence – Exterior Walls



3011 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence – Exterior Walls



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



2801 Swope Parkway

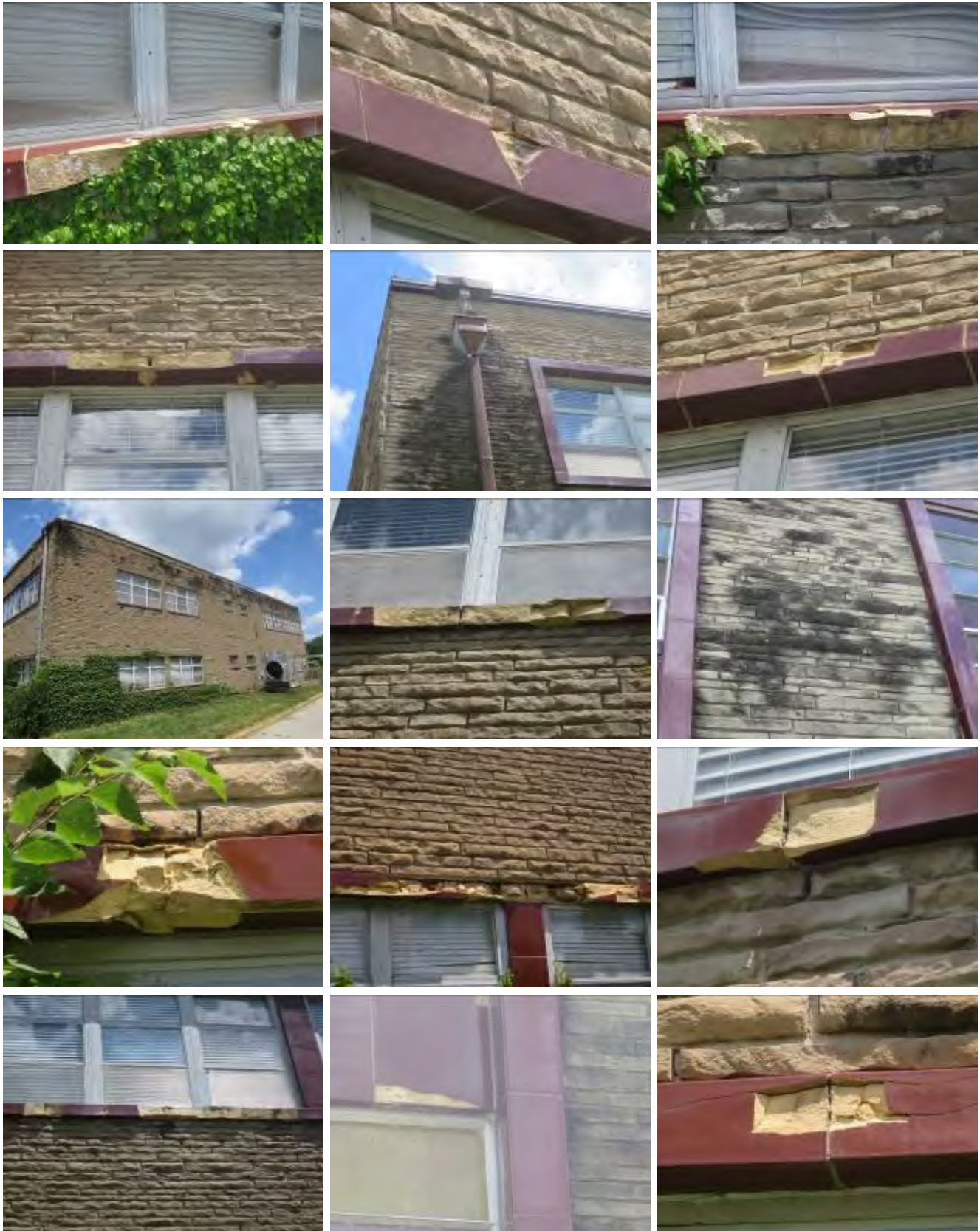


2801 Swope Parkway

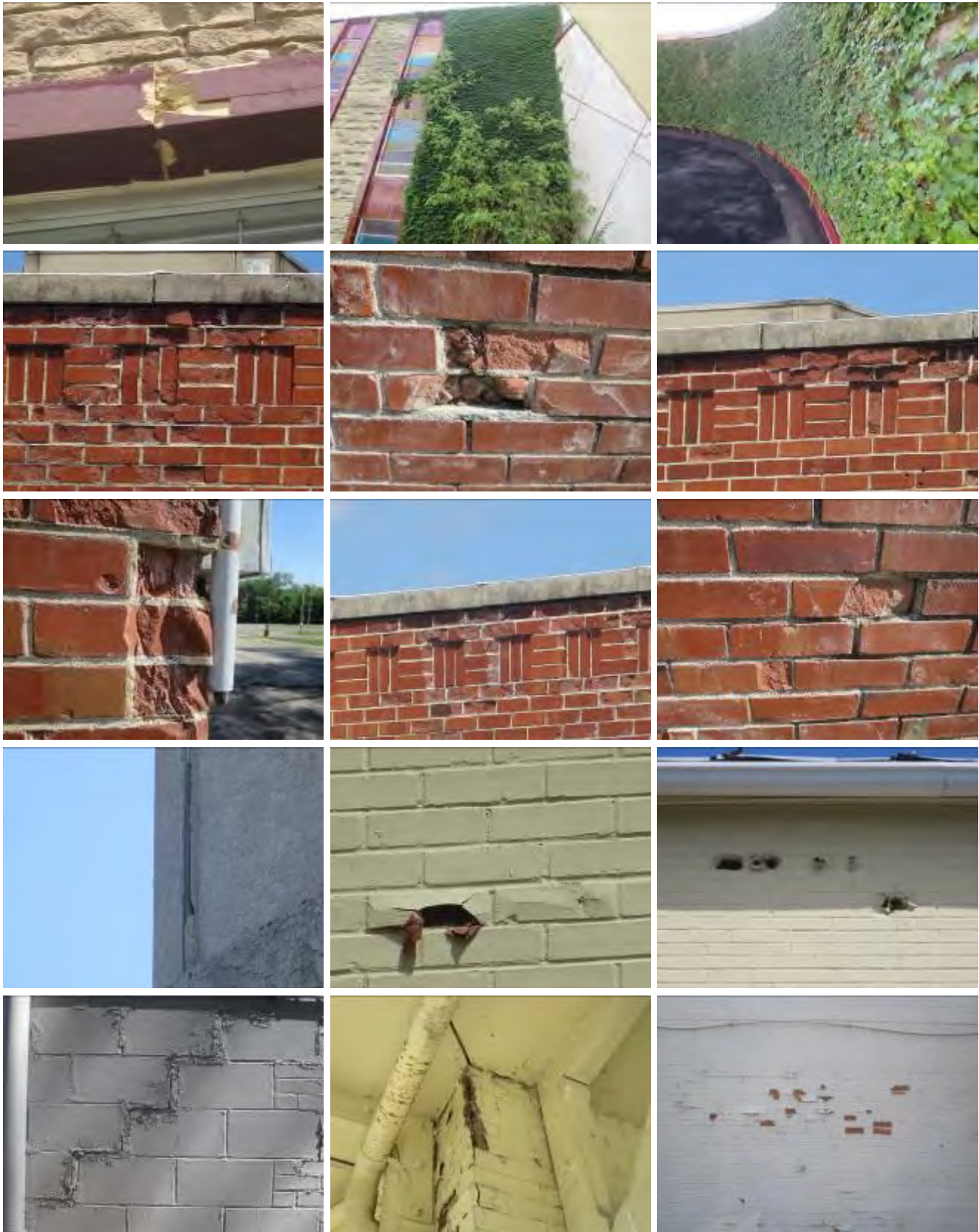


West Side Chestnut Avenue

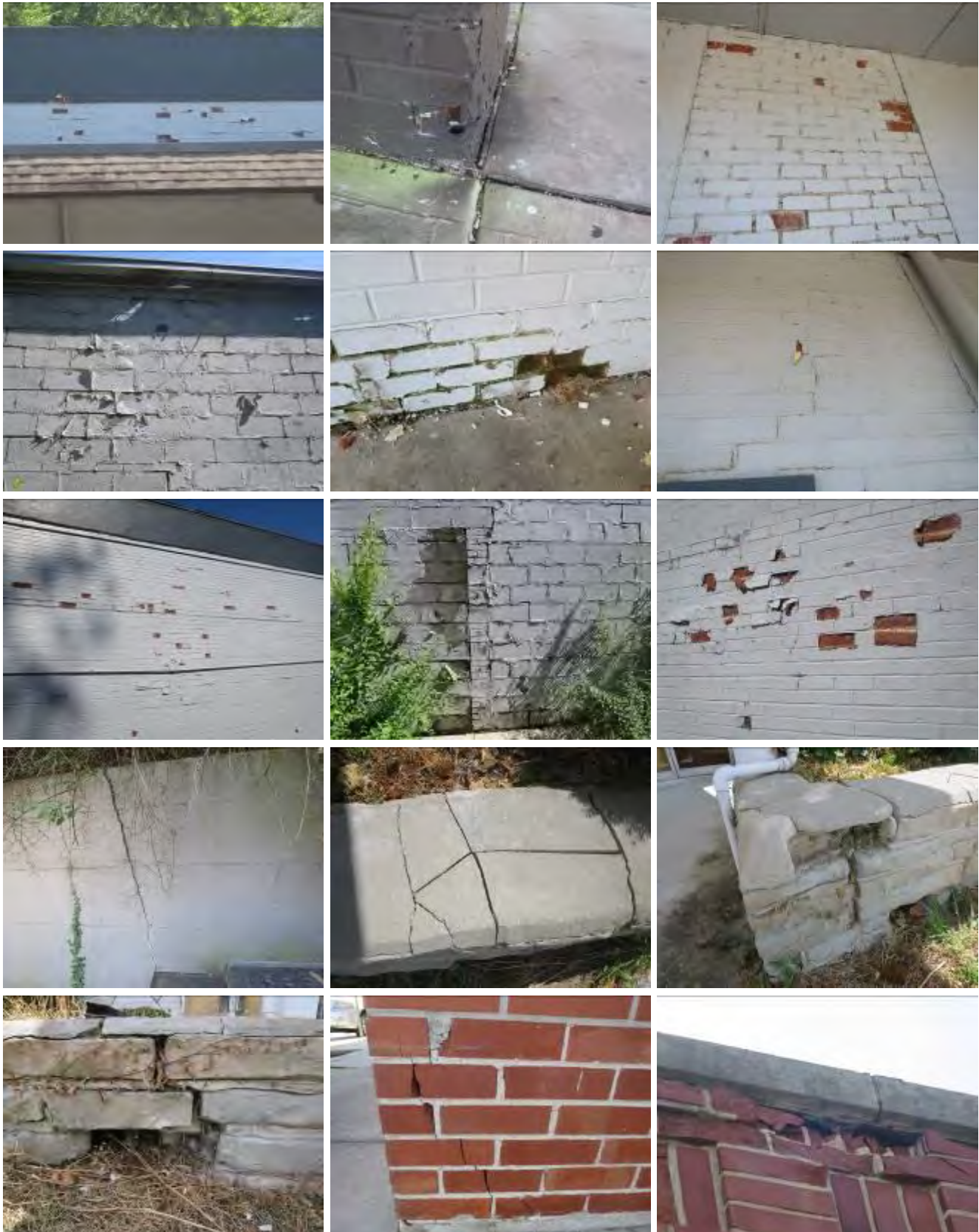
Deterioration & Obsolescence – Exterior Walls



Deterioration & Obsolescence – Exterior Walls



Deterioration & Obsolescence – Exterior Walls



Deterioration & Obsolescence – Windows



2801 Swope Parkway



3123 Swope Parkway

Deterioration & Obsolescence – Windows



3137 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Windows



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2915 Swope Parkway

Deterioration & Obsolescence –Doors



2801 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence –Doors



3011 Swope Parkway



3137 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence –Doors



3123 Swope Parkway



3123 Swope Parkway



4816 Agnes Avenue



3123 Swope Parkway

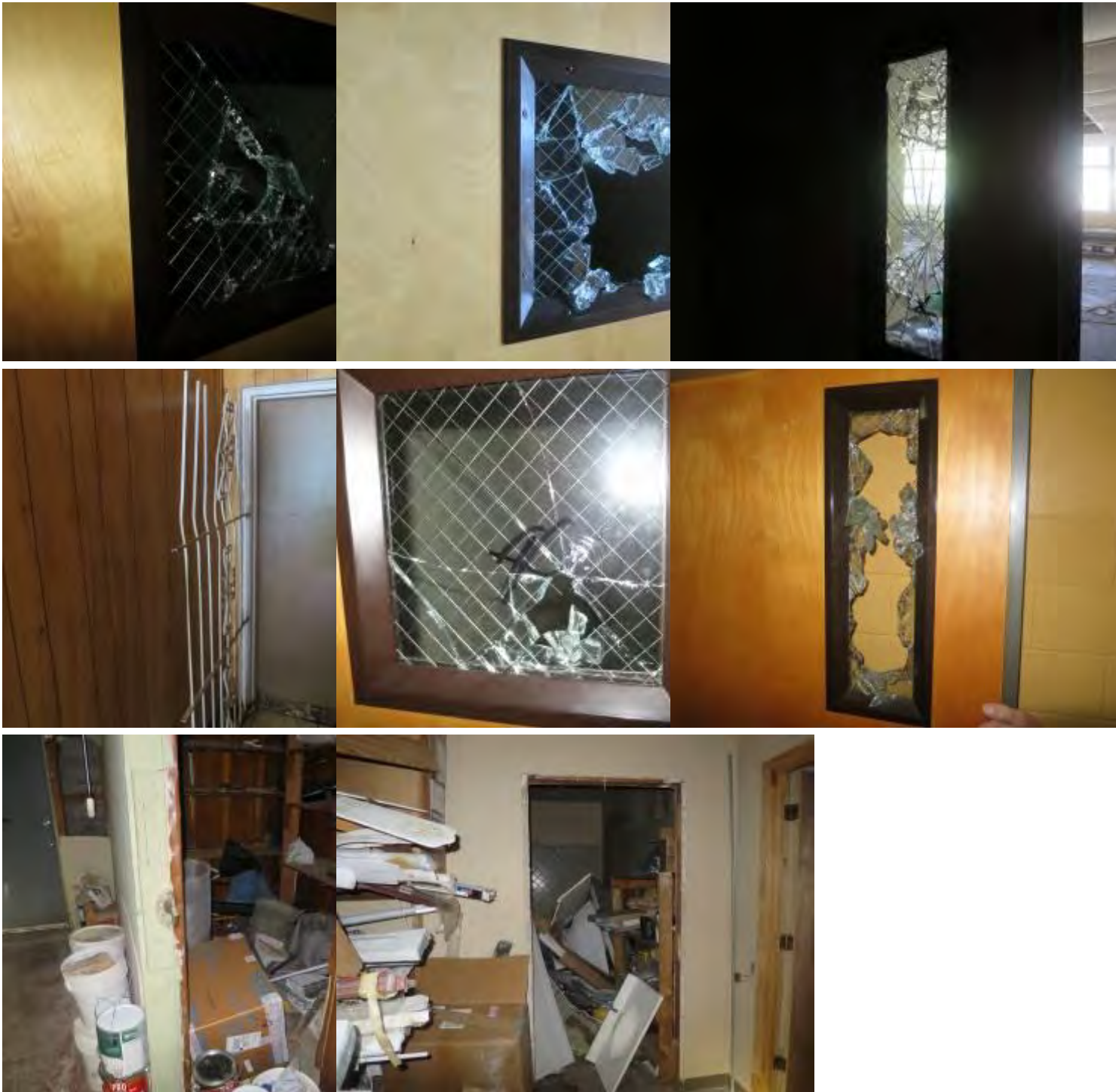


3011 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence –Doors



Deterioration & Obsolescence – Ceilings



3011 Swope Parkway



3123 Swope Parkway

Deterioration & Obsolescence – Ceilings



3011 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway

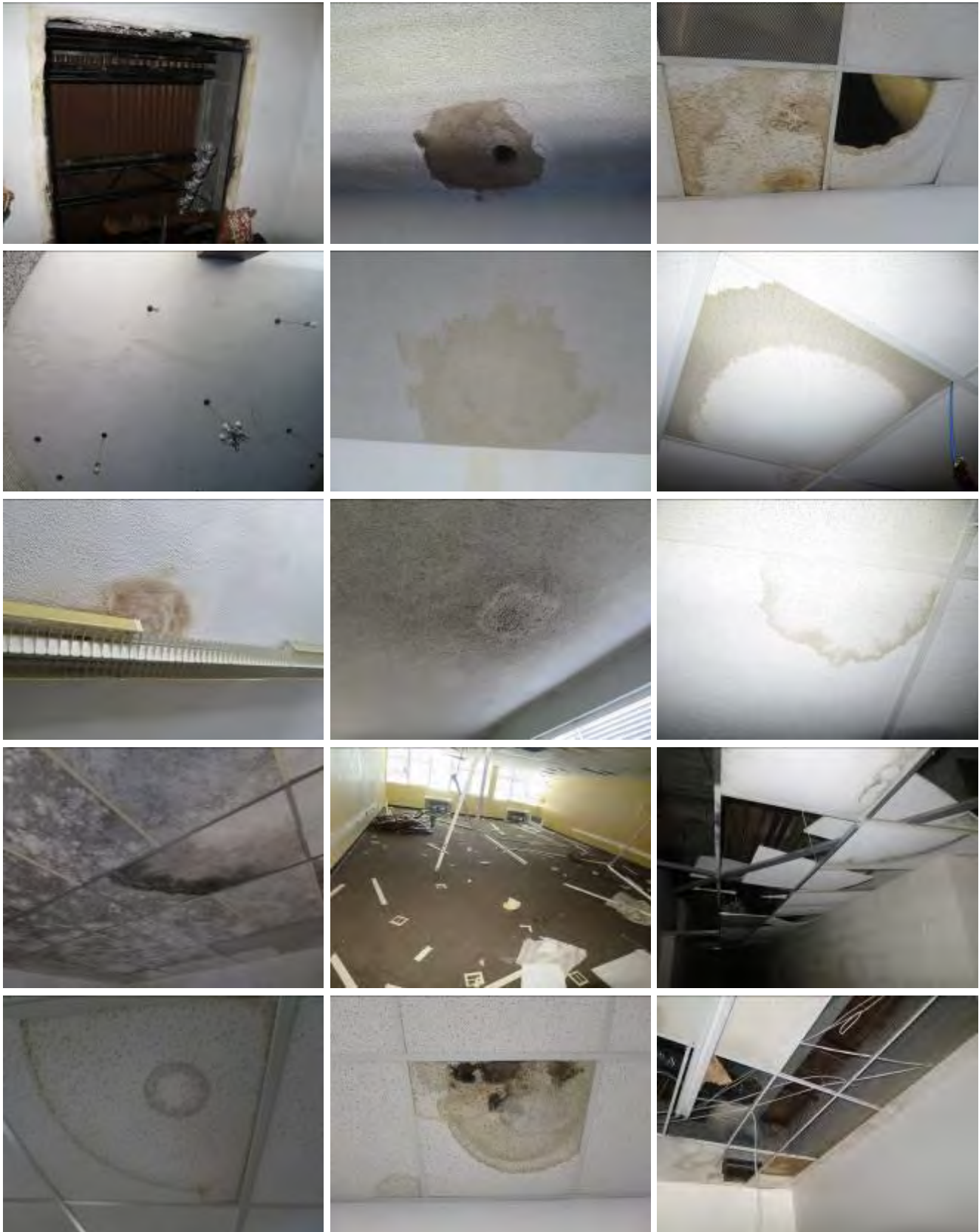


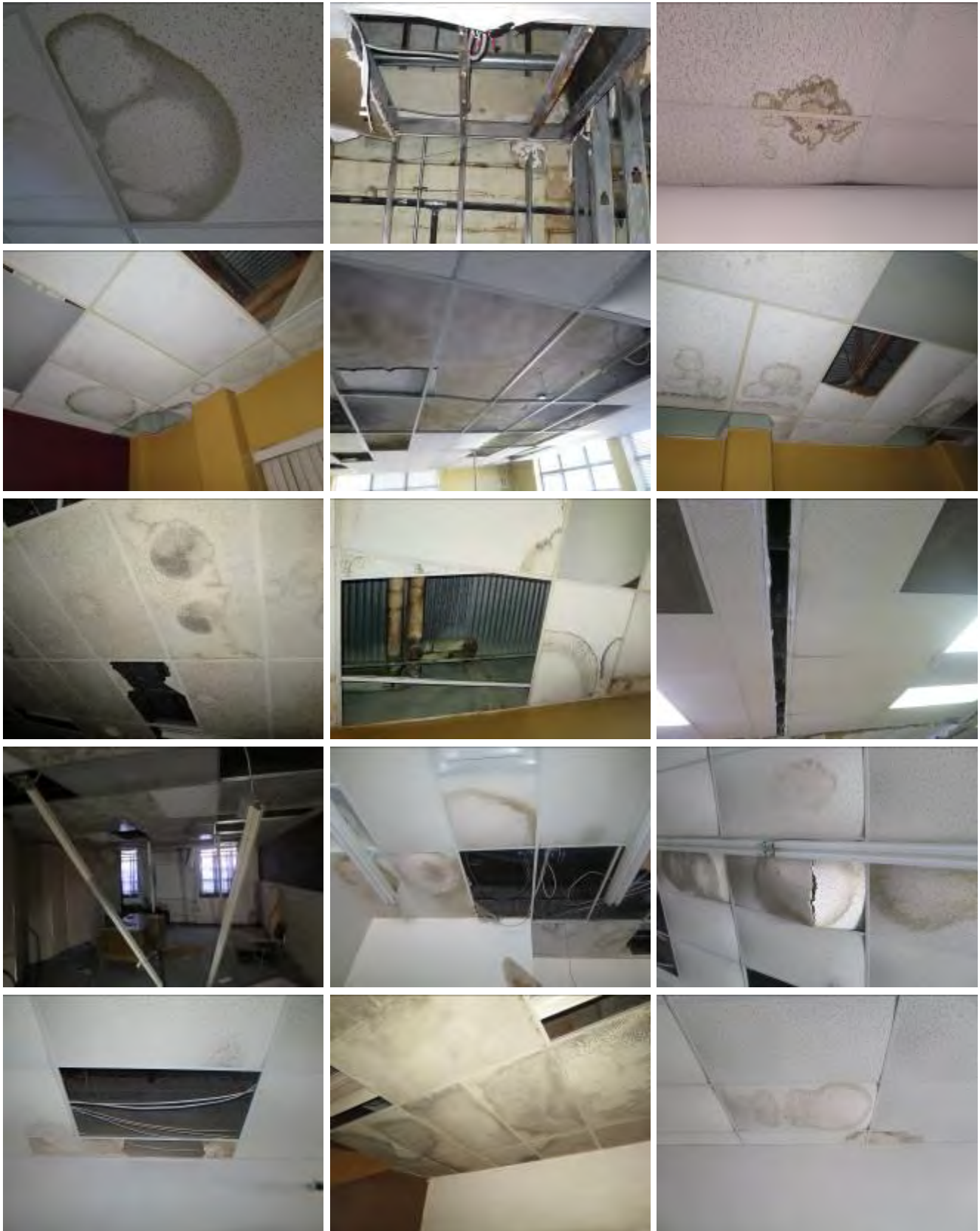
2801 Swope Parkway



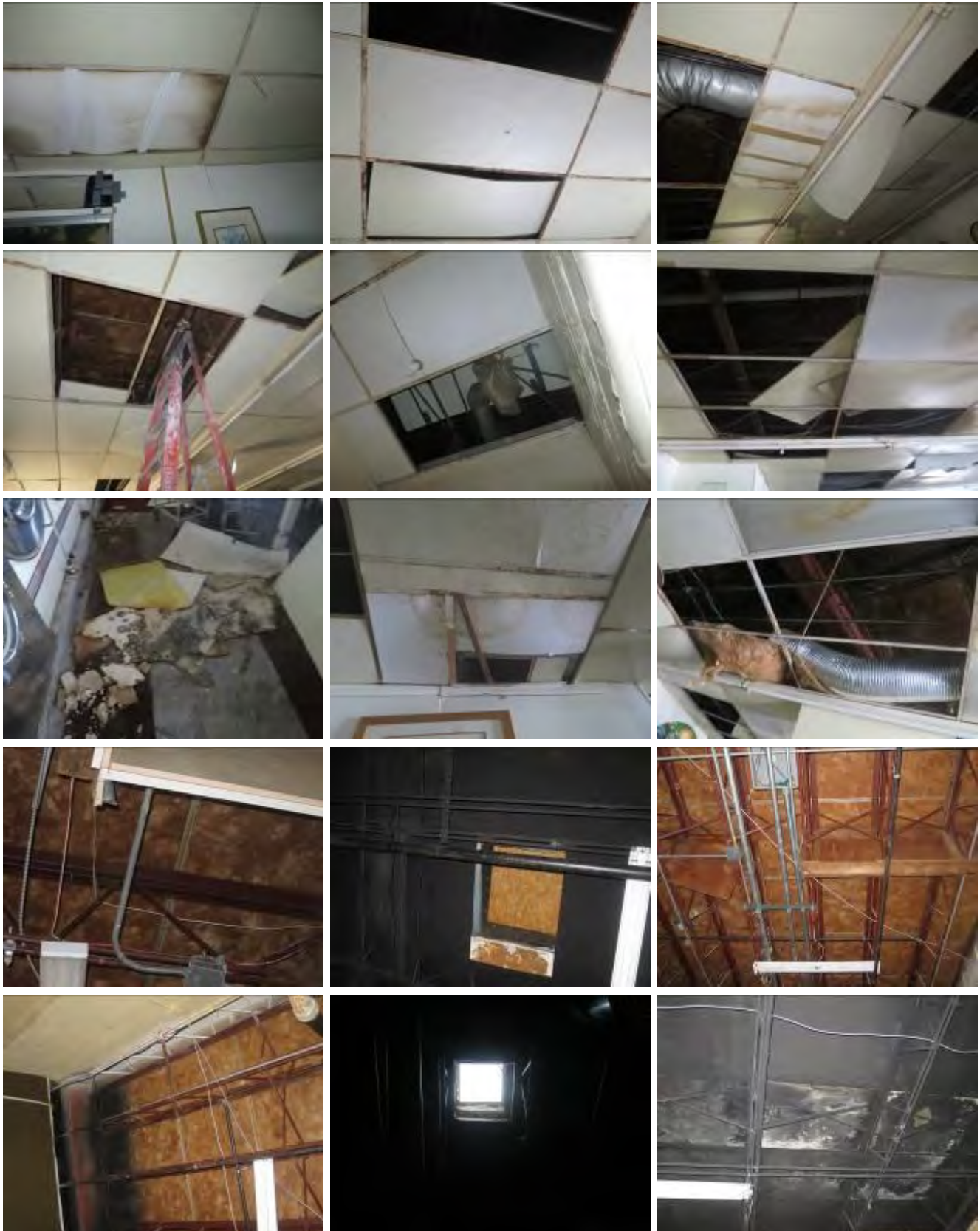
2801 Swope Parkway

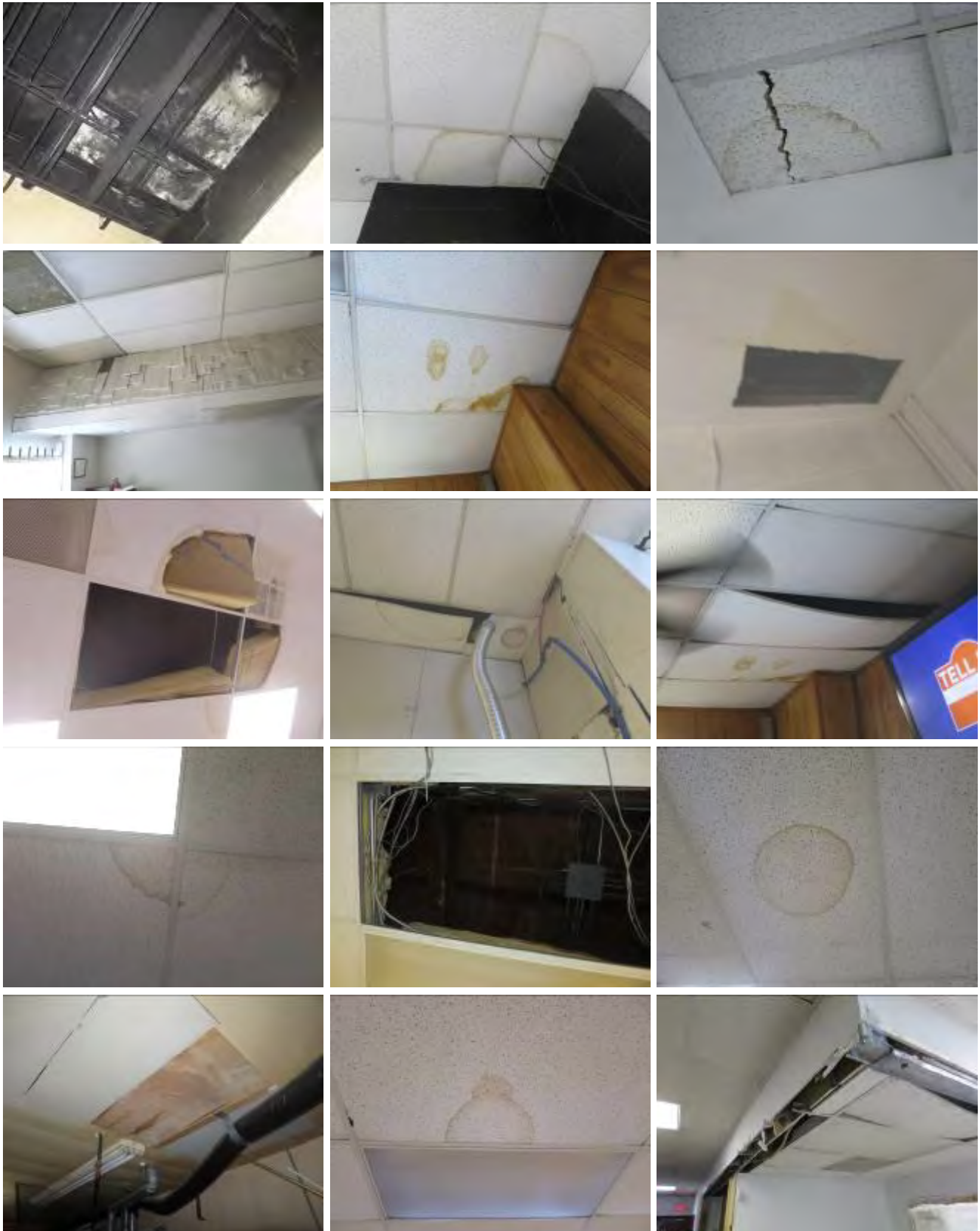
Deterioration & Obsolescence – Ceilings



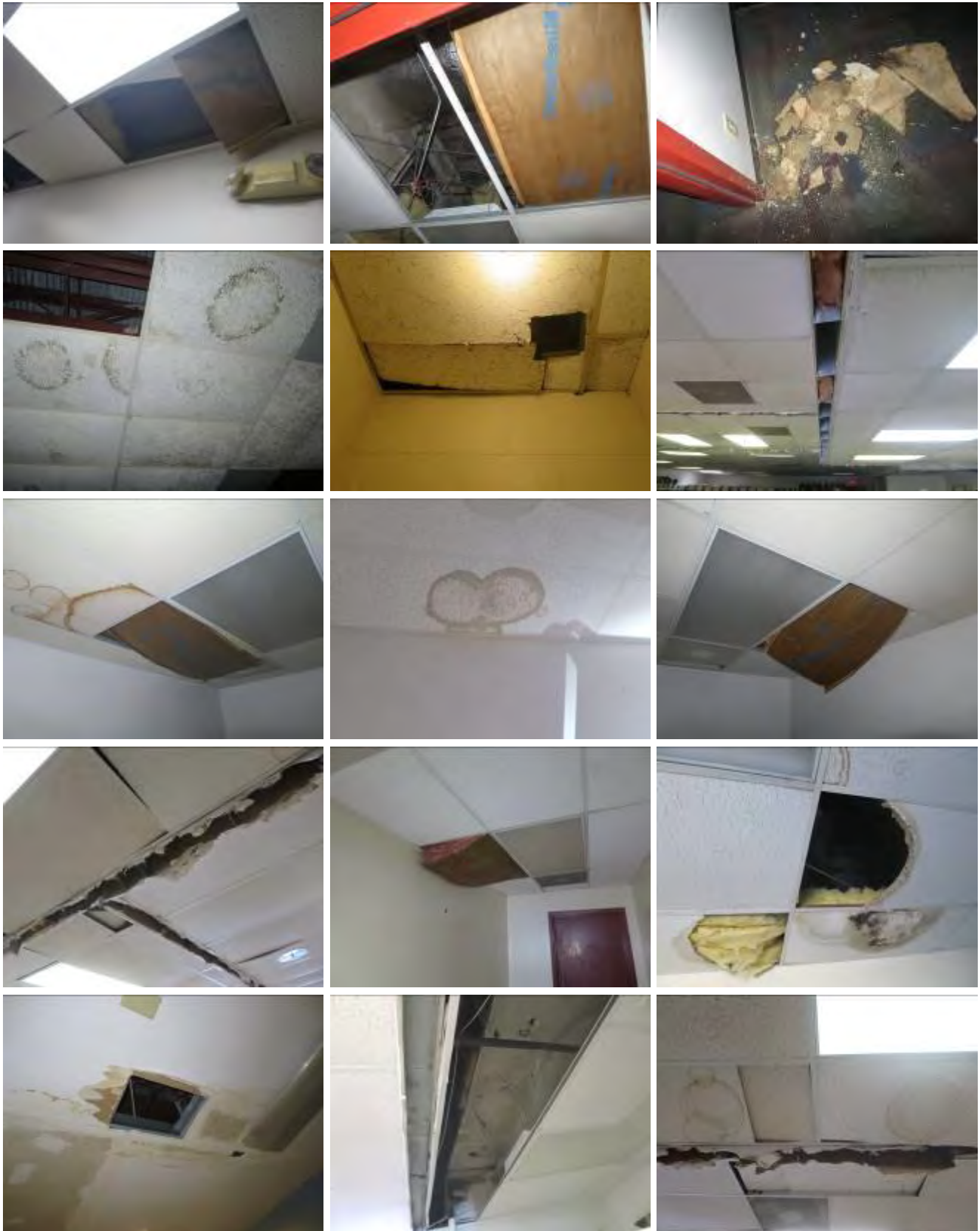
Deterioration & Obsolescence – Ceilings

Deterioration & Obsolescence – Ceilings



Deterioration & Obsolescence – Ceilings

Deterioration & Obsolescence – Ceilings



Deterioration & Obsolescence – Interior Walls

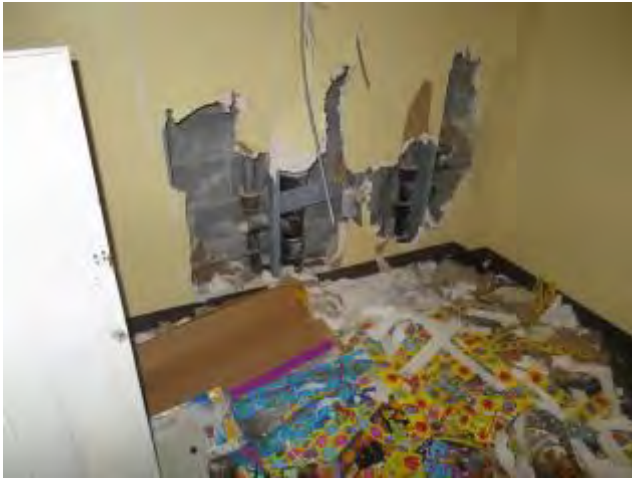


2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Interior Walls



2801 Swope Parkway



3011 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

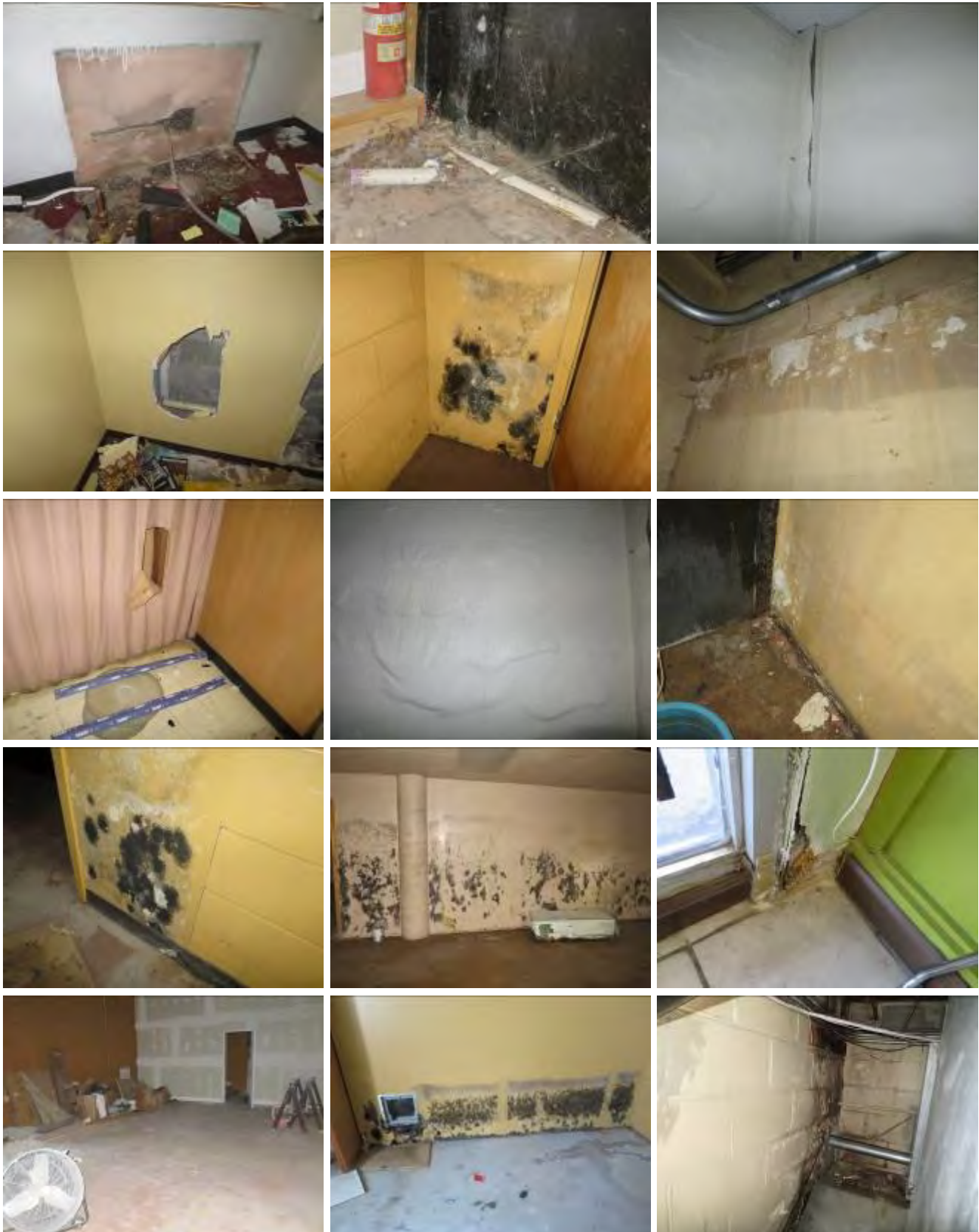


3011 Swope Parkway

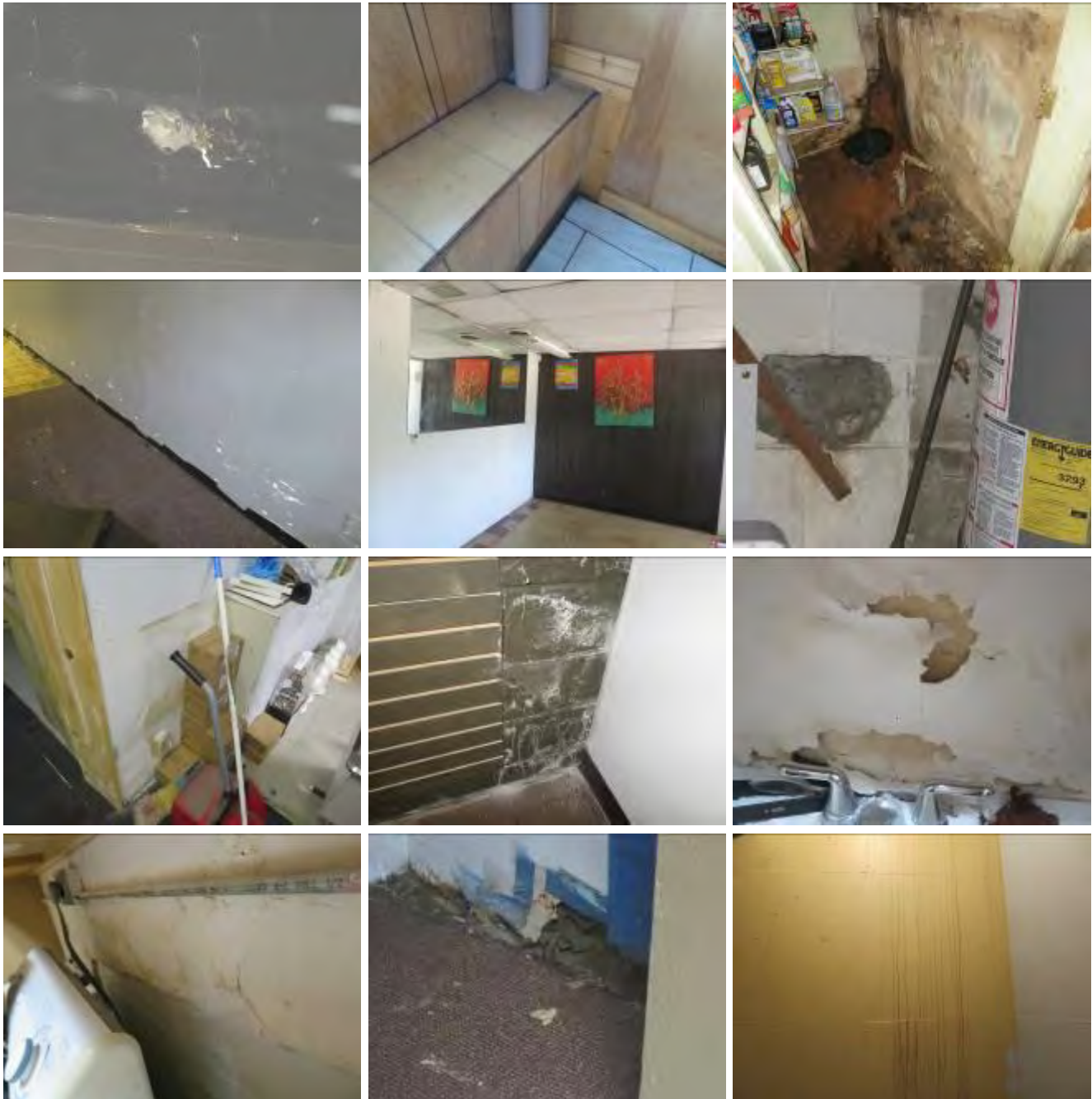


3011 Swope Parkway

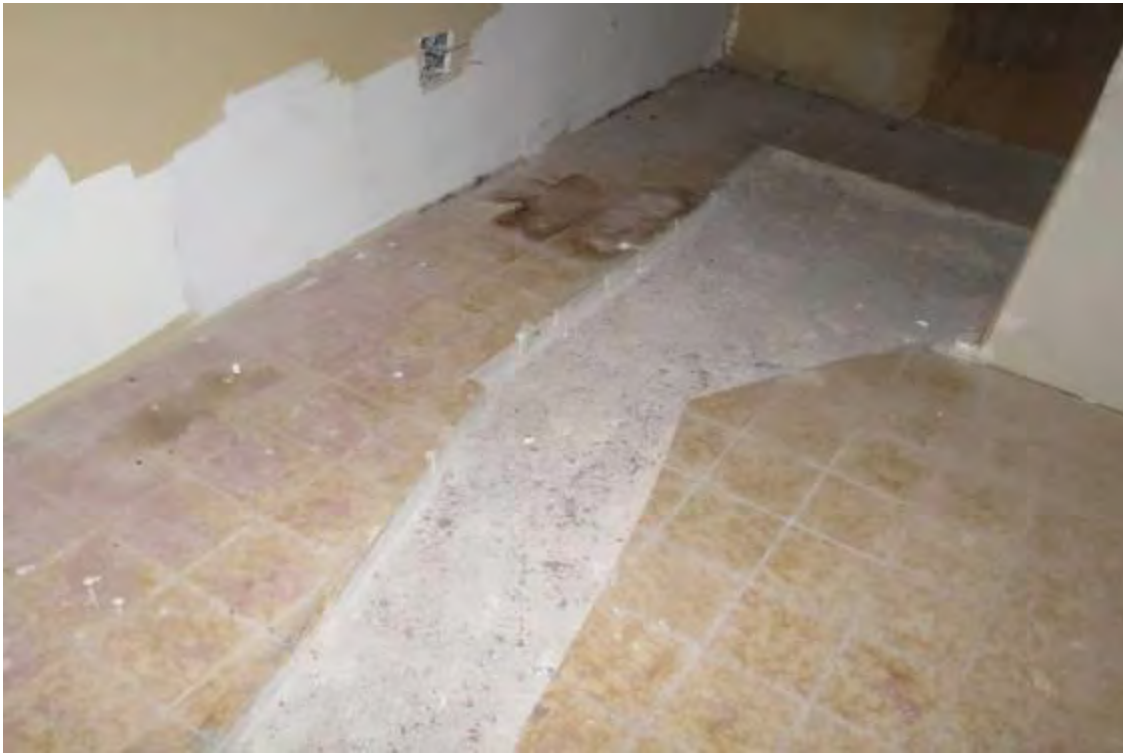
Deterioration & Obsolescence – Interior Walls



Deterioration & Obsolescence – Interior Walls



Deterioration & Obsolescence – Floors



3011 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence – Floors



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway

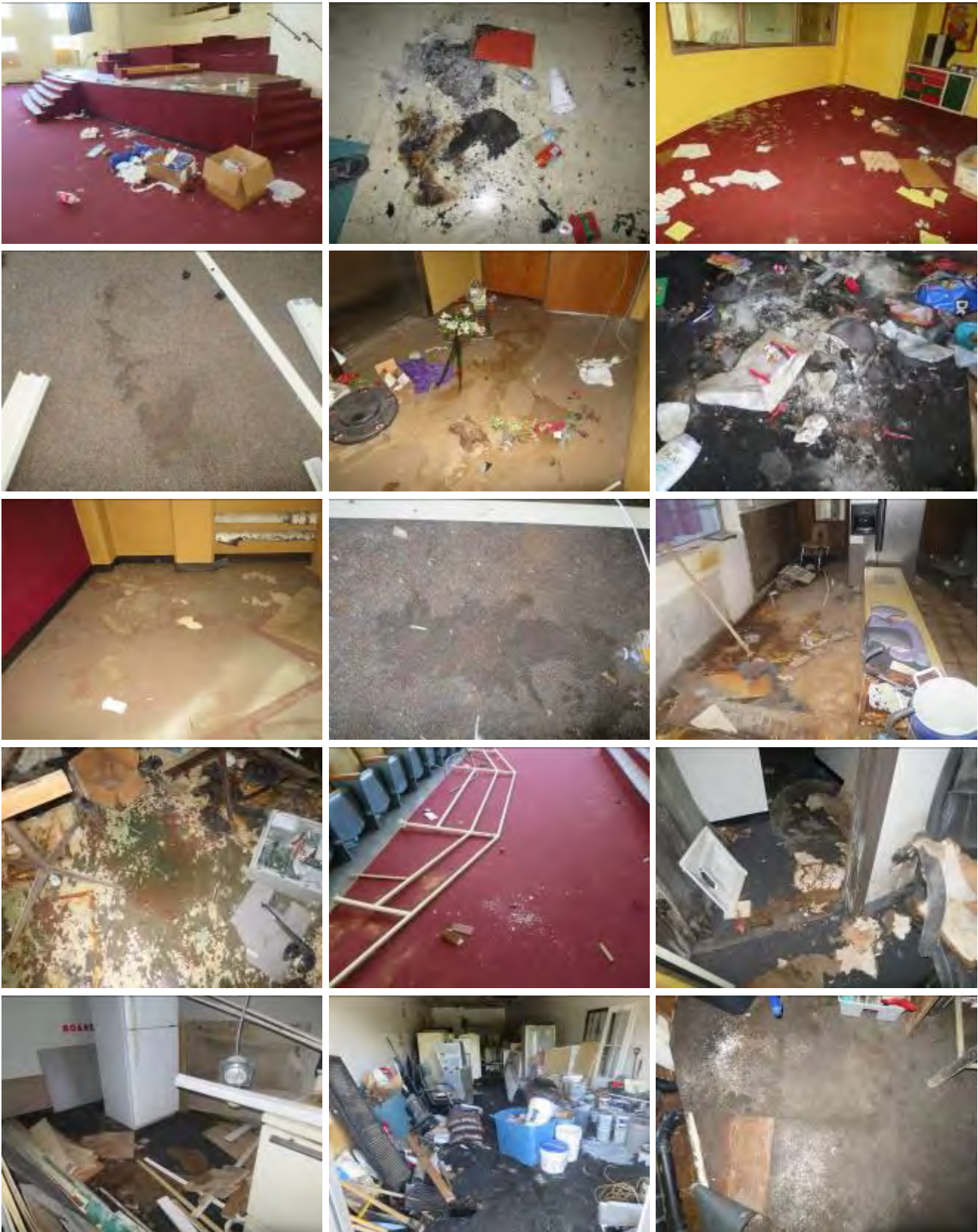


3123 Swope Parkway

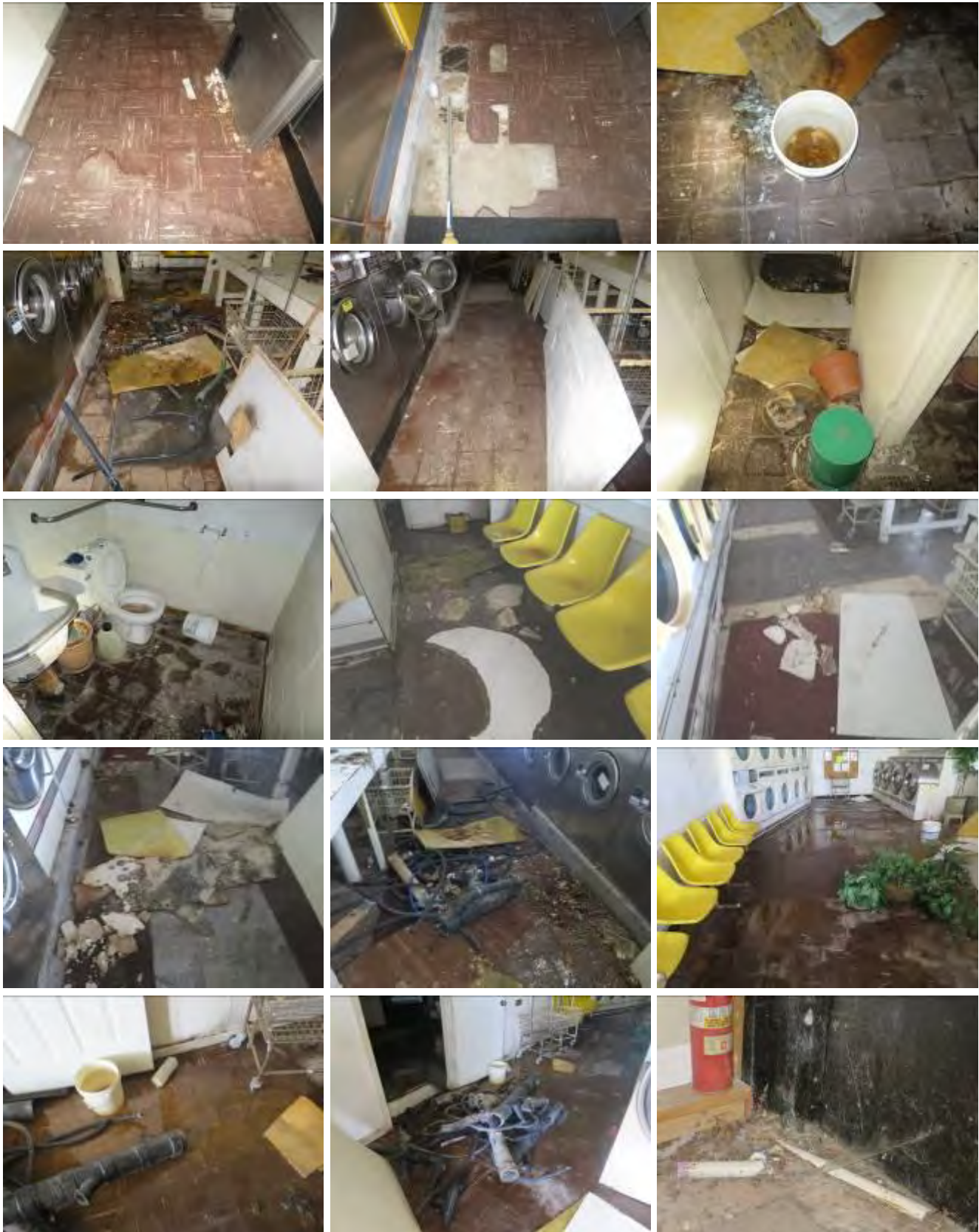


3011 Swope Parkway

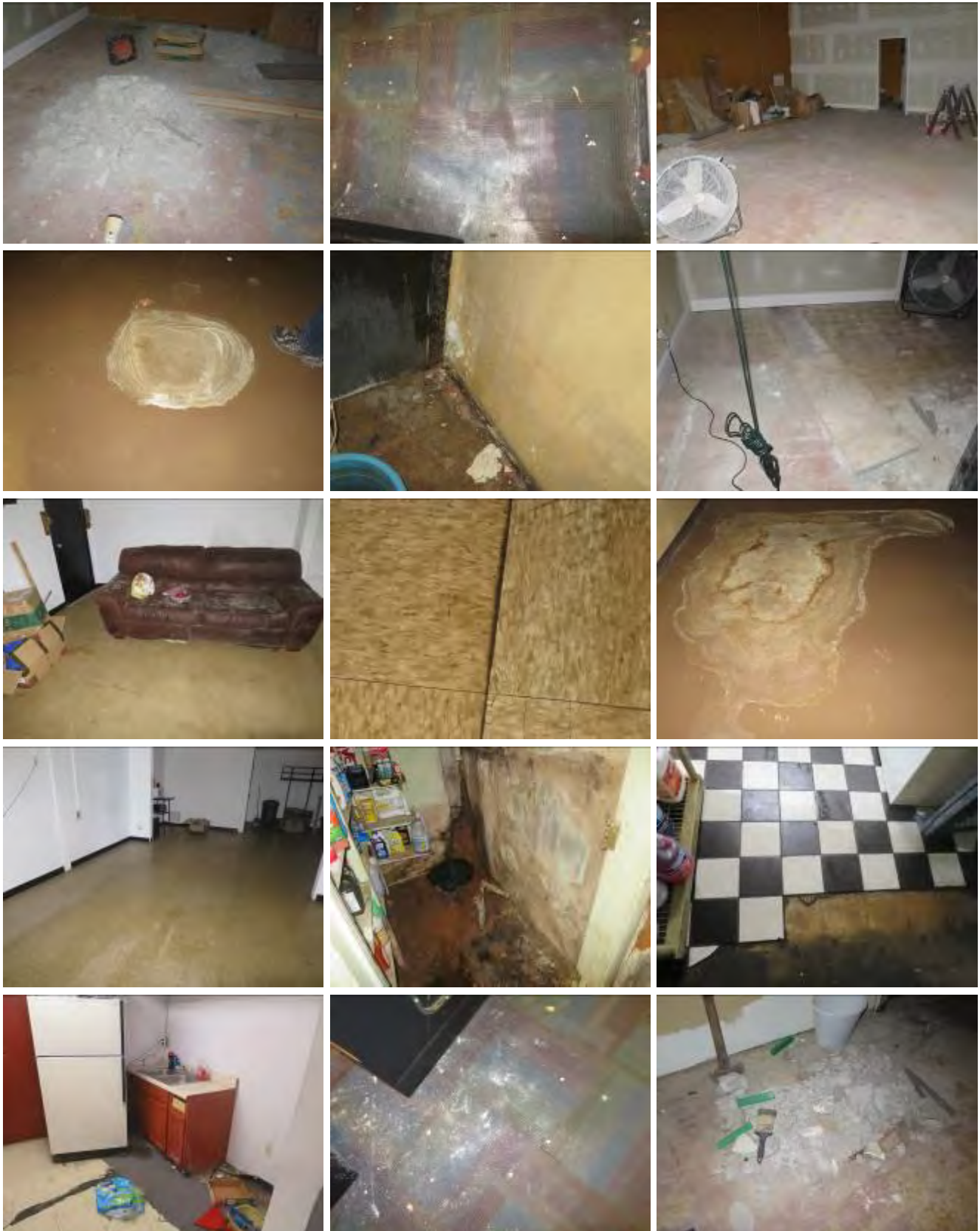
Deterioration & Obsolescence – Floors



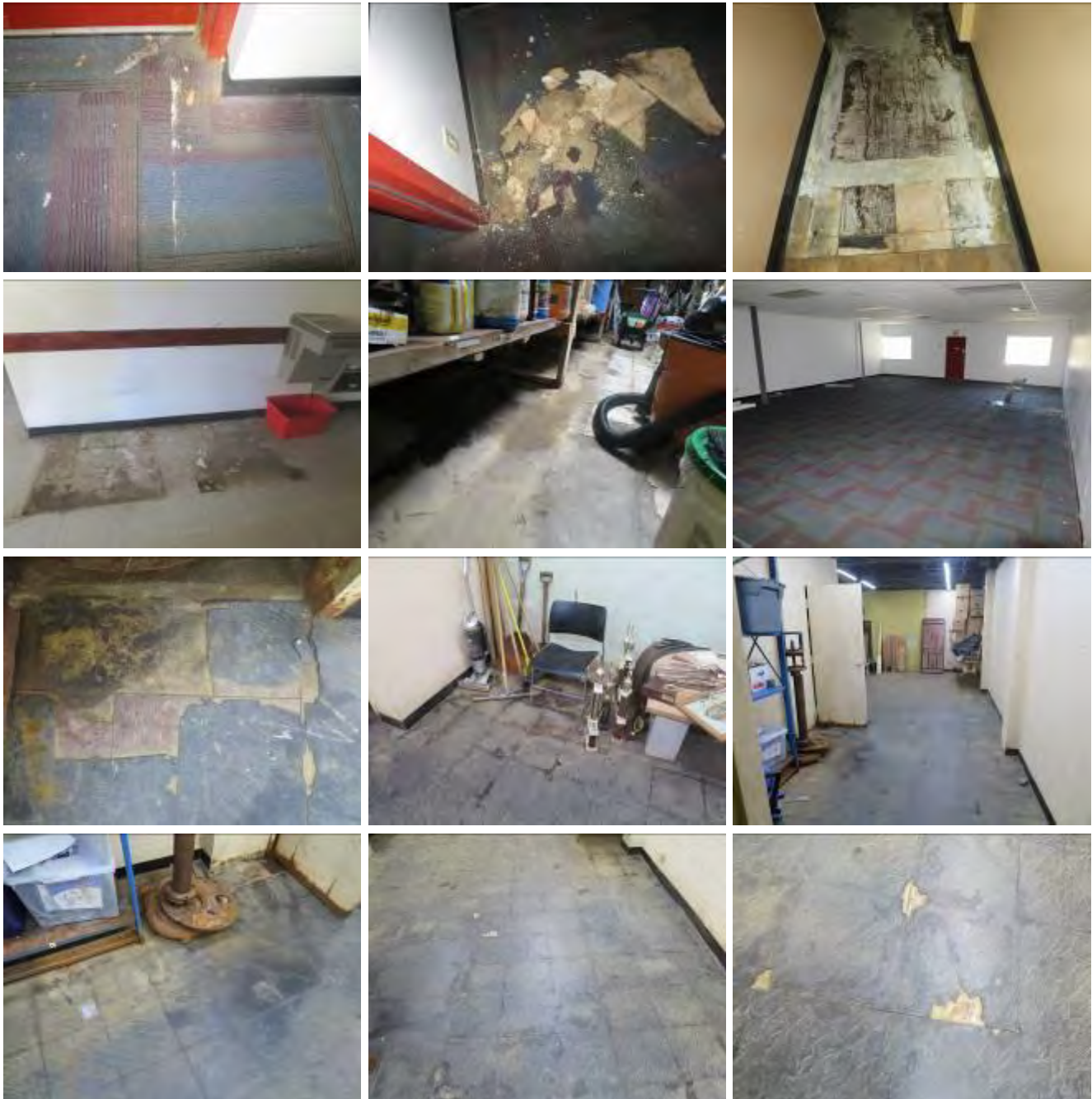
Deterioration & Obsolescence – Floors



Deterioration & Obsolescence – Floors



Deterioration & Obsolescence – Floors



Deterioration & Obsolescence – Plumbing



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Plumbing

2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence – Plumbing



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

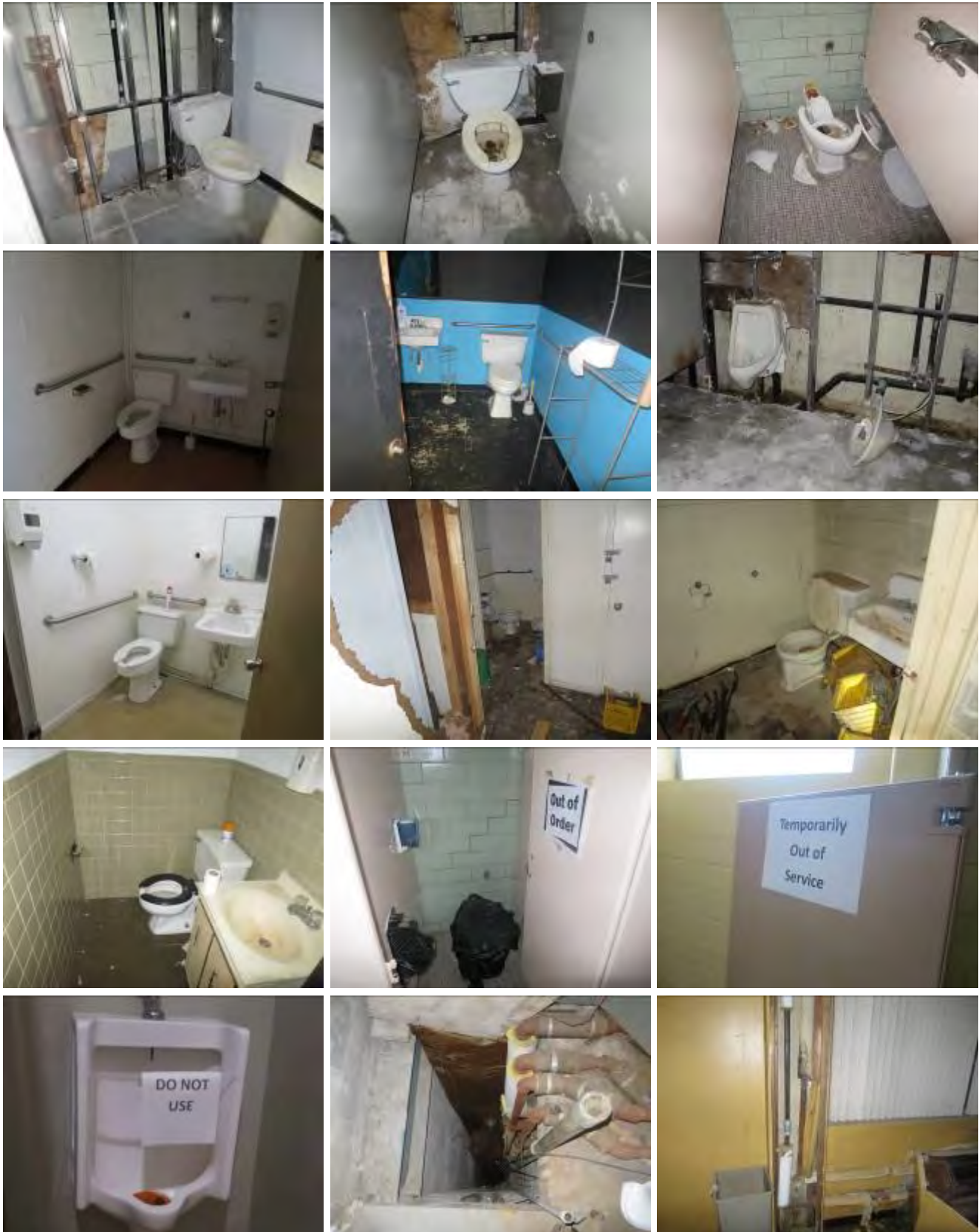


2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Plumbing



Deterioration & Obsolescence – HVAC



2801 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence – HVAC



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – HVAC



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

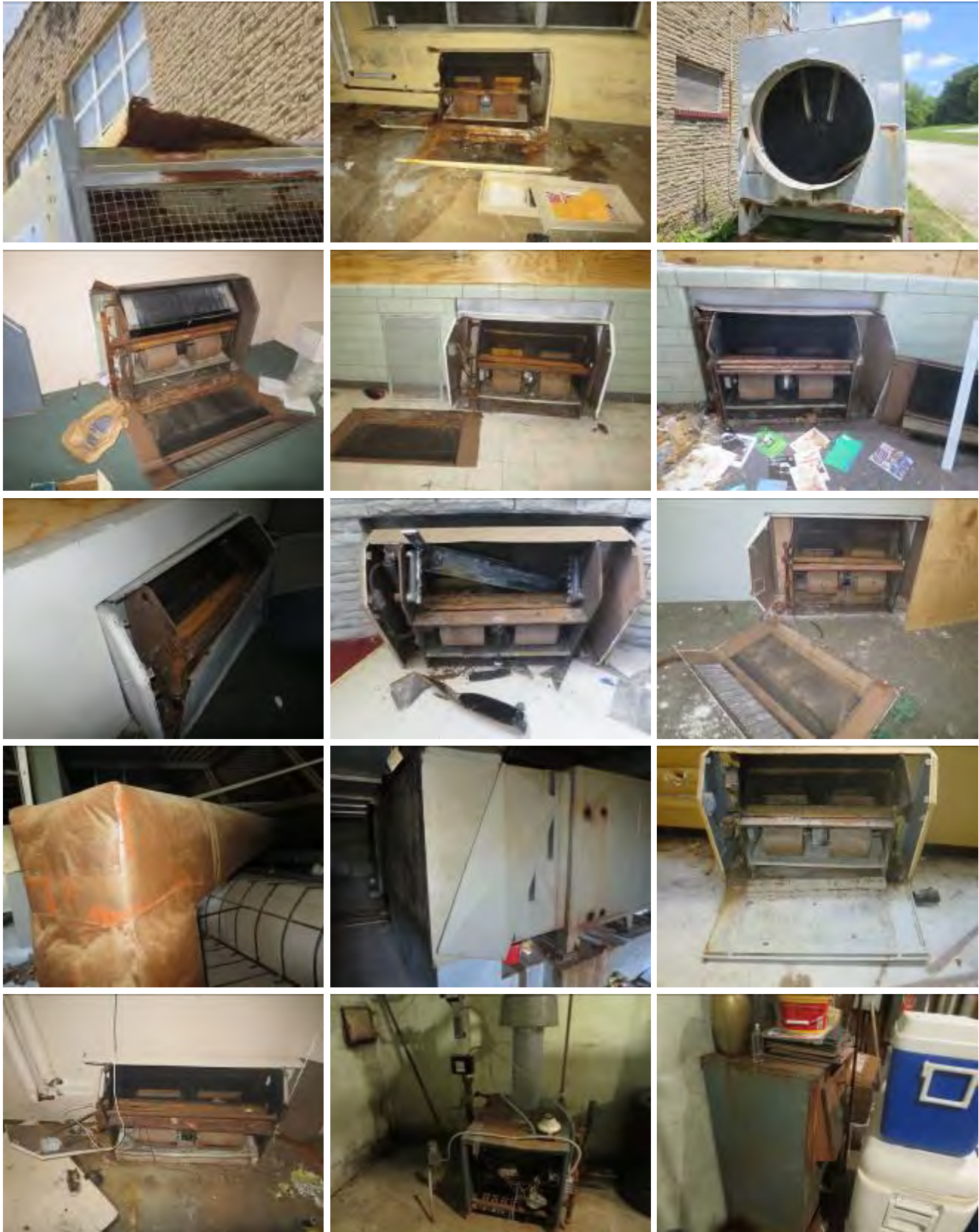


3011 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – HVAC



Deterioration & Obsolescence – Electrical

2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Electrical



2801 Swope Parkway



2801 Swope Parkway



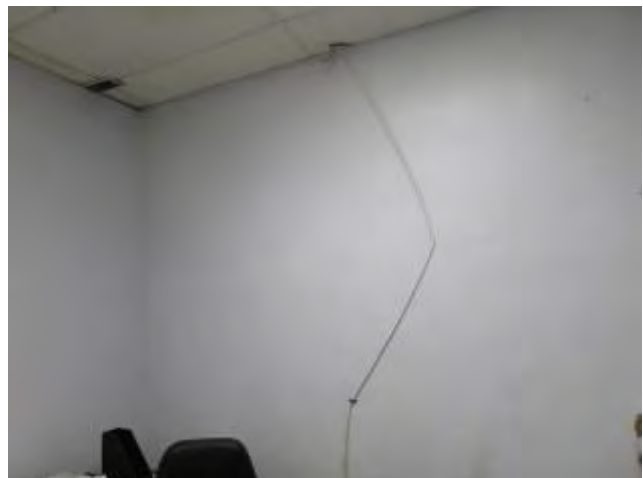
2801 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3123 Swope Parkway

Deterioration & Obsolescence – Electrical



3011 Swope Parkway



3011 Swope Parkway



3123 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Elevator



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Signage



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



3137 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway

Deterioration & Obsolescence – Asphalt Paving



3123 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Asphalt Paving



2801 Swope Parkway



2801 Swope Parkway



3137 Swope Parkway



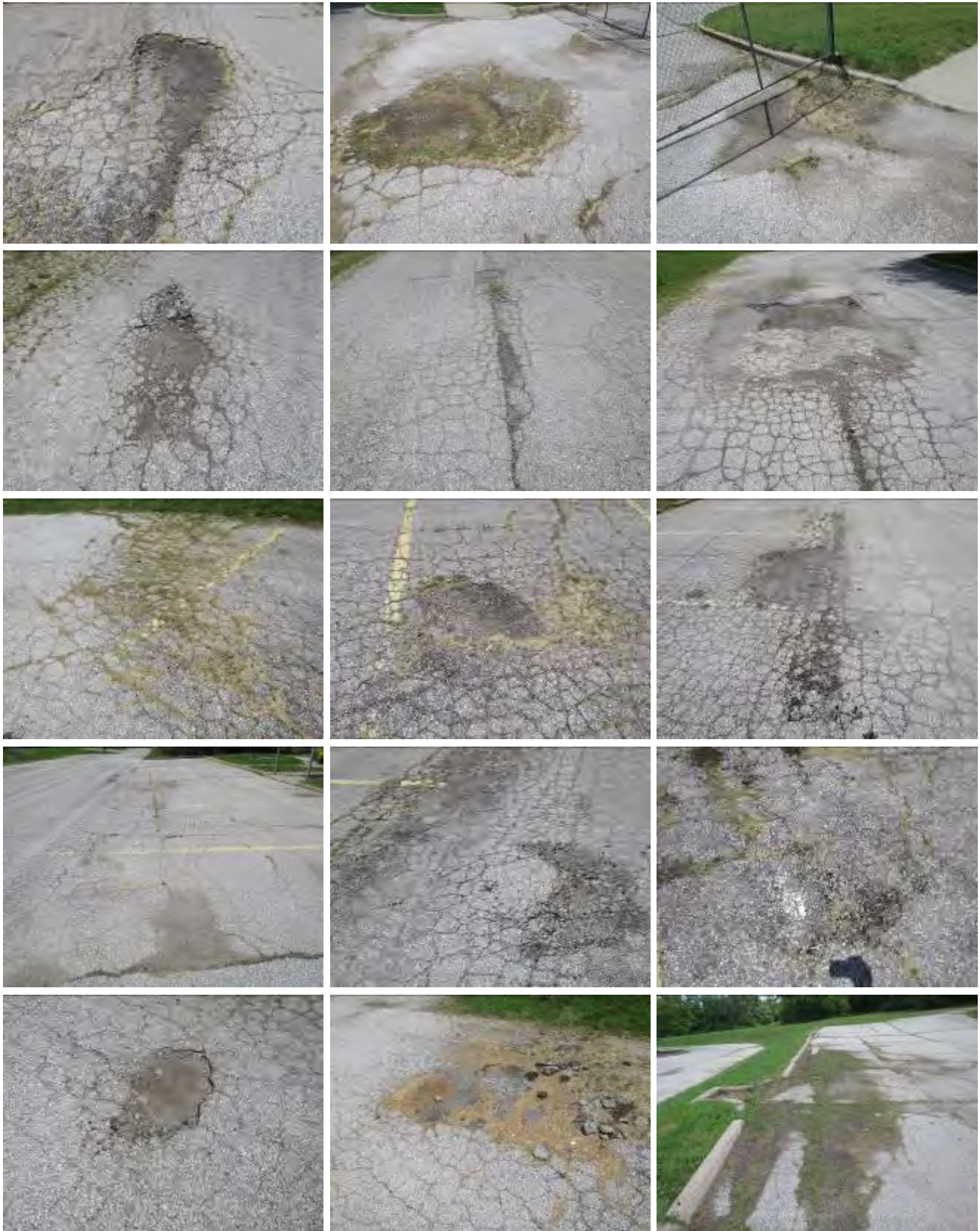
3123 Swope Parkway



3011 Swope Parkway



2801 Swope Parkway

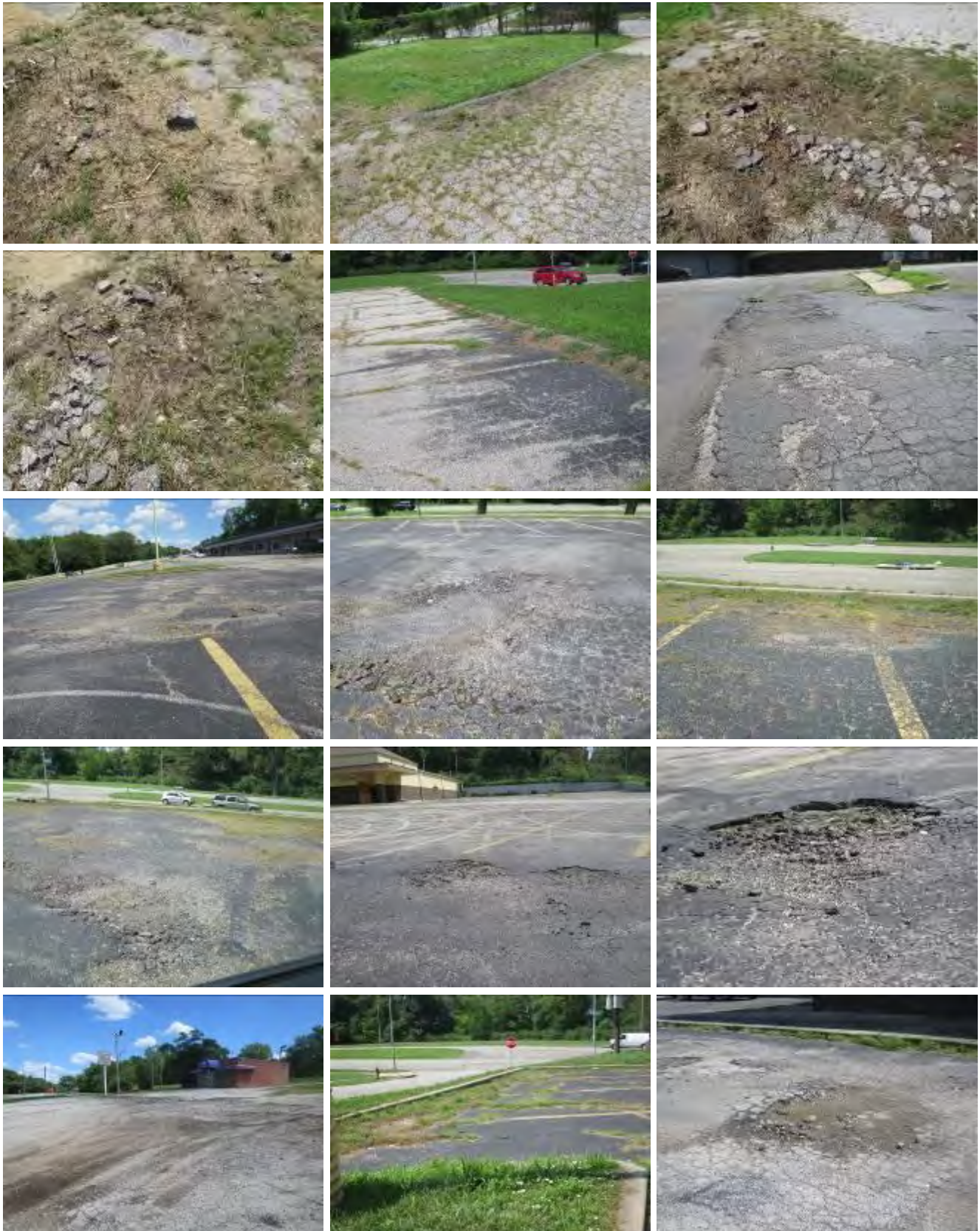
Deterioration & Obsolescence – Asphalt Paving

Deterioration & Obsolescence – Asphalt Paving

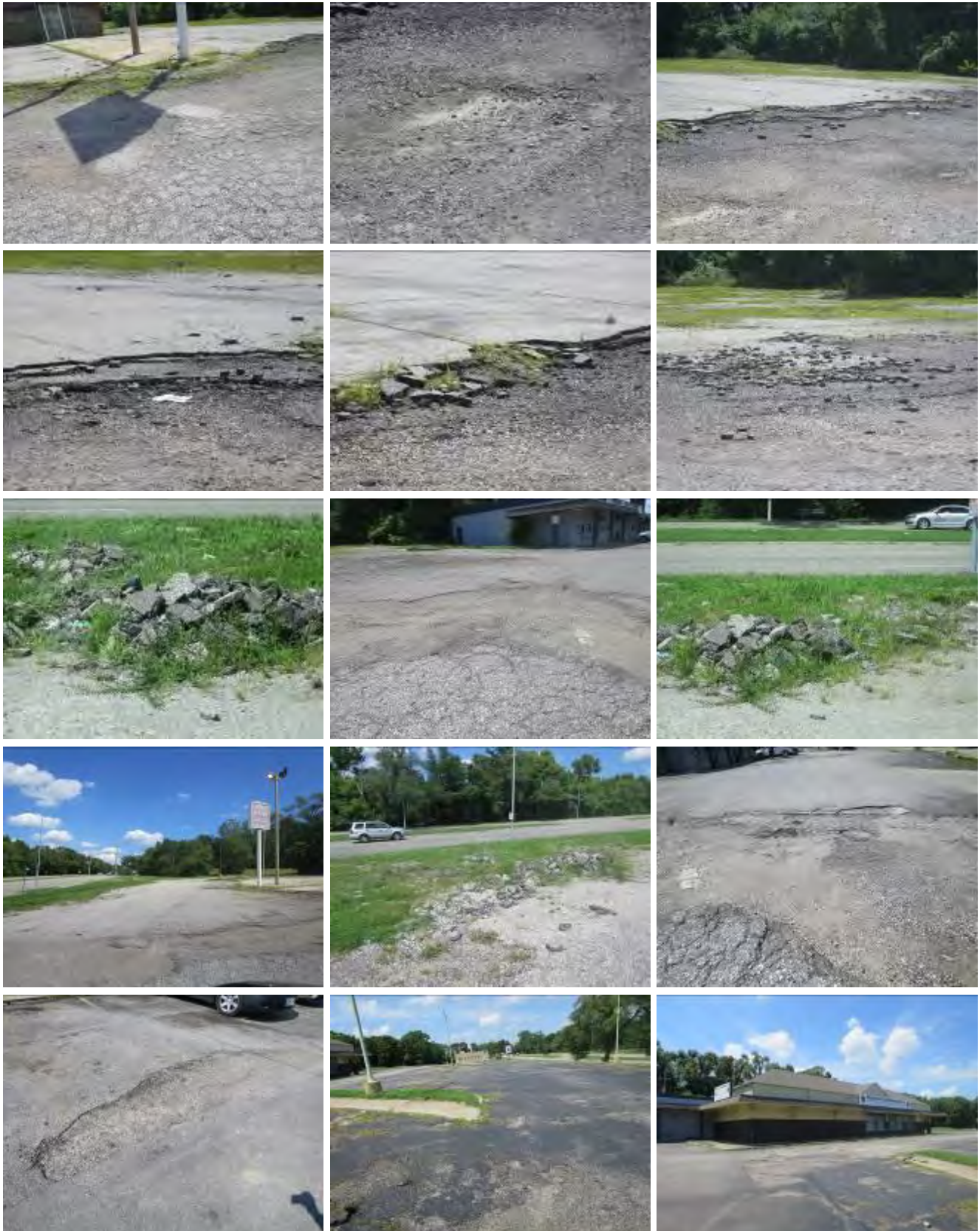
Deterioration & Obsolescence – Asphalt Paving



Deterioration & Obsolescence – Asphalt Paving



Deterioration & Obsolescence – Asphalt Paving



Deterioration & Obsolescence – Asphalt Paving



Deterioration & Obsolescence – Sidewalks



2915 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Sidewalks



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



2801 Swope Parkway

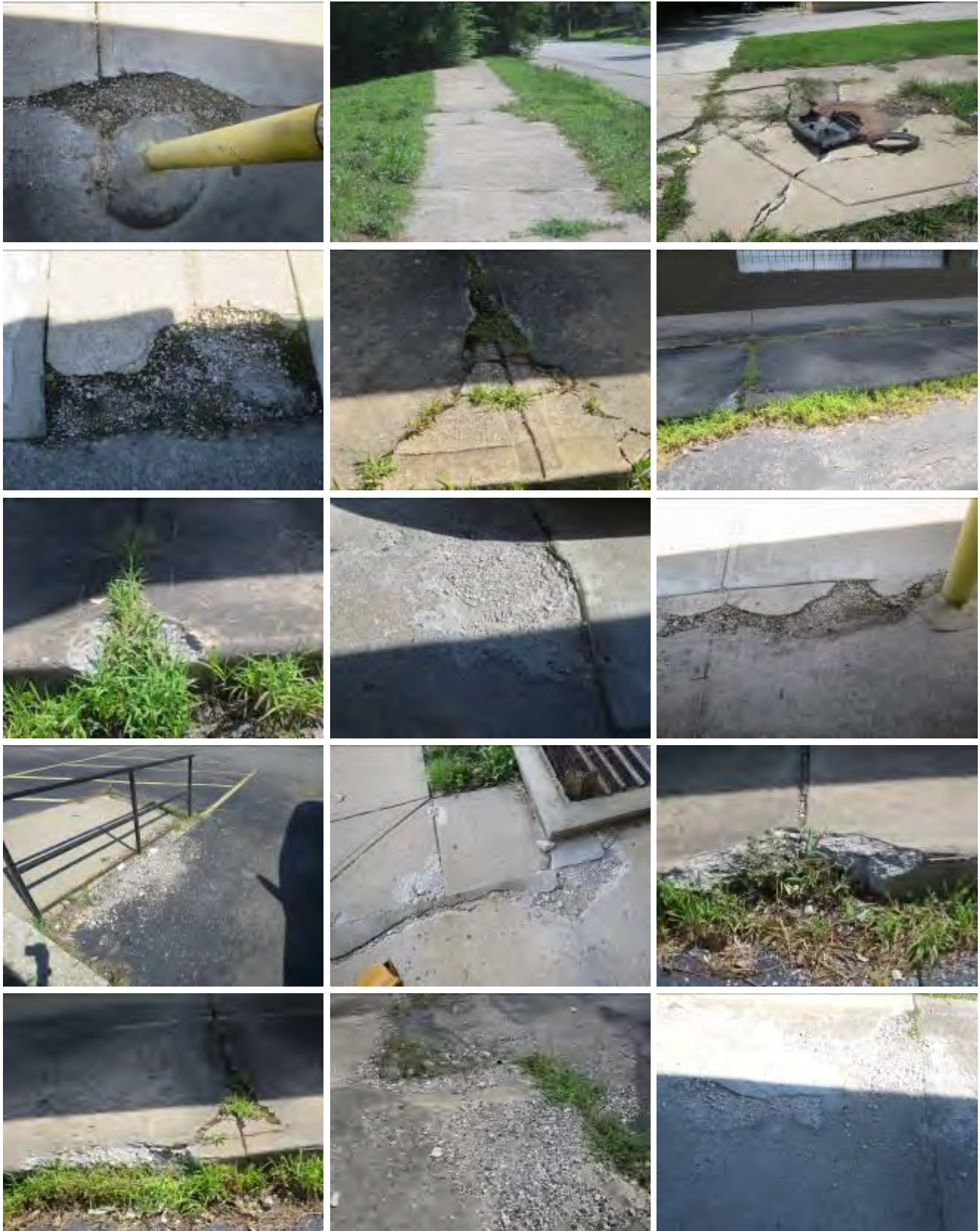


3123 Swope Parkway

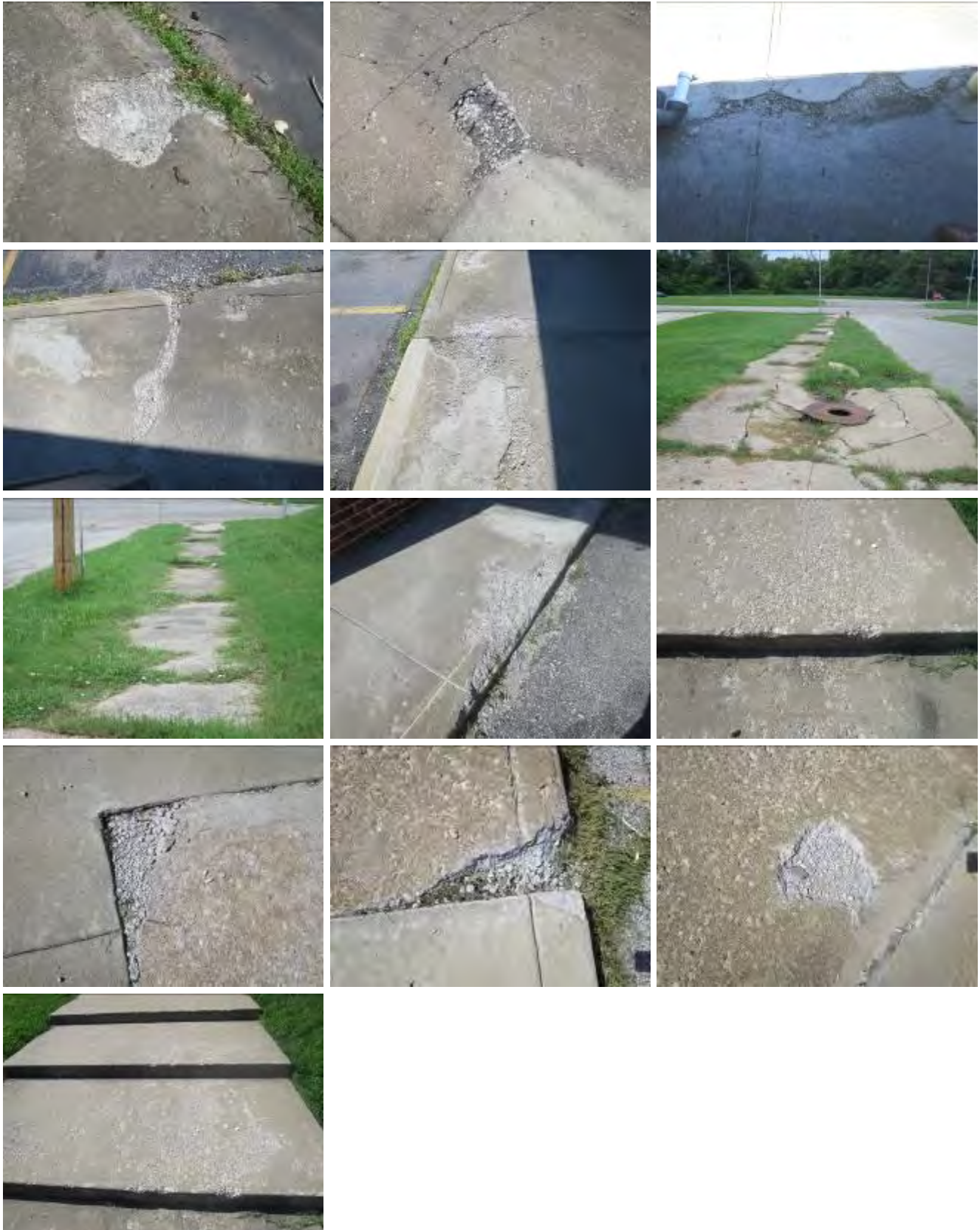


3123 Swope Parkway

Site Improvement Deterioration – Sidewalks



Site Improvement Deterioration – Sidewalks



Deterioration & Obsolescence – Parking Lot Improvements



3011 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence – Parking Lot Improvements

3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3011 Swope Parkway



3137 Swope Parkway

Deterioration & Obsolescence – Parking Lot Improvements



Deterioration & Obsolescence – Driveways



3137 Swope Parkway



3011 Swope Parkway

Deterioration & Obsolescence – Driveways



2801 Swope Parkway



3123 Swope Parkway



3011 Swope Parkway



3137 Swope Parkway



3137 Swope Parkway



3137 Swope Parkway

Deterioration & Obsolescence – Curbs



4816 Agnes Avenue



2801 Swope Parkway

Deterioration & Obsolescence – Curbs



4816 Agnes Avenue



2801 Swope Parkway



4816 Agnes Avenue



2801 Swope Parkway

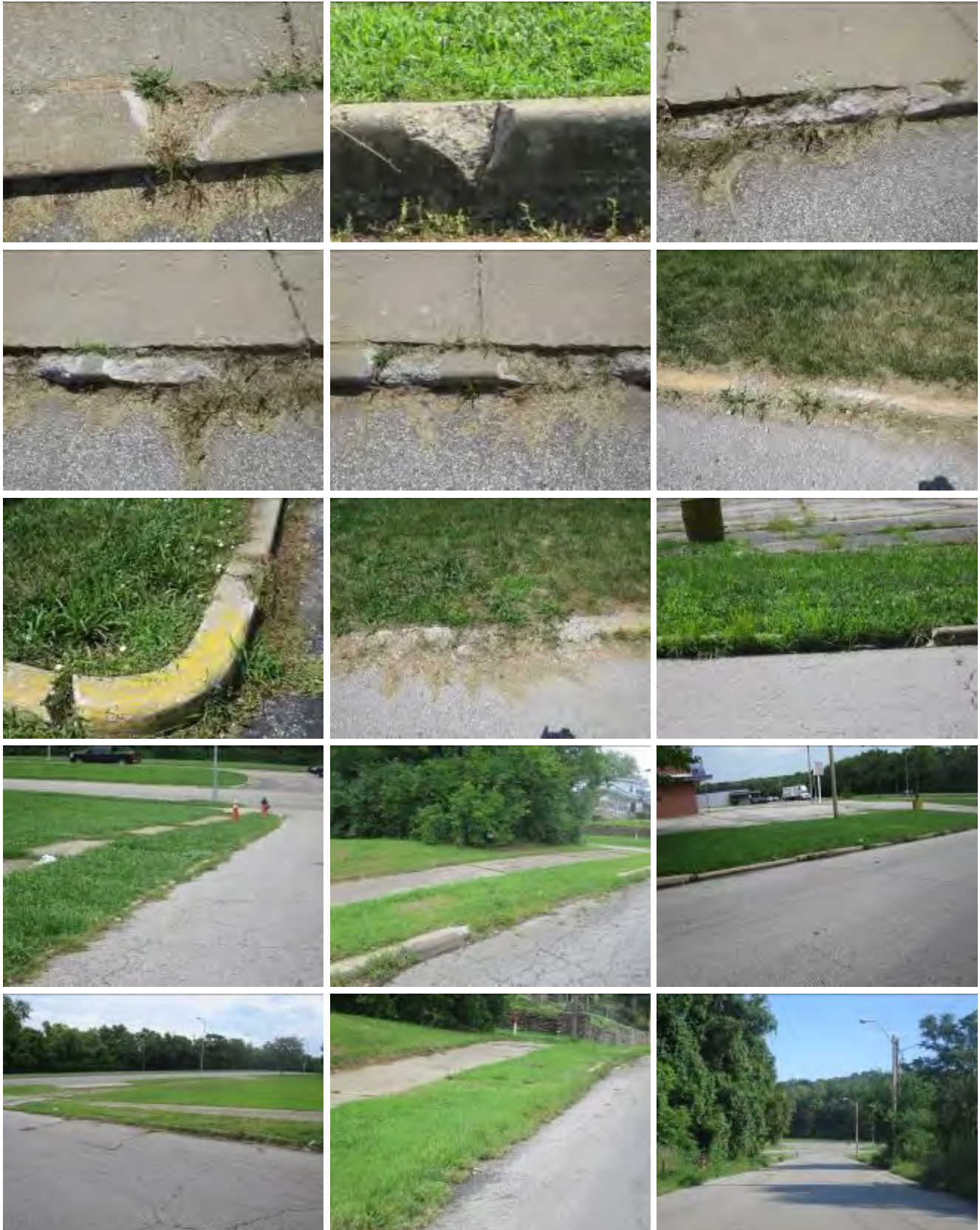


3011 Swope Parkway



3011 Swope Parkway

Site Improvement Deterioration – Curbs



Deterioration & Obsolescence – Parking Stops



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Parking Stops



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Parking Stops



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Fencing



2801 Swope Parkway



3123 Swope Parkway

Deterioration & Obsolescence – Fencing



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Landscaping



3011 Swope Parkway



2801 Swope Parkway

Deterioration & Obsolescence – Landscaping



3011 Swope Parkway



2801 Swope Parkway



3123 Swope Parkway



2801 Swope Parkway



3123 Swope Parkway



3011 Swope Parkway

Site Improvement Deterioration – Landscaping



Component 4: Improper Subdivision Or Obsolete Platting

This component of blight generally applies to the following:

- Urban settings where fractionated interests prohibit development of modern functional structures (e.g., numerous 25-foot wide city lots must be combined to create a footprint for an office building).
- Lot(s) with dysfunctional layout, size, or configuration
- Lot(s) with poor access
- Lack of conforming uses

The portion of the study area located west of Agnes Avenue is platted in lots and blocks. All of these lots are 50 feet wide. All four tax parcels have acceptable access. The three study area tax parcels lying east of Agnes Avenue are metes and bounds with irregular but generally functional design and adequate access. The seven tax parcels in the study area are held in three ownerships. Improper subdivision and obsolete platting are not considered a contributing factor to blight at the study area.

Component 5: Endangerment By Fire Or Other Causes

The study area is conveniently located for police and fire service. Fire Station #35 is located at 4520 Benton Avenue on the north side of Brush Creek across from the east half of the study area. The numerous blighting factors previously discussed concerning insanitary or unsafe conditions and deteriorating site improvements are also considered negative influences under this Component. Numerous potential environmental issues need to be addressed within the study area including asbestos, lead-based paint and piping, PCBs, and mold. Due to extended vacancy and/or lack of supervision, trespassing, vandalism, illegal camping, accumulation of trash, and illegal dumping are all negative issues.

Evidence of trespassing, illegal camping, and vandalism was evident throughout the study area. Almost all of the exterior windows or glass doors within the study area are covered with metal security bars due to safety concerns. Broken doors or windows were noted throughout the study area. Electrical wiring has been stripped from the exteriors and interiors of several of the study area improvements. Graffiti has defaced the exteriors and interiors of several of the improvements in the study area. Empty alcohol containers and broken bottles were scattered throughout the study area. Evidence of illegal camping is clearly evident in a wooded area with shed behind the religious use (2801 Swope Parkway), on the wooded vacant lots at 2901 Swope Parkway and 4816 Agnes Avenue, and behind the structures at 2915 and 3137 Swope Parkway. The fencing encompassing the rear portion of 2801 Swope Parkway has been damaged to create access across the large site (trespassing was observed during the inspection entering along E 49th Street and exiting near Swope Parkway). A lamppost and concrete base in the parking lot at 3011 Swope Parkway had been knocked out of the ground and was laying in the parking lot. Much of the interior of the vacant religious use at 2801 Swope Parkway had been damaged by vandals including floors, walls, ceilings, glass panes, plumbing fixtures, and HVAC units.

The following pages contain numerous photographs of blighting influences within the study area and the immediate neighborhood.

Endangerment By Fire Or Other Causes – Trespassing & Illegal Camping

Trespassing & Illegal Camping At 2801 Swope Parkway



Trespassing & Illegal Camping At 2801 Swope Parkway

Endangerment By Fire Or Other Causes – Trespassing Fire Hazard

Interior Fire At 2801 Swope Parkway



Interior Fire At 2801 Swope Parkway



Potential Fire Starters At 2801 Swope Parkway



Interior Fire At 2801 Swope Parkway



Trespassing At 2801 Swope Parkway



Trespassing At 2801 Swope Parkway

Endangerment By Fire Or Other Causes – Trespassing/Vandalism/Graffiti

Trespassing/Vandalism/Graffiti At 2801 Swope Parkway (Facing Chestnut Avenue)



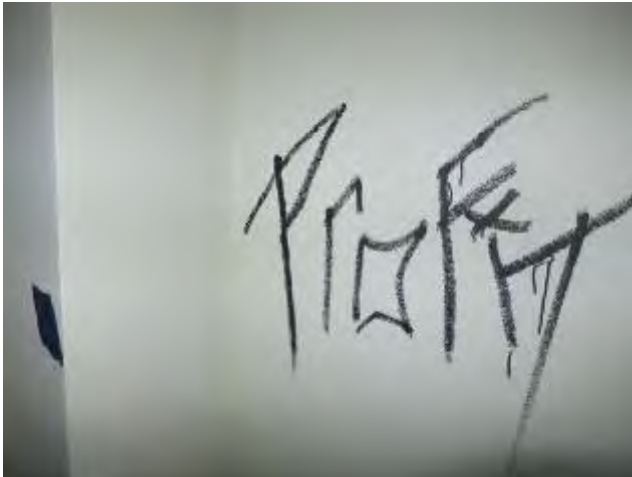
Trespassing/Vandalism/Graffiti At 2801 Swope Parkway

Endangerment By Fire Or Other Causes – Trespassing/Vandalism/Graffiti

2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Endangerment By Fire Or Other Causes – Trespassing & Graffiti



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



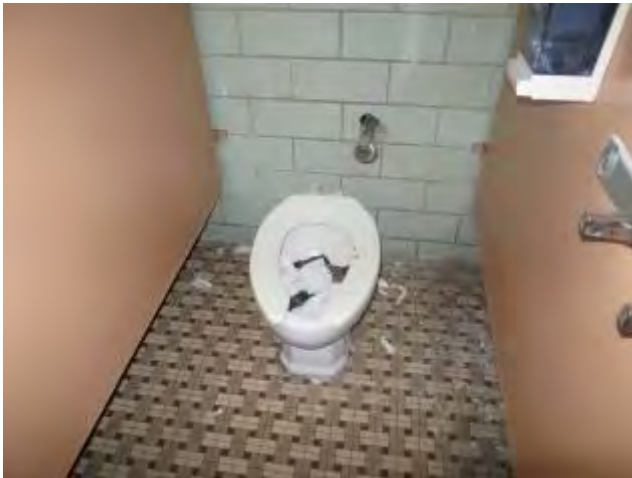
E 49th Street Just West Of Chestnut Avenue

Endangerment By Fire Or Other Causes – Trespassing & Vandalism

2801 Swope Pkwy.



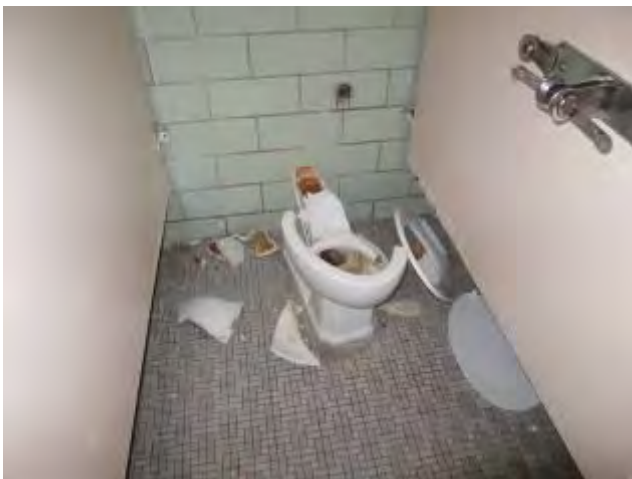
2801 Swope Pkwy.



2801 Swope Pkwy.



2801 Swope Pkwy.



2801 Swope Pkwy.



3123 Swope Parkway

Endangerment By Fire Or Other Causes – Vandalism/Electrical



2801 Swope Parkway



2801 Swope Parkway

Endangerment By Fire Or Other Causes – Vandalism/Electrical

2801 Swope Parkway



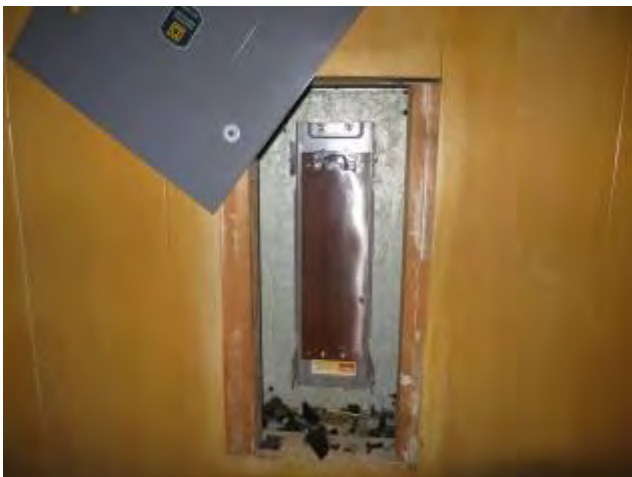
2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

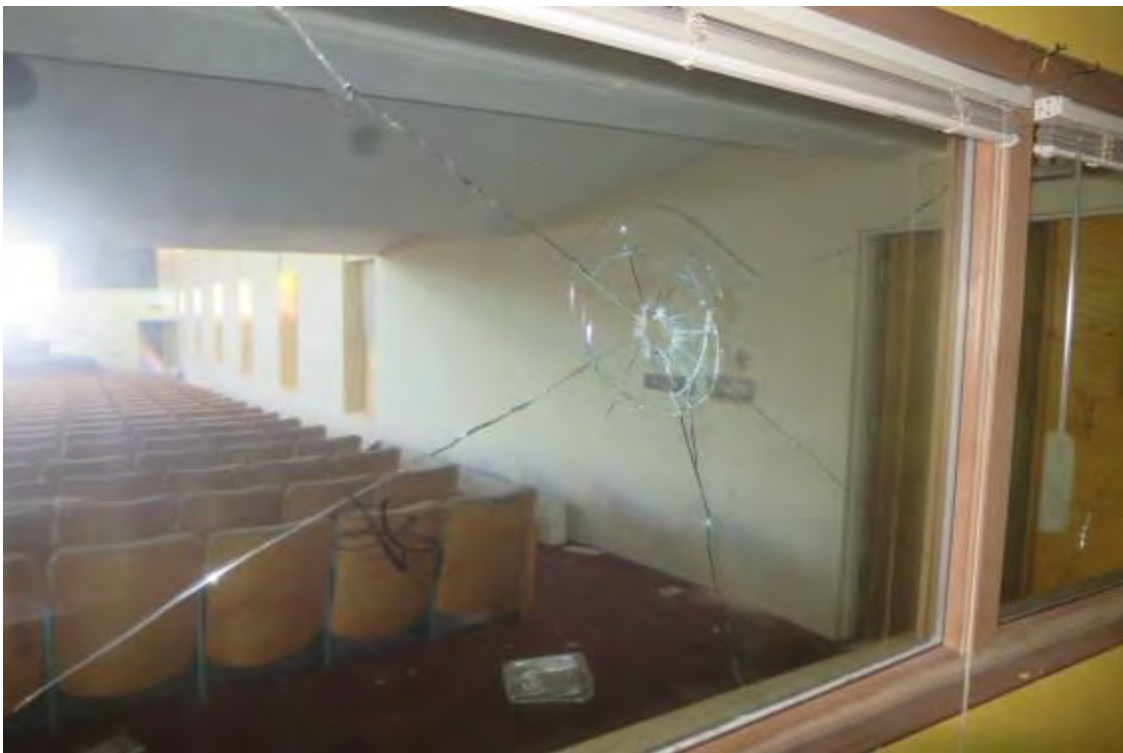


3011 Swope Parkway

Endangerment By Fire Or Other Causes – Vandalism / Broken Windows



3123 Swope Parkway



2801 Swope Parkway

Endangerment By Fire Or Other Causes – Vandalism / Broken Windows



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Endangerment By Fire Or Other Causes – Vandalism / Broken Windows



2801 Swope Parkway



2801 Swope Parkway



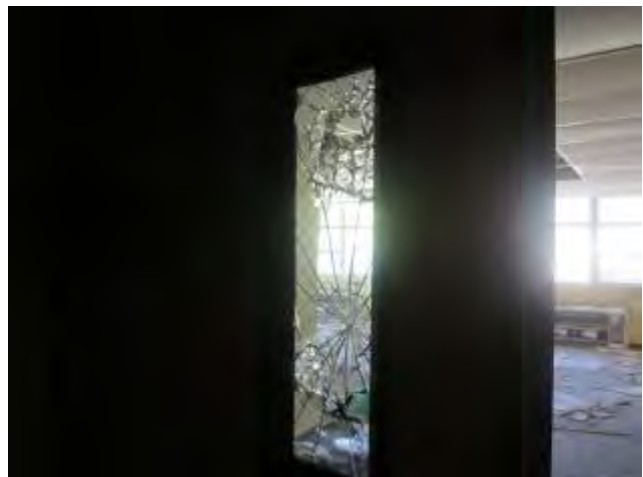
3011 Swope Parkway



3011 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Endangerment By Fire Or Other Causes – Vandalism / Broken Windows



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

Endangerment By Fire Or Other Causes – Vandalism / Broken Windows



2801 Swope Parkway



2801 Swope Parkway



4816 Agnes Avenue

Endangerment By Fire Or Other Causes – Trespassing / Loitering



Endangerment By Fire Or Other Causes – Trespassing / Loitering



Endangerment By Fire Or Other Causes – Trespassing / Loitering



Endangerment By Fire Or Other Causes – Board Up Structures



2801 Swope Parkway



2801 Swope Parkway

Endangerment By Fire Or Other Causes – Board Up Structures

2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway

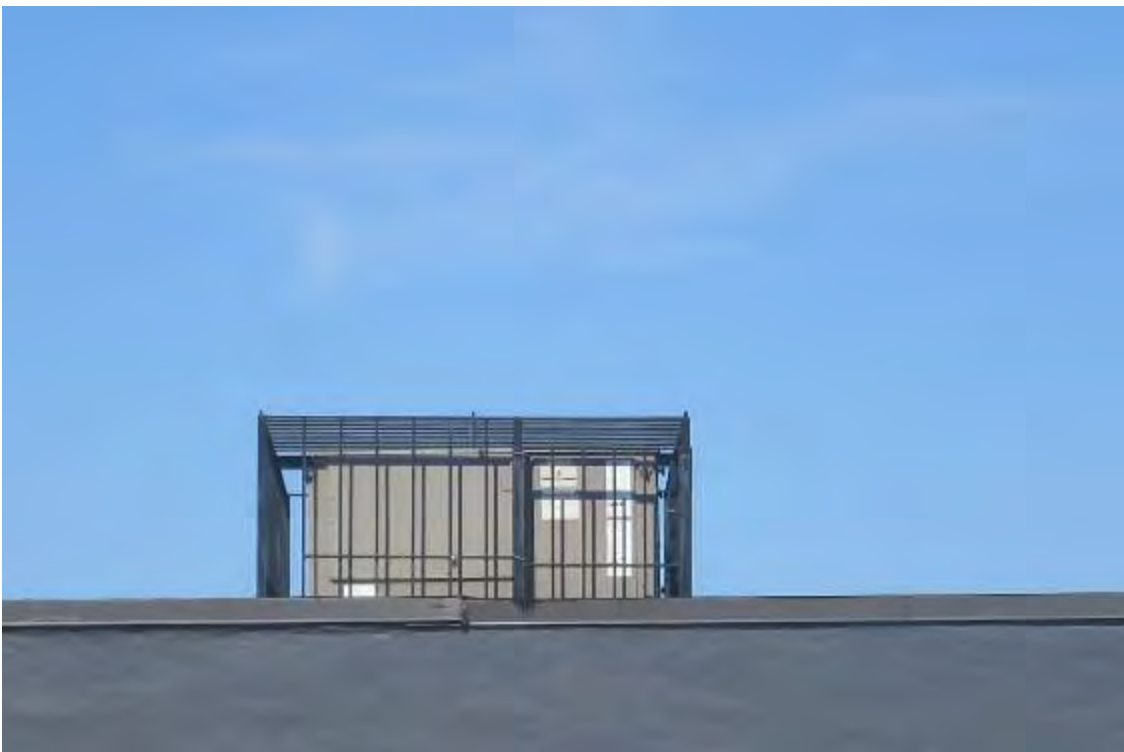


2801 Swope Parkway

Endangerment By Fire Or Other Causes – Security Bars/Razor Wire



3011 Swope Parkway – Razor Wire On Front Elevation



3011 Swope Parkway

Endangerment By Fire Or Other Causes – Security Bars/Razor Wire

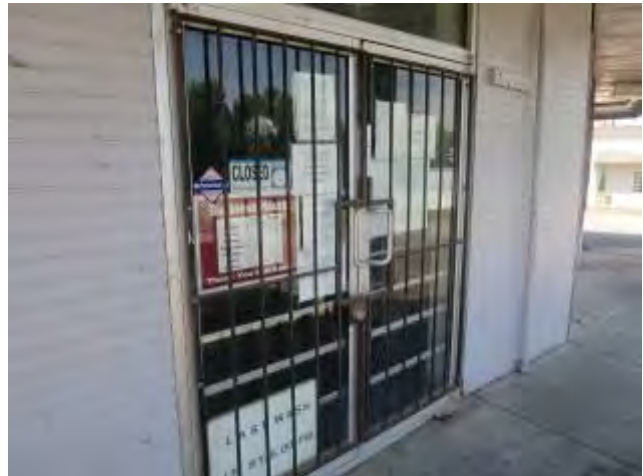
3123 Swope Parkway



3123 Swope Parkway



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3123 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway

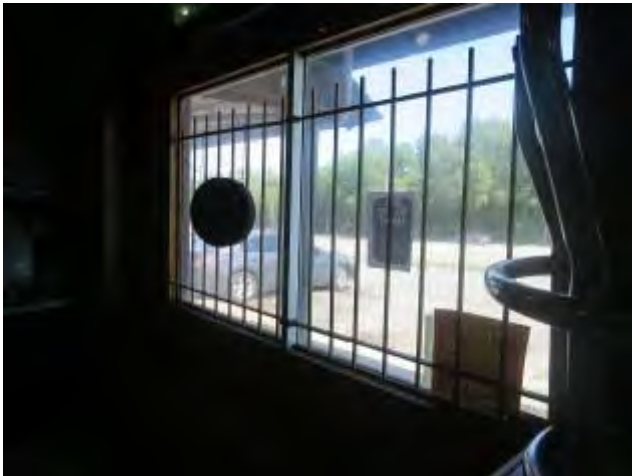
Endangerment By Fire Or Other Causes – Security Bars/Razor Wire



3011 Swope Parkway



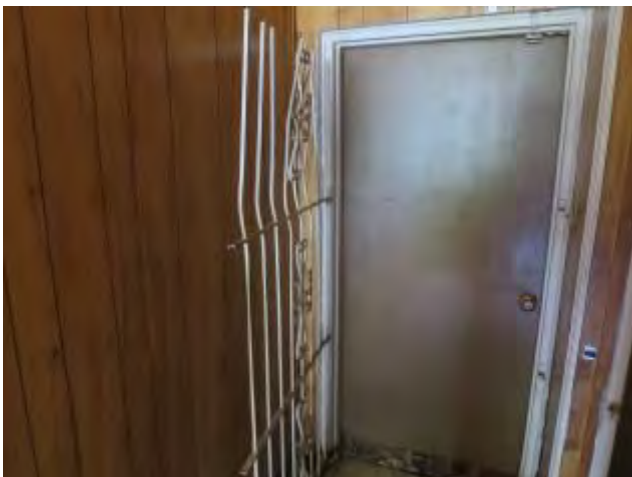
3011 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway



3123 Swope Parkway

Endangerment By Fire Or Other Causes – Security Bars/Razor Wire

3123 Swope Parkway



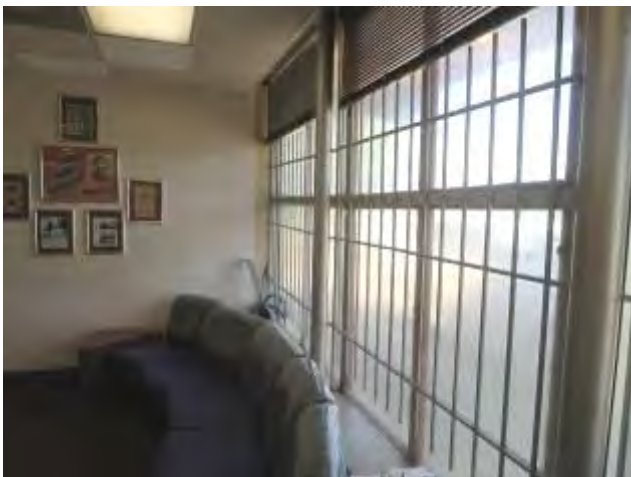
3011 Swope Parkway



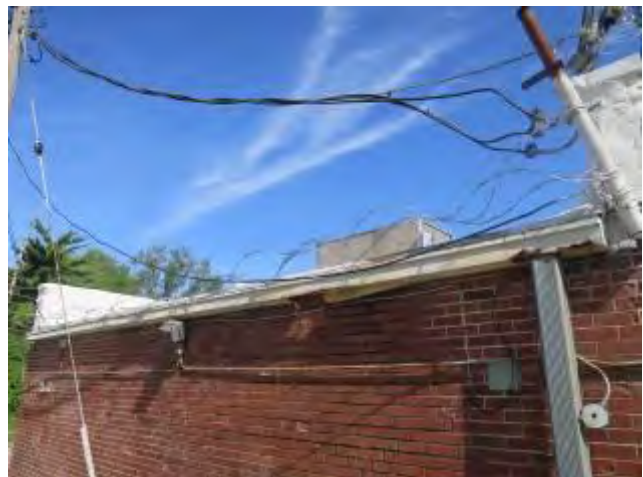
4816 Agnes Avenue



4816 Agnes Avenue



3137 Swope Parkway



3137 Swope Parkway

Endangerment By Fire Or Other Causes – Trespassing & Illegal Camping



2801 Swope Parkway



2801 Swope Parkway

Endangerment By Fire Or Other Causes – Trespassing & Illegal Camping



3011 Swope Parkway



2801 Swope Parkway



2801 Swope Parkway



3011 Swope Parkway



3123 Swope Parkway



2801 Swope Parkway

Several negative factors within the study area are judged to endanger life by fire or other causes.

Blight Component Conclusion

Four of the five blight components/factors described in the Revised Statutes are present within the study area. The tables below provide review of the blight factor conclusions by address, tax parcel, and use.

Property Address	Tax Parcel Number	Streets	Unsafe	Deterioration	Plat	Endanger	Predominance
		#1	#2	#3	#4	#5	
2801 Swope Parkway	31-430-08-01-00-0-00-000	Minor	Extensive	Extensive	None	Extensive	Yes
2901 Swope Parkway	31-430-07-02-00-0-00-000	None	Minor	None	None	Extensive	Yes
2915 Swope Parkway	31-430-07-01-00-0-00-000	Minor	Minor	Minimal	None	None	No
4816 Agnes Avenue	31-430-07-11-00-0-00-000	None	Minor	None	None	Extensive	Yes
3011 Swope Parkway	31-430-06-02-00-0-00-000	Minor	Extensive	Extensive	None	Extensive	Yes
3123 Swope Parkway	31-430-06-01-02-0-00-000	Minor	Extensive	Extensive	None	Extensive	Yes
3137 Swope Parkway	31-430-06-01-01-0-00-000	Minor	Extensive	Extensive	None	Moderate	Yes

Extensive levels of blight are considered to exist at the vacant religious facility (2801 Swope Parkway) and the two adjoining vacant lots (2901 Swope Parkway and 4816 Agnes Avenue) that were historically part of the same ownership. 2915 Swope Parkway is the only tax parcel within the study area that does not evidence a predominance of blight factors. However, the structure is advancing in age and suffers from the need for updating and obsolescence. The retail strip centers (3011 and 3123 Swope Parkway) exhibit extensive deterioration, obsolescence, safety, and sanitary concerns, and are only 82% occupied by three tenants on month-to-month leases. The former owner of the two retail strip centers also continues to occupy a modest amount of space in the center, continues to manage the strip centers, and will vacate at demolition. With 6 of 7 tax parcels in the study area judged to suffer from statutory blighting influences, a predominance of blight is established and examination follows as to whether these five blighting components result in the three blighting conditions defined by the statute.

Blighting Condition #1: Hindrance to Housing Accommodation

The intent of this component of the blight definition appears to deal with the natural process of growth and development of a neighborhood, particularly from a residential perspective. Blight conditions would retard this natural growth. No residential use currently exists in the study area. The vacant religious use at 2801 Swope Parkway and the two adjoining vacant lots are presently zoned R-1-5, Residential 1.5.

The subject census tract suffered 48% population loss between 1970 and 2010. The metrowide median household income in 2010 (\$60,442) was 58% higher than the subject census tract (\$25,551) and 65% higher than the adjoining census tracts (\$21,126). The subject census tract is designated by the city as continuously distressed, lies within an approved Enhanced Enterprise Zone (finding of blight) and Opportunity Zone, was entirely or partially declared blighted on two previous occasions by the city (Brush Creek/Brush Creek Corridor TIF and Townfork Creek URA) and is surrounded by various PIEA, TIF, and URA incentive areas.

One of the Core Tactics of the Swope Area Plan is to "Manage Vacant Lots." The plan indicates vacant lots are the 2nd largest land use in the Swope area, including 2,100 properties (mostly residential lots). The plan seeks to establish strategy designed "to holistically tackle the growing problem and return as many of these lots as possible to productive use." Also, the plan seeks to create special districts and incentive areas to assist with revitalization efforts in struggling commercial areas.

2901 Swope Parkway and 4816 Agnes Avenue have been vacant lots for many decades and are subject to trespassing and illegal camping, accumulation of trash and illegal dumping. The two vacant lots contain 1.73 acres or 16% of the land area contained within the study area. A corollary of vacant lots is low land-to-building ratio (LBR) or lack of density (especially in this urban or first-ring suburb location). The study area land-to-building ratio is a spacious 6.3 : 1, reflecting a low floor-area ratio (FAR) of 0.16 : 1. Thus, the study area is underdeveloped or underutilized. The beauty salon at 3137 Swope Parkway has an extremely high land-to-building ratio of 29.8 : 1 indicating severe underutilization (lack of density).

The largest improvements in the study area is the vacant religious use at 2801 Swope Parkway. The structure has a visible location at the southeast corner of Swope Parkway and Chestnut Avenue. The new owner purchased the property and two adjoining vacant lots in September 2019 for redevelopment and reports the property has not been in religious use for between 12 and 24 months. The improved (2801) and vacant sites (2901 and 4816) contain a combined land area of 4.84 acres or 44% of the study area land area. Significant investment would be required to return the property to religious use or to convert to another use. Both the blighted religious use (2801, 2901, 4816) and the unblighted adjoining office use (2915) have high land-to-building ratios for the urban area at over 7 : 1. Roundly one acre of the religious and office sites are heavily wooded and unused and subject to trespassing and illegal camping.

3011 and 3123 Swope Parkway, the two retail strip centers, contain roundly 42,000 square feet. At the time of the inspections, four tenants occupied the strip centers (12 tenant spaces) on a month-to-month basis on lapsed leases reflecting excessive 82% vacancy. Vacancy reportedly ranges from 12 to 48 months, with the majority falling in the upper range.

The site at 3137 Swope Parkway contains 41,078 square feet and is improved with only a small structure dating to 1960 and containing 1,380 square feet. The resulting land-to-building ratio is an extremely large 29.8 : 1. This site comprises the visible southwest corner of Swope Parkway and College Avenue.

The extensive blighting influences within the study area, the adjoining neighborhood, and Swope plan area, are judged hindrances to housing accommodation, growth, vitality, and vibrancy of this urban neighborhood.

Blighting Condition #2: Economic Or Social Liabilities

Economic Liabilities

Foregone Economic Impact

Due to the excessive and extended vacancy within the study area, the 1.73 acres in vacant lots, and the spacious (low density) overall land-to-building ratio of 6.3 : 1, potential economic impact within the neighborhood is foregone. Overall vacancy within the study area is a high 84% with vacancies lasting from 12 to 48 months. The poorly occupied study area generates little economic impetus to support needed commercial improvements in the neighborhood such as the nearby The Shops On Blue Parkway (grocery store and retail services).

Unrealized Assessment

The study area encompasses 10.95 acres and generates a mere \$416,087 in assessed valuation. The improvements within the study area generate only \$3.25 per square foot in appraised valuation and \$1.04 per square foot in assessed valuation. If redeveloped with modern commercial and multifamily structures at an urban appropriate density, the assessment generated within the study area would increase substantially.

Unrealized Taxation

The foregone assessment discussed above naturally leads to diminished real estate taxes. The study area generates only \$24,605 in real estate taxes. Furthermore, real estate taxes levied against the study area have been paid in delinquency annual between at least 2012 and 2019. In the present (and continuing) blighted and underused condition, the study area is not generating nearly the levels of real estate, personal property, sales, utility, and employment-tax that should be generated from an urban location adjoining a well-travelled parkway. Therefore, the property is not contributing its appropriate share of taxation to offset municipal, county, state, and federal services.

Economic Underutilization

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.” The table included on the following indicates the study area contains 10.95 acres (a fairly large tract in the urban setting) but is improved with only ±76,286 square feet of structures (above grade). The resulting land-to-building ratio is a high (reflecting low density) 6.3 : 1, with individual tax parcels ranging from 4.4 to 29.8. The study area is a prominent site adjoining Brush Creek and Swope Parkway just east of the Country Club Plaza and US Highway 71 more appropriate for attractive commercial (retail and office) and multifamily development associated with The Shops On Blue Parkway to the east.

Address	Tax Parcel	Current Use	Acres	GBA	LBR
2801 Swope Parkway	31-430-08-01-00-0-00-000	Vacant Religious Facility	3.11	30,000	7.0
2901 Swope Parkway	31-430-07-02-00-0-00-000	Vacant Land (Religious)	1.26		
2915 Swope Parkway	31-430-07-01-00-0-00-000	Non-Profit Offices	0.52	3,000	7.5
4816 Agnes Avenue	31-430-07-11-00-0-00-000	Vacant Land (Religious)	0.46		
3011 Swope Parkway	31-430-06-02-00-0-00-000	Retail Strip Center	3.39	33,325	4.4
3123 Swope Parkway	31-430-06-01-02-0-00-000	Retail Strip Center	1.27	8,581	6.4
3137 Swope Parkway	31-430-06-01-01-0-00-000	Beauty Salon	0.94	1,380	29.8
Total/Average			10.95	76,286	6.3

Smallish aging and obsolete improvements that lack maintenance, updating, and supervision, as well as vacant lots lacking supervision and subject to vagrancy, detract from the vitality and economics of the neighborhood. In its present dilapidated and poorly occupied state, the study area is judged a clear economic underutilization.

Social Liabilities

Kansas City, Missouri GIS Mapping website indicates all seven tax parcels have had numerous 311 cases ranging from 4 to 51 and totaling 188 cases. These issues might be deterioration, sanitary, or social liabilities. Multiple issues discussed previously result in social liabilities including:

- Pedestrian and vehicular circulation in need of repairs to create safe movement through and around the study area
- Deteriorating and unsafe site improvements (extensive; within all exterior and interior building components)
- Functional obsolescence of varied types due to advancing improvement age (60 and 63 years) and deterioration
- Environmental issues and safety concerns (potential ACM, lead (paint and pipes), PCBs, mold)

- Safety and sanitary concerns (water infiltration, trash, illegal dumping, trespassing, vandalism, illegal camping, graffiti)
- Vacant and underutilized improvements and vacant lots lacking proper supervision, policing, and maintenance
- Hindrance to housing accommodations (excessive and extended vacancy)
- Foregone economic impact and taxation
- Negative influences from adjoining and nearby blighting conditions

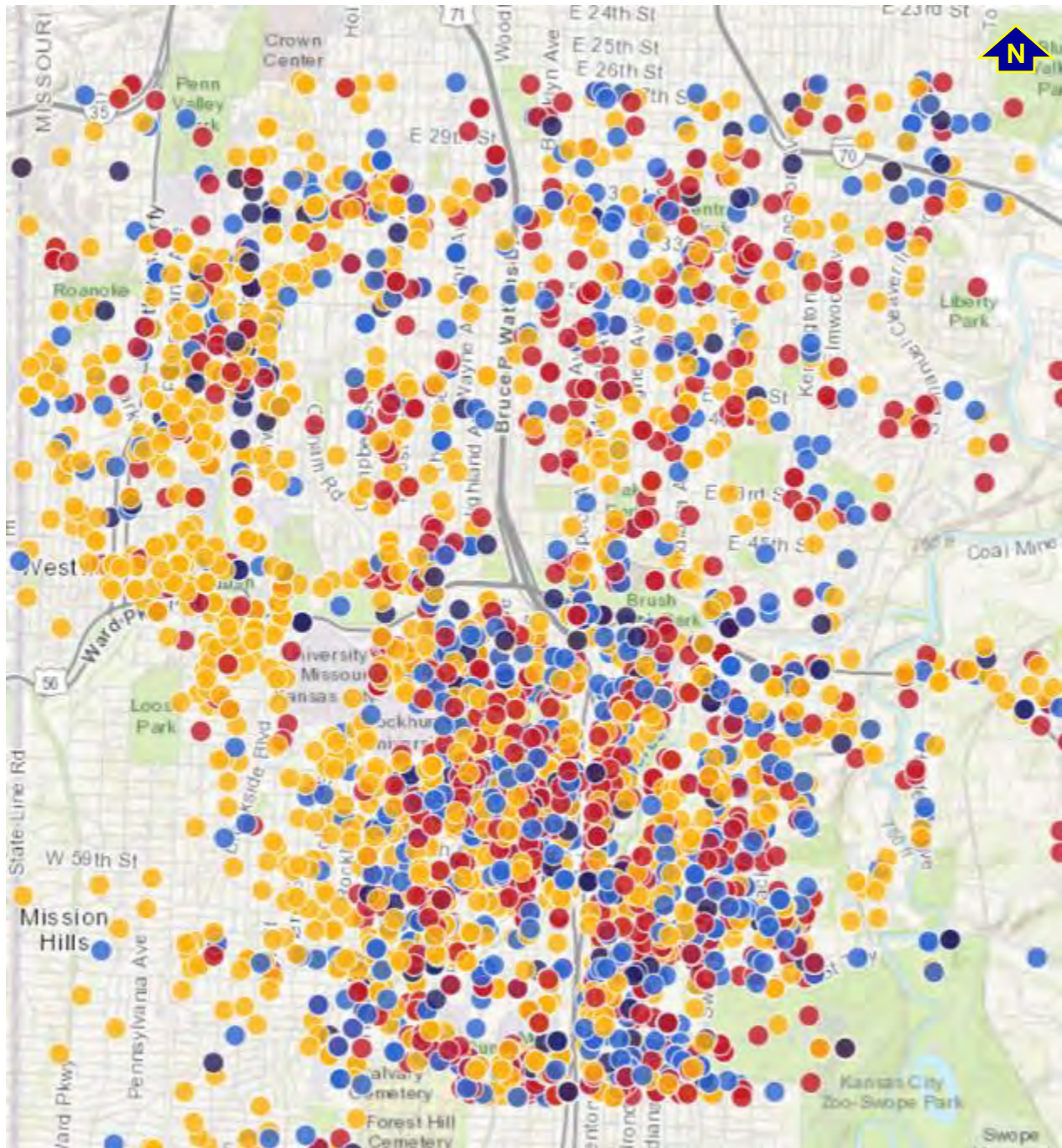
The study area suffers unrealized assessment, lack of taxation and delinquency, is economically underutilized, and exhibits multiple social liabilities.

Blighting Condition #3: Menace To The Public Health, Safety, Morals, Or Welfare

Here again, the varied and extensive blighting factors and conditions discussed above contribute menace to the public **health** (potential environmental issues, trash, illegal dumping, negative impact of extensive water infiltration), **safety** (failing structural components, missing security railings, lack of supervision, trespassing, illegal camping), **morals** (vandalism, graffiti, crime), or **welfare** (extensive and extended vacancy and underutilization, unrealized assessment, lack of taxation and delinquent taxes, diminished housing opportunities and economic impact).

The CityProtect crime map shown on the following page reveals extensive criminal reporting in the Kansas City urban core over the past 12 months. Reporting is notably intensified in the areas adjoining US Highway 71 between Brush Creek (north) and 63rd Streets (south), which includes the study area and southerly adjoining neighborhood. Reporting runs the gamut of reportable incidents. The apartments located south of the retail strip center had numerous reported incidents over the past 12 months.

CityProtect Crime Report Mapping



Residents at the apartments also take carts from the grocery store located $\frac{3}{4}$ mile to the east at the Blue Parkway Sunfresh.

4816 Agnes Avenue



E 49th Street Between College Avenue And Agnes Avenue



During the inspection of the vacant religious use, an armed guard was necessary. Trespassing, extensive vandalism, and illegal camping, was evident throughout the property. Ownership recently encountered a trespasser/vandal during an inspection and after an altercation the guard reportedly had to fire his sidearm. Photographs of the incident and recovered weapons, as provided by ownership, are included on the following page.

Recent Arrest Photographs – 2801 Swope Parkway



Vacant, deteriorating, and obsolete buildings lacking supervision and maintenance and vacant lots lacking supervision detract from the vibrancy and safety of the study area and neighborhood. Redevelopment of the study area would revitalize the immediate area thereby improving the health, safety, morals, welfare, housing opportunity and economic impact to the community.

Study Conclusion

The entire study area lies within the existing Brush Creek Corridor TIF and the western portion of the study area (Chestnut Avenue east to Agnes Avenue) within the existing Townfork Creek URA, both plans required a finding of blight. Multiple approved TIF, PIEA, and URA plans (requiring blight findings) are in the vicinity of the study area and neighborhood.

Four of the five components of the blight definition contained in Chapters 99 and 100 of the Missouri Revised Statutes are present in predominate levels within the study area. (Obsolete platting or subdivision is the only blight component not affecting the study area.) Safety and insanitary concerns exist from potential environmental issues, deterioration or failing site improvements, lack of safety railings, trash, illegal dumping, trespassing, vandalism, illegal camping, and graffiti. Due to advancing age (60 to 63 years), lack of maintenance, updating, and vandalism, four of the five structures and the parking lots within the study area exhibit extensive deterioration and functional obsolescence.

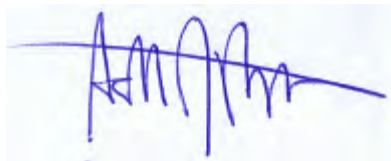
A predominance of these blighting factors leads to four clearly observable blighting conditions:

- Retarded growth and development of the area as the study area has aging (60 to 63 years) structures suffering from extensive deterioration and obsolescence, resulting in lack of marketability and excessive (84%) and extended (up to 48 months) vacancy. The subject census tract suffered 48% population loss between 1970 and 2010. The metrowide median household income in 2010 (\$60,442) was 58% higher than the subject census tract (\$25,551) and 65% higher than the adjoining census tracts (\$21,126). The subject census tract is designated by the city as continuously distressed, lies within an approved Enhanced Enterprise Zone (finding of blight) and Opportunity Zone, was entirely or partially declared blighted on two previous occasions by the city (Brush Creek/Brush Creek Corridor TIF and Townfork Creek URA) and is surrounded by various PIEA, TIF, and URA incentive areas. Numerous blighting influences negatively affect the surrounding neighborhood.
- Economic liabilities (underutilization from low density and extensive (84%) and extended (up to 48 months) vacancy), unrealized assessment and taxation (including real estate, personal property, sales, e-tax, and utility), extended real estate tax delinquency, diminished economic impact, and long-term unimproved lots.
- Social liabilities include crime issues, trespassing, illegal camping, vandalism, graffiti, trash, and illegal dumping, as well as multiple issues described under other factors (deterioration, obsolescence, potential environmental issues, sanitary concerns, foregone economic impact and taxation). The recent crime incident at 2801 Swope Parkway is particularly disconcerting.
- Menace to the public **health** (potential environmental issues, trash, illegal dumping, negative impact of extensive water infiltration), **safety** (failing structural components, missing security railings, lack of supervision, trespassing, illegal camping), **morals** (vandalism, graffiti, crime), or **welfare** (extensive and extended vacancy and underutilization, unrealized assessment, lack of taxation and delinquent taxes, diminished housing opportunities and economic impact).

Several blighting factors exist at the study area perhaps the most conspicuous being the advancing deterioration and obsolescence of the site improvements and multiple safety concerns. These predominating blighting factors lead to several blighting conditions (hindrance to housing accommodations, economic and social liabilities and economic underutilization, and public health, safety, morals, and welfare issues). Considering all factors, the consultant has determined The Offices At Overlook PIEA/TIF Study Area in Kansas City, Missouri, as of August 15, 2020, qualifies as a "blighted area" per the definition provided in Missouri Revised Statutes RSMo Chapter 99.805(1) and RSMo Chapter 100.310(2).

It has been a distinct pleasure to serve you in this assignment.

Sincerely,
BELKE APPRAISAL & CONSULTING SERVICES, INC.



Scott J. Belke, MAI
President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

Addenda

7/17/2020



Property Account Summary

Parcel Number	31-430-08-01-00-0-00-000		Property Address	2801 SWCDE PKWY, KANSAS CITY, MO 64130		
General Information						
Property Description	WARDER PARK LOTS 4-21 BLK 7					
Property Category	Land and Improvements					
Status	Active, Not Other Property, Locally Assessed					
Tax Code Area	001					
Property Characteristics						
Property Class	2010					
Parties						
Role	Parcels/Name	Address				
Taxpayer	100 DE DEVELOPMENT COMPANY LLC	4001 BLUE PKWY STE 301, KANSAS CITY, MO 64130				
Owner	100 DE DEVELOPMENT COMPANY LLC	4001 BLUE PKWY STE 301, KANSAS CITY, MO 64130				
Property Values						
Value Type	Tax Year	2020	Tax Year	2019	Tax Year	2018
Market Value Total		256,800		256,800		256,800
Taxable Value Total		114,176		114,176		114,176
Assessed Value Total		114,176		114,176		114,176
<p>No Charges are currently due.</p> <p>No Change Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Service Unit at (816) 881-3232.</p> <p>NOTICE: Telephones are staffed during regular business hours (Sun to Sat, Monday through Friday, excluding holidays observed by Jackson County).</p>						
Distribution of Current Taxes						
District					Amount	
BOARD OF DISABLED SERVICES					0.000000	
CITY - KANSAS CITY					0.000000	
JACKSON COUNTY					0.000000	
KANSAS CITY LIBRARY					0.000000	
KANSAS CITY SCHOOL #33					0.000000	
MENTAL HEALTH					0.000000	
METRO JUNIOR COLLEGE					0.000000	
STATE BLIND PENSION					0.000000	
Receipts						
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change	
No Receipts Found						

REMINDER: This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, [Click here](#). Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

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7/17/2020



Property Account Summary

Parcel Number	31-430-07-02-00-0-00-000		Property Address	2901 SWOPE PKWY, KANSAS CITY, MO 64130		
General Information						
Property Description	WARDEN PARK ALL OF LOTS 13-18 BLK 5 & W 126' OF LOTS 19-21 BLK 8					
Property Category	Land and Improvements					
Status	Active, Host Other Property, Locally Assessed					
Tax Code Area	021					
Property Characteristics						
Property Class	2020					
Parties						
Role	Percent/Name	Address				
Taxpayer	100.0% DEVELOPMENT COMPANY LLC	4001 BLUE PKWY STE 301, KANSAS CITY, MO 64130				
Owner	100.0% DEVELOPMENT COMPANY LLC	4001 BLUE PKWY STE 301, KANSAS CITY, MO 64130				
Property Values						
Value Type	Tax Year	2020	Tax Year	2019	Tax Year	2018
Market Value Total		138,400		138,400		97,260
Taxable Value Total		44,283		0		0
Assessed Value Total		44,283		44,283		29,526
<p>No Changes are currently due.</p> <p>No Change Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 880-3232.</p> <p>NOTICE: Telephones are staffed during regular business hours (8am to 5pm), Monday through Friday, excluding holidays observed by Jackson County).</p>						
Distribution of Current Taxes						
District						Amount
BOARD OF DISABLED SERVICES						0.000000
CITY - KANSAS CITY						0.000000
JACKSON COUNTY						0.000000
KANSAS CITY LIBRARY						0.000000
KANSAS CITY SCHOOL #13						0.000000
MENTAL HEALTH						0.000000
METRO JUNIOR COLLEGE						0.000000
STATE BLIND PENSION						0.000000
Receipts						
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change	
No Events Found						

REMINDER: This application is for research purposes only and cannot be used to pay taxes. To pay your taxes, [Click here](#). Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

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7/17/2020



Property Account Summary

Parcel Number:	21-430-07-01-20-0-00-000	Property Address:	2915 SMOKE PKWY., KANSAS CITY, MO 64120
General Information			
Property Description	WARDER PARK ALL OF LOTS 4, 5 & 6 & E 12' OF LOTS 19-20 & 21 BLK 8		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	001		
Property Characteristics			
Property Class	2010		
Parties			
Role	Person Name	Address	
Taxpayer	100 BETA LAMBDA EDUCATION FOUNDATION	PO BOX 305221, KANSAS CITY, MO 64130 UNITED STATES	
Owner	100 BETA LAMBDA EDUCATION FOUNDATION	PO BOX 305221, KANSAS CITY, MO 64130 UNITED STATES	
Property Values			
Value Type	Tax Year	Tax Year	Tax Year
	2020	2019	2018
Market Value Total	90,600	90,600	85,975
Assessed Value Total	28,592	28,592	27,512
Assessed Value Total	28,592	28,592	27,512
<p>No Charges are currently due.</p> <p>No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 681-3232.</p> <p>NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).</p>			
Distribution of Current Taxes			
District	Amount		
BOARD OF DISABLED SERVICES	17,390.00		
CITY - KANSAS CITY	462,710.00		
JACKSON COUNTY	177,140.00		
KANSAS CITY LIBRARY	163,530.00		
KANSAS CITY SCHOOL #13	1,432,970.00		
MENTAL HEALTH	25,120.00		
METRO JUNIOR COLLEGE	59,150.00		
STATE BLIND PENSION	8,700.00		
REPLACEMENT TAX	416,620.00		
Receipts			
Date	Receipt No.	Amount Applied	Amount Due
11/27/2019 20:23	11757597	2,773.32	2,773.32
12/28/2018 16:01	11198169	2,677.64	2,677.64
12/27/2017 22:34	10615773	2,585.31	2,585.31
05/02/2017 18:07	10232661	5,636.74	5,636.74
12/31/2016 05:41	10092441	2,870.04	2,870.04
12/28/2015 22:07	9494504	2,872.98	2,872.98

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7/17/2020



Property Account Summary

Parcel Number:	01-430-07-11-00-0-00-000	Property Address:	6816 AGNES AVE, KANSAS CITY, MO 64130
General Information			
Property Description	WARDEN PARK LOTS 7 & 8 & N 66' LOT 9 BLK 8		
Property Category	Land and Improvements		
Status	Active, Locally Assessed		
Tax Code Area	00		
Property Characteristics			
Property Class	1000		
Parties			
Role	Name	Address	
Taxpayer	100 02 DEVELOPMENT COMPANY LLC	4001 BLUE PAVY STE 301, KANSAS CITY, MO 64130	
Owner	100 02 DEVELOPMENT COMPANY LLC	4001 BLUE PAVY STE 301, KANSAS CITY, MO 64130	
Property Values			
Value Type	Tax Year	Tax Year	Tax Year
	2020	2019	2018
Market Value Total	14,250	14,250	3,491
Taxable Value Total	2,700	2,700	663
Assessed Value Total	2,700	2,700	663

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 883-1833.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes		Amount
District:		
BOARD OF DISABLED SERVICES		1,600.00
CITY - KANSAS CITY		41,200.00
JACKSON COUNTY		10,550.00
KANSAS CITY LIBRARY		15,200.00
KANSAS CITY SCHOOL 435		134,310.00
MENTAL HEALTH		2,730.00
METRO JUNIOR COLLEGE		5,540.00
STATE BLIND PENSION		0.02
Remedies		
Date	Receipt No.	Amount Applied
12/17/2019 00:00	11695222	229.13
04/17/2019 27:43	11354227	62.97
01/09/2018 15:18	10705234	57.85
12/05/2018 11:27	9617100	51.79
01/17/2018 12:27	9591126	56.65
01/02/2015 11:50	0002061	56.95
		Amount Due
		229.13
		Tendered
		229.13
		Change
		0.00

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Property Account Summary

Parcel Number	31-02D-05-02-0-00-000		Property Address	3011 SWORE PKWY, KANSAS CITY, MO 64130	
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General Information					
Property Description	SEC 27 TWP 49 RNG 33 --- REG ON E LI AGNES AVE 195.90 FT N OF S LI OF ME SW 1/4 SEC 27 45 33 TH E 245' TH S 27' TH E 213 FT TH N 18 FT TH E 84 FT TH N 131 FT TH N 30 DEG W 56.67 FT TH N 39 DEG E 23 FT TO S LI SWORE PKY TH WLY ALG SD PARKWAY TO E LI AGNES TH S 285.99 FT TO REG				
Property Category	Land and Improvements				
Status	Active, not Other Property, Locally Assessed				
Tax Code	001				
Area					

Property Characteristics					
Property Class	2015				

Parties					
Role	Percent	Name	Address		
Taxpayer		100.00 DEVELOPMENT COMPANY LLC	6001 BLUE PKWY STE 270, KANSAS CITY, MO 64130		
Owner		100.00 DEVELOPMENT COMPANY LLC	6001 BLUE PKWY STE 270, KANSAS CITY, MO 64130		

Property Values					
Value Type	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016
Market Value Total	446,200	446,200	345,500	345,500	345,500
taxable Value Total	142,794	142,794	110,560	110,560	110,560
Assessed Value Total	142,794	142,794	110,560	110,560	110,560

No Charges are currently due.

No Change Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 861-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday), excluding holidays observed by Jackson County.

Distribution of Current Taxes	
District	Amount
BOARD OF DISABLED SERVICES	\$8,300.00
CITY - KANSAS CITY	2,278,300.00
JACKSON COUNTY	\$72,400.00
KANSAS CITY LIBRARY	\$85,800.00
KANSAS CITY SCHOOL #33	7,581,000.00
MENTAL HEALTH	143,000.00
METRO JUNIOR COLLEGE	292,000.00
STATE BLIND PENSION	\$2,800.00
REPLACEMENT TAX	2,061,800.00

Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
01/01/2020 02:00	11835264	13,658.44	13,658.44	13,658.44	0.00
12/15/2018 19:54	11045005	10,750.37	21,553.63	21,593.63	0.00
01/02/2018 02:00	10695960	10,389.33	10,389.33	10,389.33	0.00
02/09/2017 02:00	10173285	24,890.52	24,890.52	24,890.52	0.00
12/30/2016 11:36	10079173	0.00	28,033.52	28,033.52	0.00
12/30/2015 14:39	9523767	0.00	13,996.64	13,996.64	0.00
02/30/2015 14:45	9052646	9,638.85	19,401.41	19,401.41	0.00

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7/17/2020



Property Account Summary

Parcel Number:	31-030-06-01-02-0-00-000		Property Address:	3123 SWOPE PKWY, KANSAS CITY, MO 64130	
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General Information					
Property Description:	SEC 27 TWP 49 R10G 23 --- PT OF NE 1/4 OF SW 1/4 DAF: 06G 40' N & 330' W OF SE COR OF NE 1/4 OF SW 2/4 TH W 95' TH N 122.58' TH NWLY 74.5' TH W 53' TH N 121' TH N 12 DEG W 56.67' TH N 19 DEG E 23' TO A PT ON SWLY BDN L OF SWOPE PKWY TH S 69 DEG E ALG SD SWLY ROW LT 263.5' TH S 20 DEG W 109.38' TH S 270.35' TO POS				
Property Category:	Land and Improvements				
Status:	Active, Most Other Property, Locally Assessed				
Tax Code:	001				
Area:					

Property Characteristics					
Property Class:	2010				

Parties					
Role:	Percent/Share:	Address:			
Taxpayer:	100%	DE DEVELOPMENT COMPANY LLC	4001 BLUE PONY STE 220, KANSAS CITY, MO 64130		
Owner:	100%	DE DEVELOPMENT COMPANY LLC	4001 BLUE PONY STE 220, KANSAS CITY, MO 64130		

Property Values						
Value Type:	Tax Year:	2020	Tax Year:	2019	Tax Year:	2018
Market Value Total:		157,000		137,000		69,800
Deedable Value Total:		50,240		30,240		22,136
Assessed Value Total:		50,240		30,240		22,136

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 800-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes	
	Amount
PRINT	31.150000
BOARD OF DISABLED SERVICES	851.830000
CITY - KANSAS CITY	356.970000
JACKSON COUNTY	283.550000
KANSAS CITY LIBRARY	2,491.850000
KANSAS CITY SCHOOL #33	50.640000
MENTAL HEALTH	102.840000
METRO JUNIOR COLLEGE	15.070000
STATE BLIND PENSION	721.950000
REPLACEMENT TAX	

Receipts					
Date:	Receipt No:	Amount Applied:	Amount Due:	Yielded:	Change:
01/03/2020 00:00	11636265	4,805.86	4,805.86	4,805.86	0.00
12/10/2018 15:54	11046545	2,173.08	21,593.63	21,593.63	0.00
01/02/2018 00:00	10890579	3,644.63	3,644.63	3,644.63	0.00
02/09/2017 09:54	10173378	3,282.84	3,282.84	3,282.84	0.00
12/30/2016 11:36	10077173	0.00	25,033.52	36,033.52	0.00
12/30/2015 14:42	9323385	2,989.20	5,199.49	5,199.49	0.00
01/30/2015 14:45	9162446	3,291.20	15,401.41	19,401.41	0.00

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7/17/2020



Property Account Summary

Parcel Number	21-430-05-01-01-0-00-000		Property Address	3117 SWIRE PIKWY, KANSAS CITY, MO 64130	
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General Information

Property: RAG-33 TWP-49 SEC-27 PT OF NE 1/4 OF SW 1/4 DAF: SEC 40' N & 355' W OF SE COR OF NE 1/4 OF SW 1/4 SD PT BEING INTERSET OF W ROW LI OF COLLEGE AVE & N ROW LI OF 49TH ST TH W ALG SD N Description: 49TH ST ROW LI 175' TH N 175.35' TH N 20 DEG E 100.35' TO A PT ON SWLY ROW LI OF SWIRE PKY TH S 69 DEG E ALG SD SWLY ROW LI 148.32' TH S 212.45' TO POB

Property Category: Land and Improvements

Status: Active, Not Other Property, Locally Assessed

Tax Code Area: 000

Property Characteristics

Property Class: 2010

Parties

Role	Percent	Name	Address
Taxpayer	100	RASHAW KIM WALTON	612 SE GREENIDGE DR, LEES SUMMIT, MO 64063 UNITED STATES
Owner	100	RASHAW KIM WALTON	612 SE GREENIDGE DR, LEES SUMMIT, MO 64063 UNITED STATES

Property Values

Value Type	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016
Market Value Total	102,810	102,810	89,400	89,400	69,000
Taxable Value Total	32,899	32,899	28,600	28,600	22,050
Assessed Value Total	32,899	32,899	28,600	28,600	22,050

The tax balance calculator is not available.

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	20,400.00
CITY - KANSAS CITY	525,075.00
JACKSON COUNTY	301,010.00
KANSAS CITY LIBRARY	185,660.00
KANSAS CITY SCHOOL #33	3,631,760.00
MENTAL HEALTH	35,160.00
METRO JUNIOR COLLEGE	67,340.00
STATE BLIND PENSION	0.00
REPLACEMENT TAX	472,750.00

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Received	Change
07/17/2019 12:27	11397695	1,585.06	1,585.06	1,586.00	0.94
07/26/2019 11:59	11394695	2,300.00	3,885.06	2,300.00	0.00
06/24/2019 12:07	11392161	393.71	4,278.77	400.00	6.29
06/24/2019 11:45	11390143	3,000.00	7,278.77	3,200.00	0.00
04/30/2019 11:07	11366355	4,000.00	11,278.77	4,200.00	0.00
04/25/2019 12:32	10227961	3,217.34	14,496.11	3,217.34	0.00
04/25/2019 13:07	9672161	3,219.94	17,716.05	3,220.00	0.06
04/30/2019 15:12	9118173	3,695.67	21,411.72	3,700.00	4.28

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QUALIFICATIONS OF SCOTT J. BELKE, MAI

Education

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies (1975–1977)
 William Jewell College, Liberty, Missouri, Bachelor of Arts, Religion (1978–1979)
 St. Peter's College, Oxford University, Oxford, England, Theological/Historical Studies (1979–1980)
 Denver Seminary, Denver, Colorado, Master of Divinity (1980–1983)

The Appraisal Institute

Designation

Scott completed all of his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990.

Continuing Education

Analyzing Commercial Lease Clauses	Mark to Market Seminar
Analyzing Operating Expenses	Market Analysis and the STDB
Appraisal Institute–Business Practices & Ethics	Mortgage Fraud Awareness
Appraisal Consulting	Rates, Ratios and Reasonableness
Appraising Distressed Real Estate	Retail Valuation
Appraising From Blueprints and Specifications	Scope of Work
Appraising The Appraisal (Appraisal Review)	Small Hotel/Motel Valuation
Case Studies in Commercial HBU	Solving Land Valuation Puzzles
Comprehensive Examination Workshop	Standards of Professional Practice, Part A
Cost Approach to Commercial Appraising	Standards of Professional Practice, Part B
Effective Appraisal Writing	Standards of Professional Practice, Part C
Eminent Domain & Condemnation Appraising	Supporting Capitalization Rates
Evaluating Commercial Construction	The High-Tech Appraisal Office
Feasibility Analyst & Highest And Best Use	The Internet and Appraising
Gramm-Leach-Bliley Act	The Road Less Traveled: Special Purpose Properties
HP12C Financial Calculator	USPAP Update
Income Property Demonstration Appraisal	Understanding and Using DCF Software
Industrial Valuation	Understanding and Using Investor Surveys Effectively
Internet Search Strategies	Valuation of Detrimental Conditions in Real Estate
Litigation Valuation	

Employment

Belke Appraisal & Consulting Services, Inc., President (10/00 to present)
 Rule & Company, Incorporated, Kansas City, Missouri, Principal (1/85 to 9/00)
 United Parcel Service, Denver, CO, Driver (various periods from 1983–1985)
 Purolator Armored, Denver, CO, Driver, Vault Worker (1978–1982)

Affiliations

Certified General Real Estate Appraiser in Missouri (Certificate No. RA 001868)
 Certified General Real Property Appraiser in Kansas (Certificate No. G-1214)

Professional

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including Exam Proctor, Committee Chair Admissions-General, Director, Treasurer, Secretary, Vice President, and President (2007), Peer Review Committee (Grievance & Ethics).

REDEVELOPMENT CONSULTING PROJECTS

Scott J. Belke, MAI has provided consulting services on the following redevelopment projects:

Kansas City, MO

Ward Parkway & Roanoke TIF (Ch. 99); Feb-95
 Ward Parkway & Roanoke Conservation District (Ch. 99); Feb-96
 Traders On Grand Blight Study (Ch. 353); Jul-97
 63rd & Troost TIF Blight Study (Ch. 99); Aug-97
 2028 Baltimore Blight Study (Ch. 353); Mar-98
 Bannister & Holmes Mine Blight Study (Ch. 353); Sep-98
 Mark Twain Building Blight Study (Ch. 353); Feb-99
 Nettleton Home Blight Study (Ch. 353); Sep-99
 Commerce Trust Building Blight Study (Ch. 353); Sep-99
 Critical Link Blight Study (Ch. 353); Mar-00
 18th & Vine Blight Study (Ch. 353); Apr-00
 Briarcliff West TIF North Expansion (Ch. 99); Aug-00
 1528 Walnut Blight Study (Ch. 353); Jun-01
 Blue Ridge Mall Blight Study (Ch. 353); May-02
 Crossroads Blight Study/General Development Plan (PIEA, Ch. 100); Aug-02
 Ellison/Knickerbocker Blight Study/GDP (PIEA, Ch. 100); Feb-03
 Folger Coffee Blight Study/GDP (PIEA, Ch. 100); Jul-03
 Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Nov-03
 Santa Fe TIF Expansion Area Blight Study (Ch. 99); Nov-03
 Briarcliff West TIF South Expansion (Ch. 99); Jan-04
 Manchester Business Center Blight Study/GDP (PIEA, Ch. 100); Mar-04
 Southwest Boulevard PIEA Blight Study/GDP (PIEA, Ch. 100); Mar-04
 Blue Ridge Mall TIF Expansion (Ch. 99); Jun-04
 87th Street & Hillcrest Road TIF Plan (Ch. 99); Dec-04
 Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Feb-05
 Armour/Gillham Blight Study/GDP (PIEA, Ch. 100); Apr-05
 Truman Road Business Park Blight Study/GDP (PIEA, Ch. 100); Jun-05
 39th & Main Blight Study/GDP (PIEA, Ch. 100); Sep-05
 Guinotte PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05
 Downtown Loop PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05
 Northeast Bottoms PIEA Blight Study/GDP (PIEA, Ch. 100); Jun-06
 Rivergate Business Center But For/Economic Impact (Ch. 353); Jul-06
 Old Federal Courthouse PIEA Blight Study/GDP (PIEA, Ch. 100); Aug-06
 Promenade TIF Conservation Area Analysis (Ch. 353); Sep-06
 Rivergate Business Center (But For/Economic Impact); Oct-06
 Trinity Hospital PIEA Blight Study/GDP (PIEA, Ch. 100); Kansas City, MO (Jul-07)
 Hillside Materials TIF Blight Study (Ch. 353); Kansas City, MO (Sep-07)
 PIEA Consultant on Economic Development & Incentive Policy, Economic Modeling, Cost Benefit Analysis, and But For Analysis; Kansas City, MO (Nov-Dec 2007)
 NNSA/Honeywell PIEA Blight Study/GDP (PIEA, Ch. 100), Tax Impact Analysis, But For Analysis; Kansas City, MO (May-08)
 Economic Development Incentive & Policy Workshops; Nov-08, Nov-09
 1220 Washington Property Value Maximization Scenario Consultations; Apr-12
 9th & Central TIF Blight Study (Ch. 99); Aug-13
 Wornall-Bannister EDC Blight Study (Chs. 99, 100, and 353); Sep-13
 Hillside Materials TIF Expansion (Ch. 353); Nov-13
 Bannister & Wornall TIF Blight Study (Ch. 99); Mar-14
 KC Power & Light TIF Blight Study (Chs. 99 and 100); Apr-14

14th & Baltimore PIEA Blight Study/GDP (Ch. 100); May-14
First Amendment Bannister & I-435 TIF Plan Blight Study (Ch. 99); Jul-14
20th & Main TIF Blight Study (Ch. 99); Aug-14
Grand Reserve TIF Plan Conservation Area (Ch. 99); Dec-14
Mark Twain KC Chapter 353 Advisory Board Blight Study (Ch. 353); Feb-15
Metro North Crossing TIF Blight Study (Ch. 99); May-15
Red Bridge Shopping Center PIEA Blight Study (Ch. 100); Jun-15
Hospital Hill North URA Expansion LCRA Blight Study (Ch. 99); Aug-15
Linwood & Cleveland URA Blight Study (Ch. 99); Sep-15
7th & Main PIEA Blight Study/GDP (Ch. 100); Jun-16
AirWorld PIEA Blight Study/GDP (Ch. 100); Aug-16
20th & Main PIEA Blight Study/GDP (Ch. 100); Nov-16
Gillham Plaza PIEA Blight Study/GDP (Ch. 100); Dec-16
Paseo Gateway PIEA Blight Study/GDP (Ch. 100); Feb-17
St. James United Methodist Church Campus Blight Study (Ch. 353); Apr-17
Antioch TIF Conservation Area Analysis (Ch. 99); May-17
27th & Troost PIEA Blight Study/GDP (Ch. 100); Aug-17
27th & Madison PIEA Blight Study/GDP (Ch. 100); Oct-17
Midtown Crossing PIEA Blight Study/GDP (Ch. 100); Nov-17
18th & Oak Street PIEA Blight Study/GDP (Ch. 100); Apr-18
Tyson Summit LCRA Blight Study (Ch. 353); Jun-18
36th & Broadway PIEA Blight Study/GDP (Ch. 100); Aug-18
20th & Walnut PIEA Blight Study/GDP (Ch. 100); Dec-18
45th & Troost PIEA Blight Study/GDP (Ch. 100); Apr-19
Eastside Village PIEA Blight Study/GDP (Ch. 100); Jun-19
Freighthouse District PIEA Undeveloped Industrial Area/GDP (Ch. 100); Oct-19
9th & Grand PIEA Blight Study/GDP (Ch. 100); Nov-19
29th & Benton PIEA Blight Study/GDP (Ch. 100); Mar-20
9013 State Line CID Blight Study (Ch. 67); Jul-20

Independence, MO

Lee's Summit Road/I-70 TIF Blight Study (Ch. 99); Feb-95

Blue Springs, MO

Blue Springs, Missouri Downtown Blight Study (Ch. 353); Nov-00

North Kansas City, MO

Harbor Town Blight Study (Ch. 353); Mar-95
Handy Stop Blight Study (Ch. 353), Aug-04
1815 Burlington Avenue (Ch. 353), Jun-06

Sugar Creek, MO

Carefree Mine TIF Blight Study (Ch. 99); May-01
Carefree Mine Expansion Blight Study (Ch. 353); Jan-03

Parkville, MO

Parkview Heights TIF Blight Study (Ch. 99); Oct-01

Westwood, KS

Woodside Village Conservation Area/Valuation (Ch. 12); Sep-11

COMPANY PROFILE

Over the past 35 years Scott J. Belke, MAI has valued or consulted on over 2,100 properties in the Kansas City metropolitan area and 14 surrounding states. The first 17 years of Scott's valuation experience were at Rule & Company, Inc., where Scott became a principal. Belke Appraisal & Consulting Services, Inc. can provide you with a variety of commercial real estate analyses including market value and value in use determinations, blight analysis, general development plans, tax appeal, litigation support, market analysis, and highest and best use analysis. Scott's broad-based background includes the following:

Traditional Uses:

Office, Industrial, Retail, Lodging, Multifamily, Residential Subdivisions, All Types Of Vacant Land

Special Uses:

Churches, College Campuses, LIH Apartments, Riverboat Gaming Facilities, Convenience Stores/Service Stations, Computer Centers, Medical Offices, Secondary Use of Limestone Caves, Mini Storage, Refrigerated/Freezer Storage, Parking Garages, Car/Truck Dealerships, Truck Stops, Restaurants, Bowling Alleys, Golf Courses/Mini Golf/Driving Ranges, Funeral Homes, Racquet Clubs, Nursing Homes, Skating Rinks, Truck Terminals, Indoor Soccer Facilities, Animal Research, Retirement Homes, Day-

Consulting:

Blight Analysis, General Development Plans, Tax Impact Analysis, Economic Impact, "But For" Analysis, Market Studies, Highest & Best Use Analysis, Tax Appeal, Rent Analysis, Litigation Support

Though Scott's experience is focused on the greater Kansas City metropolitan area, he has also appraised property in the following states:

Missouri	Kansas	Iowa	Texas
Nebraska	Arkansas	Oklahoma	Georgia
Virginia	Indiana	Illinois	Pennsylvania
Ohio	Florida	Wisconsin	

Scott is a 35-year resident of the Northland and while specializing in Platte and Clay Counties covers the entire metropolitan area.

Scott completed all his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990. Scott strives to stay abreast of developments within the profession as indicated by the following continuing education:

Appraisal Consulting
Appraising Distressed Real Estate
Appraising From Blueprints and Specifications
Appraising The Appraisal (The Art of Appraisal Review)
Appraisal Institute – Business Practices & Ethics
Case Studies in Commercial Highest and Best Use
Comparative Analysis
Comprehensive Examination Workshop
Cool Tools
Cost Approach to Commercial Appraising
Data Verification
Effective Appraisal Writing
Eminent Domain & Condemnation Appraising
Evaluating Commercial Construction
Feasibility Analyst & Highest And Best Use
Forecasting Revenue
Gramm-Leach-Bliley Act
HP12C Financial Calculator
HVS – Hotel Appraisal Seminar
Income Property Demonstration Appraisal
Industrial Valuation
Internet Search Strategies
Litigation Valuation
Mark to Market Seminar
Market Analysis and the STDB
Mortgage Fraud Awareness
Rates, Ratios and Reasonableness
Retail Valuation
Scope of Work
Small Hotel/Motel Valuation
Solving Land Valuation Puzzles
Standards of Professional Practice, Part A
Standards of Professional Practice, Part B
Standards of Professional Practice, Part C
Supporting Capitalization Rates
The High-Tech Appraisal Office
The Internet and Appraising
The Road Less Traveled: Special Purpose Properties
USPAP Update
Understanding and Using DCF Software
Understanding and Using Investor Surveys Effectively
Valuation of Detrimental Conditions in Real Estate

The following summarizes Scott's educational background:

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies, (1975–1977)
William Jewell College, Liberty, Missouri, Bachelor of Arts, (1978–1979)
St. Peter's College, Oxford University, Oxford, England, (1979–1980)
Denver Seminary, Denver, Colorado, Master of Divinity, (1980–1983)

Current certifications:

Certified General Real Estate Appraiser in Missouri, (Certificate No. RA 001868)
Certified General Real Property Appraiser in Kansas, (Certificate No. G-1214)

Professional service:

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including:

Exam Proctor
Committee Chair Admissions-General
Director
Treasurer
Secretary
Vice President
President (2007)
Peer Review Committee (Grievance & Ethics)



EXHIBIT 13

EVIDENCE OF COMMITMENT OF FINANCING



**central bank
of kansas city**

October 13, 2020

Steve Weatherford
Community Builders of Kansas City
4001 Blue Parkway, Suite 301
Kansas City, Missouri, 64130

Re: The Offices at Overlook

Dear Steve:

As a follow-up to our Letter of Interest dated June 1, 2020, Central Bank of Kansas City (the "Bank") is pleased to provide you with this term sheet for the construction financing for the project to be known as The Offices at Overlook on Blue Parkway. This proposal is for discussion purposes only. The terms outlined below are based on the information provided to date and are subject to the bank completing its normal underwriting and approval process.

Construction LOAN – The Offices at Overlook

Borrower:	OZ Development Company LLC –
Purpose:	To provide construction financing for the initial project 60,000 SF building at The Offices at Overlook.
Loan Amount:	Up to \$10,250,000 construction draw note.
Interest Rate:	3.9%
Fees and Expenses:	1% origination fee. Borrower shall pay all closing costs associated with closing the loan including but not limited to title commitment, appraisal, etc.
Construction Draws:	Advances will be subject to the banks review and approval of construction draw request. At Borrowers expense, the bank will hire a third-party entity to review draw requests, perform budget analysis and complete onsite inspections during construction.
Term:	24 months
Repayment:	Interest monthly, based on the outstanding balance each month; with the principal balance due at maturity.
Security for Loan:	1 st deed of trust on the subject property.
Appraisal:	The Bank shall procure, at a point in time deemed appropriate, from an appraiser of its own choice, a market value appraisal of the Property. The cost of said appraisal shall be borne by the Borrower. It is understood that the Bank must approve the acceptability of said appraisal, in its sole opinion
Other Costs:	All items required or contemplated to be furnished by the Borrower hereunder shall be furnished without cost to the Bank. The Borrower agrees to pay or cause to be paid all expenses of the Bank in connection with the Loan. All other charges incurred by the Bank, including, but not limited to, appraisal fees, escrow charges, and legal fees shall be paid by the Borrower
Financial Information:	<ul style="list-style-type: none">a) Borrower must submit annual audited financial statements as soon as available or within 180 days after the close of each fiscal year.b) Borrower must submit tax returns (IRS Form 990) to the bank as soon as available or within 30 days after filing.c) Other financial information on Borrowers or Property the Bank deems necessary



central bank
of kansas city

Other Conditions

- a) All operating and investment accounts associated with the Property shall be established with Bank
- b) The Bank may require other financing and/or operating covenants with respect to the Property and/or Borrower

This Letter is intended as an outline only and does not purport to summarize all of the conditions, covenants, representations, warranties and other provisions which would be contained in definitive legal documentation for the Loan.

ORAL OR UNEXECUTED AGREEMENTS OR COMMITMENTS TO LOAN MONEY, EXTEND CREDIT OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT INCLUDING PROMISES TO EXTEND OR RENEW SUCH DEBT ARE NOT ENFORCEABLE, REGARDLESS OF THE LEGAL THEORY UPON WHICH IT IS BASED THAT IS IN ANY WAY RELATED TO THE CREDIT AGREEMENT. TO PROTECT YOU (BORROWER(S)) AND US (CREDITOR) FROM MISUNDERSTANDING OR DISAPPOINTMENT, ANY AGREEMENTS WE REACH COVERING SUCH MATTERS ARE CONTAINED IN THIS WRITING, WHICH IS THE COMPLETE AND EXCLUSIVE STATEMENT OF THE AGREEMENT BETWEEN US, EXCEPT AS WE MAY LATER AGREE IN WRITING TO MODIFY IT

We look forward to working with you on this project.

If you have any questions, please feel free to call me at 816-483-1210 ext. 120 (office) or 913-475-6485 (cell).

Sincerely,

Steven J. Schafer
Vice President

EXHIBIT 14

LIST OF PROPERTIES TO BE ACQUIRED

3137 Swope Parkway, Kansas City, Jackson County, Missouri 64130

EXHIBIT 15

RELOCATION ASSISTANCE

Policy Name: Relocation Assistance Policy

Date Approved: May 26, 1988

Resolution Number: 88-09

Policy Statement: Every person approved by the Commission as a developer of property subject to be acquired by the Tax Increment Financing Commission if furtherance of a Tax Increment Financing plan shall submit to the Commission a relocation plan as part of the developer's redevelopment plan.

- (a) The following terms, whenever used or referred to herein, shall have the following meanings:
- (i) Designated Occupants. “Designated Occupants” shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Director of City Development based upon standards established by the Department of Housing and Community Development of Kansas City, Missouri.
 - (ii) Displaced Business. “Displaced Business” shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.
 - (iii) Displaced Occupant. “Displaced Occupant” shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.
 - (iv) Handicapped Occupant. “Handicapped Occupant” shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.
 - (v) Occupant. “Occupant” shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.

- (vi) Person. “Person” shall mean any individual, firm, partnership, joint venture, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in a urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.
- (b) Plan Requirement. Every person approved by the Commission as a developer of property subject to be acquired by the Tax Increment Financing Commission if furtherance of a Tax Increment Financing plan shall submit to the Commission a relocation plan as part of the developer's redevelopment plan.
- (c) Contents of Plan. The relocation plan shall provide for the following:
 - (i) Payments to all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or said displaced business is required to vacate the premises by the developer, its assigns or any person seeking acquisition powers under the Tax Increment Financing plan pursuant to RSMo. 99.800 et. seq., as amended; and
 - (ii) Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and
 - (iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days’ notice of referral sites for handicapped displaced occupants and sixty (60) days’ notice of referral sites for all other displaced occupants and displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to designated occupants.
 - (iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.
- (d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:
 - (i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or

- (ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage or personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.
- (e) Handicapped Displaced Occupant Allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed Four Hundred Dollars (\$400.00).
- (f) Payment to Businesses. All displaced businesses eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon the following, at the option of the business:
 - (i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or
 - (ii) Actual costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationery.
- (g) Waiver of Payments. Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Commission.
- (h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)(iii) hereof.
- (i) Persons Bound by the Plan. Any developer, its assigns or transferees, provided assistance in land acquisition by the Tax Increment Financing Commission, is required to comply with the Executive Director of the Commission. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business.
- (j) Minimum Requirements. The requirements set out herein shall be considered minimum standards. In reviewing any proposed redevelopment plan, the Commission shall determine the adequacy of the proposal and may require additional elements to be provided therein.

EXHIBIT 16

REDEVELOPER'S AFFIDAVIT

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

1. At all times relevant herein, I have been a _____ of Oz Development, LLC, a Missouri limited liability company (the "Redeveloper"), and I make this statement on behalf of the Redeveloper.

2. The Redevelopment Area is legally described on Exhibit 1A of the Overlook Tax Increment Financing Plan.

3. The provisions of subdivision RSMo. § 99.810.1(1) have been met through the information submitted by Redeveloper to the Tax Increment Financing Commission of Kansas City, Missouri and the City of Kansas City, Missouri, and, based upon such information, it is the opinion of the undersigned that the Redevelopment Area is located in a blighted area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

4. The information, statements and averments in this Affidavit are, to the best of my knowledge and belief, true, accurate and complete in all material respects.

OZ DEVELOPMENT, LLC,
a Missouri limited liability company

By: _____
_____, _____

Subscribed and sworn to before me, the undersigned Notary Public in and for said County and State, this ____ day of _____, 2020.

By: _____
Signature of Notary Public

Typed/Printed Name of Notary Public

My Commission Expires:

**OVERLOOK
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION NO.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE NO.**

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EXHIBITS

- Exhibit 1: The Redevelopment Area
 - A: Legal Description of Redevelopment Area
 - B: Legal Description of Redevelopment Project Area
- Exhibit 2: Redevelopment Project Area
 - A: Map of Redevelop Area
 - B: Map of Redevelopment Project Area
- Exhibit 3: Specific Objectives of the Plan
- Exhibit 4: Estimated Construction and Employment Information
 - A. Estimated Construction
 - B. Estimated Employment
- Exhibit 5: Budget of Redevelopment Project Costs
- Exhibit 6: Economic Activity Tax Projections
- Exhibit 7: Anticipated Sources of Funds
- Exhibit 8: Development Schedule
- Exhibit 9: Cost-Benefit Analysis
- Exhibit 10: “But For” Statement
- Exhibit 11: Director of City Planning and Development Affidavit
- Exhibit 12: Existing Conditions Study (Blight Study)
- Exhibit 13: Evidence of Financing Commitments
- Exhibit 14: List of Properties to be Acquired
- Exhibit 15: Relocation Assistance
- Exhibit 16: Redeveloper’s Affidavit

I. SUMMARY

The Overlook Tax Increment Financing Plan (the “Plan”) provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”).

The proposed Redevelopment Area described by the Plan is generally bounded by Swope Parkway on the north, 49th Street on the south, Chestnut Avenue on the west, and College Avenue on the east, all in Jackson County, Kansas City, Missouri, and consists of one Redevelopment Project within the Redevelopment Project Area described on **Exhibit 1B** and depicted on **Exhibit 2B**. By virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, the Plan may include an additional five (5) redevelopment projects that may include approximately 100,000 square feet of office development, two multifamily buildings totaling approximately 140 units, three retail/commercial spaces totaling approximately 12,000 square feet, a health and fitness trail, public plaza areas and outdoor park spaces.

The estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$23,283,520, which includes approximately \$259,303 of construction financing interest costs. The Redeveloper, through a combination of equity, the proceeds from the sale of new market tax credits, conventional debt will finance \$12,141,844. The remaining estimated Redevelopment Project Costs will be funded with (1) approximately \$2,995,838 of Economic Activity Taxes, (2) approximately \$2,995,838 of Additional City EATs, (3) approximately \$150,000 sales tax approved by the Public Improvements Advisory Committee (PIAC), and (4) approximately \$5,000,000 in sales tax approved through the Central City Economic Development (the “CCED”) Fund. The Redevelopment Project Costs, including those that are reimbursable, are identified on **Exhibit 5** attached to this Plan.

The total initial equalized assessed valuation of the Redevelopment Area, according to 2020 tax records at the Jackson County Assessor’s Office, is approximately \$416,087, of which approximately \$158,464 is tax-exempt, leaving a net taxable amount of \$257,623. The current combined ad valorem property tax levy is projected to be \$8.0368 per \$100 assessed valuation. Following the completion of the Project Improvements, it is estimated that the assessed value of the real property within the Redevelopment Area will increase to approximately \$10,411,220

Pursuant to the Act, Tax Increment Financing allows for the use of Economic Activity Taxes and Payments in Lieu of Taxes generated and collected within the Redevelopment Area for a twenty-three (23) year period to pay Reimbursable Project Costs.

The estimated total Economic Activity Taxes generated within the Redevelopment Area to be deposited into the Special Allocation Fund and, upon annual appropriation or upon being budgeted and transferred by the City Council, available to pay reimbursable Redevelopment Project Costs, is approximately \$2,995,838, of which approximately 100% may be used to reimburse eligible Redevelopment Project Costs, including interest certified by the Commission. Those Economic Activity Taxes, estimated to be generated on an annual basis, are shown on **Exhibit 6**, attached hereto, and include 50% of the net earnings taxes paid by businesses and employees, 50% of the net food & beverage taxes, 50% of the net utility taxes, 50% of certain City and County net sales taxes generated, collected and available for the period Tax Increment Financing is authorized by Ordinance.

The Redeveloper intends to seek benefits under The Planned Industrial Law (the "PIEA Benefits") which would exempt sales taxes on construction materials, along with exemptions on personal and real property taxes within [the Redevelopment Project Area](#). The requested PIEA Benefits provide for 100% real property tax abatement for twenty-five (25) years on property located within the Redevelopment [Project Area](#). No Payments in Lieu of Taxes will be utilized to pay for any Reimbursable Project Costs. If the PIEA Benefits are not approved or are not approved at the level requested by the Redeveloper, any and all PILOTS (or increase in PILOTS from the approval of some but less than all of the Redeveloper's 100% abatement request) which are generated, collected and deposited in the Special Allocation Fund shall be utilized or pledged to the payment of eligible Reimbursable Project Costs. In the event PIEA Benefits are not approved, the estimated the annual incremental PILOTS to be generated in the Redevelopment Area are \$200,398, as set forth on **Exhibit 6**, attached hereto. [If and to the extent the Redeveloper seeks to further amend the Plan to add additional redevelopment project areas and the PIEA Benefits, as described above, are not approved by the Planned Industrial Expansion Authority of Kansas City, Missouri for such additional redevelopment project areas, the resulting PILOTS, or any portion thereof, generated by such additional redevelopment project areas shall not be utilized to reimburse Redevelopment Project Costs, unless such amendment expressly provides that PILOTS may be used to pay Redevelopment Project Costs.](#)

The estimated Additional City EATS (as hereafter defined), subject to appropriation by the City Council, will be available to pay Reimbursable Project Costs. The Additional City EATS will not exceed \$2,995,838.

The estimated Additional City Tax Revenue (as hereafter defined), subject to appropriation by the City Council, will be available to pay Reimbursable Project Costs. The Additional City Tax Revenue will not exceed \$5,150,000.

Upon the reimbursement of Reimbursable Project Costs (including Administrative Expenses), Tax Increment Financing will be terminated and the Taxing Districts, subject to Section 99.850 RSMo., will receive all tax revenue generated within the Redevelopment Area.

II. DEFINITIONS

As used in this Plan, the following terms shall have the following meanings:

- A. “Act,” the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et. seq., Revised Statutes of Missouri, as amended.
- B. “Additional City EATS,” An amount equal to (1) 50% of all retail sales taxes imposed by the City and generated in the Redevelopment Project Areas, but excluding those portions derived from each of the following: (a) the City’s 0.4625% public mass transit tax, pursuant to Section 68-471 of the City’s Code of Ordinances (or any successor provision thereto), (b) the City’s 0.4125% KCATA tax, pursuant to Section 68-475 of the City’s Code of Ordinances (or any successor provision thereto), (c) the City’s 0.5000% parks tax, pursuant to Section 68-448 of the City’s Code of Ordinances (or any successor provision thereto), (d) the City’s 0.125% Central City Economic Development sales tax, pursuant to Section 68-449 of the City’s Code of Ordinances (or any successor provision thereto) and (e) the City’s 0.5% fire tax, pursuant to 68-444 of the City’s Code of Ordinances (or any successor provision thereto), (2) An amount equal to 50% of the Earnings Tax imposed by the City and generated within the Redevelopment Project Area, and (3) an amount equal to 50% of the Utility Gross Receipts Tax imposed by the City and generated within the Redevelopment Project Area.
- C. “Additional City Tax Revenue,” (1) a 1/8 percent economic development sales tax devoted to projects, which are located within the area bounded by 9th Street on the north, Gregory Boulevard on the south, The Paseo on the west, and Indiana Avenue on the east, which, subject to appropriation, may be deposited, from time to time by the City in the CCED Fund to reimburse Redevelopment Project Costs in an amount not to exceed \$5,000,000, as specifically identified on Exhibit 7, attached hereto, and (2) sales tax approved by the City’s Public Improvements Advisory Committee (PIAC) which, subject to appropriation, may be utilized to fund Redevelopment Project Costs in an amount not in excess of \$150,000, as specifically identified on Exhibit 7, attached hereto.
- D. “Affiliate,” as applied to any person or entity, any other person or entity who controls, is controlled by, or is under common control with, such person or entity. For purposes of this definition, “control” means the possession, directly or indirectly through one or more intermediaries, of the power to direct the management and policies of a person or entity, whether through the ownership of equity interests, by contract, or otherwise; provided, however, that (a) any person or entity which owns directly or indirectly a majority of the equity interests having ordinary voting power for the election of directors or other members of the governing body of a person or entity or a majority of the partnership or other ownership interests of a person or entity (other than as a limited partner of such person or entity) shall be deemed an Affiliate of such person or entity, and (b) each partnership in which a person or entity is a general partner shall be deemed an Affiliate of such person or entity.

- E. “Blighted Area,” an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.
- F. “City,” City of Kansas City, Missouri.
- G. “Commission,” the Tax Increment Financing Commission of Kansas City, Missouri
- H. “Economic Activity Taxes,” fifty percent (50%) of the total additional revenue from taxes which are imposed by the City and other Taxing Districts, and which are generated by economic activities within each Redevelopment Project Area, over the amount of such taxes generated by economic activities within such Ordinance designating such Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project by Ordinance, while Tax Increment Financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 RSMo., taxes levied for the purpose of public transportation pursuant to Section 94.660 RSMo., taxes imposed on sales pursuant to subsection 2 of section 67.1712 for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than Payments In Lieu of taxes and penalties and interest thereon, any sales tax imposed by a county with a charter form of government and with more than six hundred thousand but fewer than seven hundred thousand inhabitants, for the purpose of sports stadium improvement or levied by such county under section 238.410 for the purpose of the county transit authority operating transportation facilities, taxes imposed on sales under and pursuant to section 67.700 or 650.399 for the purpose of emergency communication systems and such other taxes that may be excluded by State law from time to time, shall be allocated to, and paid by the local political subdivision collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the special allocation fund; provided, however, if the voters in a Taxing District vote to approve an increase in such Taxing District’s sales tax or use tax, other than the renewal of an expiring sales or use tax, any additional revenues generated within an existing Redevelopment Project Area that are directly attributable to the newly voter-approved incremental increase in such taxing district’s levy rate shall not be considered “Economic Activity Taxes”, without the consent of such Taxing District. If a retail establishment relocates within one (1) year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition the economic activity taxes

generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to such redevelopment project area

- I. “Equity Investment,” the total accumulated sums reflected as equity on the Redeveloper’s financial statements (including, but not limited to its Balance Sheet) submitted in connection with the “Public Participation” provisions of the Redevelopment Agreement as being expended by the Redeveloper or any other non-governmental party that is an Affiliate of the Redeveloper in connection with any and all aspects of the Project Improvements and Public Improvements, including but not limited to any and all costs, including financing costs incurred by the Redeveloper, private loan interest, expenses or investments made by the Redeveloper or any such non-governmental Affiliate prior to or subsequent to the date of this Plan and incurred by Redeveloper or any such non-governmental party that is an Affiliate of the Redeveloper in connection with the acquisition of any property in the Redevelopment Area, due diligence, leasing, marketing, formation of entities, construction and implementation of the Project Improvements, including the principal amount of any subordinate Obligations so long as Redeveloper, or its Affiliates, is the owner or guarantor of such subordinate Obligations, commercial financing and any additional capital contributions made by Redeveloper or such non-governmental party that is an Affiliate of the Redeveloper.
- J. “Gambling Establishment,” an excursion gambling boat as defined in section 313.800, RSMo., and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in Sections 313.800 to 313.850, RSMo.
- K. “Obligations,” bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the City, Commission or by any other appropriate issuer, approved by the City and Commission, to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out a redevelopment project or to fund outstanding obligations.
- L. “Ordinance,” an ordinance enacted by the governing body of the City.
- M. “Payment in Lieu of Taxes,” those estimated revenues from real property taxes generated within the Redevelopment Project Area which are to be used to reimburse the Redevelopment Project Costs identified by the Plan, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area that is

approved by Ordinance (but excluding the blind pension fund tax levied under the authority of Article III, Section 38(b) of the Missouri Constitution and the merchant's and manufacturer's inventory replacement tax levied under the authority of subsection 2 of Section 6 of the Missouri Constitution) and during the time the current equalized value of real property in the Redevelopment Project Area exceeds the Total Initial Equalized Assessed Value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to the Act, provided however, if the voters in a Taxing District vote to approve an increase in such Taxing District's levy rate for ad valorem tax on real property, any additional revenues generated within the Redevelopment Project Area that are directly attributable to the newly voter-approved incremental increase in such Taxing District's levy rate shall not be considered Payments in Lieu of Taxes without the consent of such Taxing District. Revenues will be considered directly attributable to the newly voter-approved incremental increase to the extent that they are generated from the difference between the taxing district's actual levy rate currently imposed and the maximum voter-approved levy rate at the time that the Redevelopment Project was adopted.

- N. "Project Improvements," the construction of up to 60,000 square feet of new office building and 185 parking surface parking spaces, along with interior driveways, and potentially all or part of the health fitness trail and public plaza areas associated with the building.
- O. "Project Improvements and Public Improvements," collectively, the Project Improvements and such other public infrastructure improvements, which may consist of streetscape, signage, signaling, sidewalks, utility relocation, and curbs and such other, related public infrastructure improvements that support and enhance the Project Improvements.
- P. "Redeveloper," the business organization or other entity designated by the Commission, pursuant to a resolution, and to which the Commission enters a Redevelopment Agreement to implement the Redevelopment Plan or the Project Improvements or a portion thereof.
- Q. "Redevelopment Agreement," the agreement between the Commission and Redeveloper for the implementation of the Redevelopment Plan or the Project Improvements and Public Improvements or a portion thereof.
- R. "Redevelopment Area," an area designated by Ordinance of the City, in respect to which the City has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, an economic development area, an enterprise zone pursuant to Sections 135.200 to 135.236, RSMO., of a combination thereof, and which area includes only those parcels of real property directly and substantially benefitted by the proposed Redevelopment Project and which is legally described on **Exhibit 1A** and depicted on **Exhibit 2A**.

- S. “Redevelopment Plan” or “Plan,” the Overlook Tax Increment Financing Plan, as it may be amended from time to time.
- T. “Redevelopment Project,” the redevelopment project that is identified on **Exhibit 1B** that (1) is intended to further the objectives of the Redevelopment Plan (2) contains a legal description, and (3) is approved by an Ordinance of the City.
- U. “Redevelopment Project Area,” the portion of the Redevelopment Area selected for the Redevelopment Project and which is legally described on **Exhibit 1B** and depicted on **Exhibit 2B**.
- V. “Redevelopment Project Costs” include the sum of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the Redevelopment Plan and/or a Redevelopment Project. Such costs are identified on **Exhibit 5** and may include, but are not limited to the following:
 - 1. Costs of studies, surveys, plans and specifications;
 - 2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the commission established in section 99.820 for the administration of sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Redevelopment Plan or a Redevelopment Project;
 - 3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 - 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
 - 5. Cost of construction of public works or improvements;
 - 6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction of any Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
 - 7. All or a portion of a taxing district’s capital cost resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Project, to the extent the municipality by written agreement accepts and approves such costs;

- 8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
- 9. Payments in lieu of taxes.
- W. “Reimbursable Project Costs,” Redevelopment Project Costs in an amount not to exceed \$11,141,676 as identified on **Exhibit 5** (under the column “TIF Reimbursable Costs”).
- X. “Special Allocation Fund,” the fund maintained by the City or the Commission, as the case may be, which contains at least two (2) separate segregated accounts for each Redevelopment Project and any additional accounts deemed appropriate by the City and Commission (i.e. TIF Revenue Account, Additional City EATs and Additional City Tax Revenue) and maintained by the treasurer of the City or the treasurer of the Commission into which Payments in Lieu of Taxes, Economic Activity Taxes, Additional City EATs and Additional City Tax Revenue and other revenues are deposited.
- Y. “Tax Increment Financing,” tax increment allocation financing as provided pursuant to Chapter 99.800, et seq. RSMo.
- Z. “Taxing Districts,” any political subdivision of Missouri located wholly or partially within the Redevelopment Project Areas having the power to levy taxes.
- AA. “TIF Revenue,” Payments in Lieu of Taxes and Economic Activity Taxes.

III. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and Economic Activity Taxes.

IV. GENERAL DESCRIPTION OF THE REDEVELOPMENT PROGRAM

- A. The Redevelopment Plan. The Overlook Tax Increment Financing Plan (the “Plan”) contemplates the acquisition of properties along Blue Parkway and the subsequent demolition of existing improvements and site clearance. Once demolition is complete and the site is cleared, the site is to be redeveloped with an approximately 60,000 square foot office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building and other public amenity elements and public infrastructure improvements, such as streetscape, signage, signaling, sidewalks and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements. The Project Improvements and Public Improvements are anticipated to be completed by in 2023. The Plan further provides that \$11,141,676 (approximately 48%) of the \$23,283,520 of Redevelopment Project Costs are eligible for reimbursement.

- B. Redevelopment Area. The proposed redevelopment area described by the Plan is generally bound by Chestnut Avenue on the west, Swope Parkway on the north, College Avenue on the east, and 49th Street or the northern boundaries of property abutting 49th Street on the south in Kansas City, Jackson County, Missouri, as legally described on Exhibit 1A and depicted on Exhibit 2A (the “Redevelopment Area”).
- C. Redevelopment Project. The Redevelopment Project Area described by the Plan is generally bound by College Avenue on the west, Swope Parkway on the north, 49th Street on the south, and a sewer easement following the projection of South Benton Avenue on the east, all in Jackson County, Kansas City, Missouri (the “City”) as legally described on Exhibit 1B and depicted on Exhibit 2 (the “Redevelopment Project Area”). It is anticipated the Plan will be amended to include an additional five (5) redevelopment project areas, which are depicted on Exhibit 2, that may collectively provide for approximately 100,000 square feet of office space, two multifamily buildings totaling approximately 140 units, three retail/commercial spaces totaling approximately 12,000 square feet, 325 parking spaces, the addition of a health and fitness trail, public plaza areas and outdoor park spaces.
- D. Project Improvements and Public Improvements. As referenced in subsection A above, the improvements will consist of the construction of a newly constructed, approximately 60,000 square foot office building and 185 parking surface parking spaces, along with interior driveways, and potentially all or part of the health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements, which may consist of signage, signaling, sidewalks, storm drainage facilities, utility relocation, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”).
- E. Estimated Date of Completion. The estimated date for completion of the Project Improvements and Public Improvements located within the Redevelopment Area is set forth on Exhibit 8. The completion of the Project Improvements and Public Improvements located within the Redevelopment Project Area and retirement of Obligations incurred to finance Redevelopment Costs for the Project Improvements and Public Improvements will occur no later than twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project.
- F. Date to Adopt Redevelopment Plan. In no event shall any ordinance approving a redevelopment project be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan.
- G. Redevelopment Plan Objectives. The specific objectives of the Redevelopment Plan are set forth in Exhibit 3.

- H. Date to Adopt Redevelopment Project and to Acquire Property by Eminent Domain. In no event shall any ordinance approving a Redevelopment Project be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan and no property for the Redevelopment Project shall be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving the Redevelopment Project.
- I. Gaming Status. The Redevelopment Plan does not include the initial development or redevelopment of any Gambling Establishment.

V. FINANCING

- A. Estimated Redevelopment Plan Costs. The estimated Redevelopment Project Costs to implement all the Project Improvements and Public Improvements is \$23,283,520, which includes approximately \$259,303 of construction financing interest costs. The Redeveloper, through a combination of equity, the proceeds from the sale of new market tax credits, and conventional debt will finance \$12,141,844. The remaining estimated Redevelopment Project Costs will be funded with (1) approximately \$2,995,838 of Economic Activity Taxes, (2) approximately \$2,995,838 of Additional City EATs, (3) approximately \$150,000 sales tax approved and allocated by the Public Improvements Advisory Committee (PIAC) and (4) approximately \$5,000,000 in sales tax recommended by the CCED Board. The Redevelopment Project Costs including those that are reimbursable, are identified on **Exhibit 5**, attached to this Plan

The City has determined that certain planning and special services expenses of the Commission which are not direct Redevelopment Project Costs are nonetheless reasonable, necessary and incidental costs to the Plan. Such incidental costs will be recovered by the Commission or the City, as the case may be, from the Special Allocation Fund in an amount equal to 5% of the Payments in Lieu of Taxes and Economic Activity Taxes paid annually into the Special Allocation Fund.

- B. Anticipated Sources of Funds. The Redeveloper will acquire all necessary properties and construct the Project Improvements and Public Improvements through the use of private capital in the form of its Equity Investment, third party funds and/or debt financing, along with such additional public sources identified by this Plan and specifically detailed on **Exhibit 7** attached hereto. Evidence of financing such Project Improvements and Public Improvements is attached as **Exhibit 13**.
- C. Payments in Lieu of Taxes. Calculations of expected proceeds of PILOTs are based on current real property assessment formulas and current and anticipated property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The Redeveloper is pursuing PIEA Benefits, which, if approved, would exempt sales taxes on construction materials and personal and real property

taxes within Redevelopment Area. The requested PIEA Benefits are 100% real property tax abatement for twenty-five (25) years with respect to the Redevelopment Project Area. No Payments in Lieu of Taxes will be utilized to pay for any Reimbursable Project Costs. If the PIEA abatement is not approved or is not approved at the level requested by the Redeveloper, any and all PILOTs which are generated, collected and deposited in the Special Allocation Fund shall be utilized or pledged to the payment of Reimbursable Project Costs. In the event the Redeveloper's PIEA application is not approved by the PIEA, or the Redeveloper's PIEA plan area application is not approved by the City Council, the estimated annual incremental PILOTs to be generated in the are approximately \$200,398.

- D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in the Special Allocation Fund, in accordance with the Act, during the period Tax Increment Financing is authorized are approximately \$2,995,838 as shown in Exhibit 5, of which all will be made available, upon annual appropriation or upon being budgeted and transferred by the City to the Special Allocation Fund, to pay eligible Reimbursable Project Costs.

The anticipated EATs to pay eligible Redevelopment Project Costs shall be limited to 50% of the net earnings taxes paid by businesses and employees, 50% of the net food & beverage taxes, 50% of the net utility taxes, as well as 50% of certain City and County sales taxes generated and collected. It is assumed that net earnings and sales tax revenues will increase due to inflation in addition to the assumed increases due to job creation and business expansion. These assumed increases are estimated at 2% annually

The amount of Economic Activity Taxes in excess of the funds needed to reimburse eligible Redevelopment Project Costs, if any, may be declared as surplus by the City. The declared surplus will be distributed to the affected Taxing Districts in the Redevelopment Project Areas as provided for by the Act.

The Plan requires that all affected businesses and property owners be identified and that the Commission shall be provided with documentation regarding payment of Economic Activity Taxes by Redeveloper, its contractors, tenants and assigns. The Commission shall make available information to the City regarding the identity and location of the affected businesses. It shall be the obligation and intent of the City to determine the Economic Activity Taxes and to appropriate and/or budget and transfer such funds into the Special Allocation Fund, no less frequently than semi-annually and no more frequently than quarterly, in accordance with the Act.

- E. Additional City EATs. The projected Additional City EATs to be collected by the City and, subject to appropriation, deposited in a separate account of the Special Allocation Fund is estimated to be approximately \$2,995,838, as shown on Exhibit 6, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with a Redevelopment Agreement.

- F. Additional City Tax Revenue. The projected Additional City Tax Revenue to be collected by the City and, subject to appropriation, deposited in a separate accounts of the Special Allocation Fund is estimated to be approximately \$5,150,000, as shown on **Exhibit 7** attached hereto, all of which will be made available, upon appropriation, by the City, to pay eligible Reimbursable Project Costs related to the Redevelopment Project, in accordance with a Redevelopment Agreement
- G. Evidence of Commitments to Finance. Commitments for any private financing of Redevelopment Project Costs necessary to complete the Project Improvements and Public Improvements shall be approved by the Commission prior to the approval of any Ordinance approving the Redevelopment Project. A letter of interest for a construction loan to fund the Project Improvements and Public Improvements is attached as **Exhibit 13**.

All affected businesses and property owners located within the Redevelopment Project Areas; at the time the Redevelopment Project Areas is designated by an Evidence of Commitments to Finance.

VI. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Area, according to 2020 records at the Jackson County Assessor's Office, is approximately \$416,087. The current combined ad valorem property tax levy for the Redevelopment Area is projected to be \$8.04 per \$100 assessed valuation. The total initial equalized assessed valuation of the Redevelopment Area will be determined prior to the time the Redevelopment Project is approved by Ordinance. PILOTs (if any) will then be measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the total initial equalized assessed valuation, and deposited in the Special Allocation Fund for payment of eligible Redevelopment Project Costs.

VII. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

It is anticipated that when the Project Improvements and Public Improvements have been completed, the total assessed valuation of the Redevelopment Area will increase. Following the completion of the Project Improvements and Public Improvements, it is estimated that the assessed value of the Redevelopment Area will increase to approximately \$10,441,220.

VIII. GENERAL LAND USE

The Plan identifies properties to be redeveloped for office, residential, and commercial use. The Redevelopment Area is currently being rezoned to Urban Redevelopment District ("UR"), and any modifications to the proposed UR zoning will be made as the Plan is being considered. The Redevelopment Project shall be subject to the applicable provisions of the City's Zoning Ordinance, as well as other codes and ordinances, as may be amended from time to time.

IX. CONFORMANCE TO THE COMPREHENSIVE PLAN

The Plan conforms with the FOCUS Plan as well as the Swope Area Valley Area Plan.

X. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

The Redevelopment Area qualifies as a Blighted Area by reason of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life by fire or other causes and is detrimental to the public health, safety, morals, or welfare, as more particularly described by an independent Blight Study undertaken by Belke Appraisal and Consulting Services, Inc. attached as **Exhibit 12**.

XI. “BUT FOR TIF”

Substantial public financing of the Project is identified within the Plan. This assistance is necessary to ensure successful implementation of the Project Improvements and Public Improvements contemplated by the Plan and will serve the objectives set forth on **Exhibit 3**, attached hereto. The purpose of providing public assistance is to accomplish the stated public purpose of the Act, and not to subsidize otherwise economically viable Project. In order to ensure that the public assistance being provided does not subsidize an unreasonable level of earnings, the Commission has required that an analysis be completed and presented to the Commission prior to approval of the Redevelopment Plan. The analysis should demonstrate that the Redevelopment Area has not been subject to growth and development by private enterprise and the Project contemplated for the Redevelopment Area would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing (the “But-For Test”) for the Project.

A “But For” Statement is attached as **Exhibit 10** and an affidavit of the Director of City Planning and Development, attached hereto as **Exhibit 11**, indicates that the remediation of blight and the implementation of the Project Improvements and Public Improvements contemplated by the TIF Plan may not be implemented without the assistance, including the adoption of Tax Increment Financing, described by the Plan, and supports a finding that the Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of Tax Increment Financing.

To further ensure the public assistance described by the Plan does not subsidize an unreasonable level of earnings, the Redevelopment Agreement shall contain provisions whereby the public may participate in the cumulative rate of return of the Equity Investment of the Redeveloper or any Affiliate of the Redeveloper that participates in the acquisition, financing or operation of the Project Improvements or the real property upon which the Project Improvements are located that is in excess of 9.5% on a cumulative basis (the “Reasonable Rate of Return”). The Redevelopment Agreement shall provide if at the end of any calendar year, after completion of all of the Project Improvements, the net cash flow exceeds the cash flow necessary to generate said cumulative Reasonable Rate of Return on the Equity Investment for the current and all previous calendar years, 52% of such excess shall be retained by the Redeveloper and the remaining 48% of such excess shall be contributed to the Commission (the “Commission Share”)-~~which shall be used~~, which shall be subsequently disbursed by the Commission to the Taxing

Districts and such disbursement shall be allocated among the Taxing Districts in proportion to the amount of PILOTs and EATs that are to be redicted, in accordance with the Act- upon the authorization of Tax Increment Financing.

If, during the term of the Tax Increment Financing, in the event that any Project Improvement is refinanced or sold, once all cost of the sale or refinancing have been paid, the private debt retired, the Redeveloper's Equity Investment is returned, the Commission shall receive the Commission Share of such residual proceeds that are in excess of the Reasonable Rate of Return on a cumulative basis of the Redeveloper and its Affiliates of the total amount of Redevelopment Project Costs (the "Sales Proceeds").

XII. COST-BENEFIT ANALYSIS

A cost-benefit analysis has been prepared for the Plan that demonstrates the economic impact of the Plan on each Taxing District. This analysis and other evidence submitted to the Commission describe the impact on the economy if the Project Improvements and Public Improvements are not built and is built pursuant to the Plan. The Cost-Benefit Analysis, attached on **Exhibit 9**, includes a fiscal impact study on every affected Taxing District and sufficient information from the Redeveloper for the Commission to evaluate whether the Project Improvements are financially feasible.

XIII. ACQUISITION AND DISPOSITION

The Commission, pursuant to Sections 99.810(3) and 99.820(3), RSMo, may acquire property by purchase, donation, lease or eminent domain in the manner provided for by corporations in Chapter 523, RSMo. The property acquired by the Commission may be cleared, and either (1) sold or leased for private redevelopment or (2) sold, leased, or dedicated for construction of public improvements or facilities. No property located within a Redevelopment Project Area shall be acquired by eminent domain later than five (5) years from adoption of the Ordinance designating such Redevelopment Project Area. It is anticipated the Commission may participate in the acquisition of real property listed on **Exhibit 14**, attached hereto.

XIV. RELOCATION ASSISTANCE PLAN

Relocation assistance will be available to all eligible displaced occupants in conformance with the Commission's Relocation Assistance Plan as shown in **Exhibit 15** or as may be required by other state or federal laws. Any relocation will be at the expense of the Redeveloper.

XV. ENTERPRISE ZONE

In the event mandatory abatement is sought or received pursuant to Section 135.215, RSMo., as amended, such abatement shall not serve to reduce payments in lieu of taxes that would otherwise have been available pursuant to Section 99.845, RSMo. without City approval. Said designation shall not relieve the assessor or other responsible official from ascertaining the amount of equalized assessed valuation of all taxable property annually as required by Section 99.855, RSMo.

XVI. PROVISION OF PUBLIC FACILITIES

Redeveloper will provide all necessary public facilities and utilities needed to service the Redevelopment Area, including infrastructure needed by occupants and tenants of the Redevelopment Project, to reduce the digital divide.

XVII. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the Commission and Redeveloper will enter into a Redevelopment Agreement, which will include, among other things, provisions relative to the following:

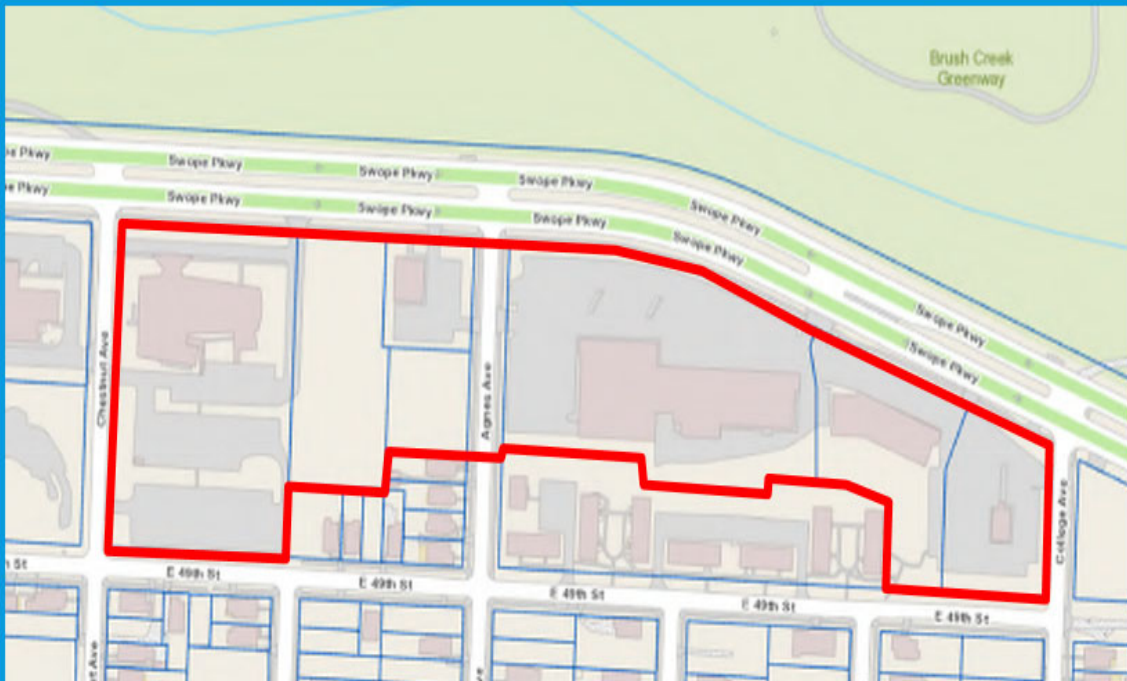
1. Implementation of the Plan;
2. Reporting of Economic Activity Taxes;
3. The Commission's Work Force Policy;
4. The City's MBE/WBE Ordinance;
5. Design guideline review and approval process;
6. The Commission's Relocation Plan, if any;
7. Certification and approval by Commission of Redevelopment Project Costs;
8. Public participation in return on Equity Investment in excess of the Reasonable Rate of Return on the Redeveloper's Equity Investment;
9. Payment of Prevailing Wages;
10. Certification of Costs and Reimbursement Policy;
11. Certificate of Completion and Compliance Policy;
12. Parameters for the issuance of Obligations;
13. Interest Policy;
14. Annual Progress Reporting;
15. Procedures for the Payment of Prevailing Wages; and
16. Environmental Policy.

XVIII. PROVISIONS FOR AMENDING THE PLAN

This Redevelopment Plan and Redevelopment Projects may be amended pursuant to the provisions of the Act, except in the event that there are minor inaccuracies contained within this

Redevelopment Plan or any Exhibit attached hereto that do not arise to more than a scrivener's error, the City Council of the City authorizes the Commission to approve and correct such inaccuracies and to execute any required instruments and to make and incorporate such amendment or change to this Redevelopment Plan or any Exhibit attached hereto.

Overlook TIF Plan



The Area is generally bound by Chestnut Avenue on the west, Swope Parkway on the north, College Avenue on the east and 49th Street on the south.