

Main Street – ABC/36 Block Redevelopment Area

Blight Study

Land Clearance for Redevelopment Authority
Kansas City, Missouri
March 26, 2022

EXHIBIT 3B
LCRA 5/24/22

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Section I

Introduction

The following report, the Main Street – ABC/36 Block Redevelopment Area Blight Study, was completed in March 2022. The Blight Study addresses two separate Redevelopment Project Areas within the proposed Redevelopment Area (the “Study Area”): 1) 3240-3244 Main Street, a Redevelopment Project Area that consists of two adjacent commercially developed properties located just south of Linwood Boulevard; and 2) 3620-3636 Main Street, 2 W. 37th Street and 3633-3635 Baltimore Avenue, a Redevelopment Project Area that consists of three commercially developed properties just north of 37th Street on Main Street and three properties improved with surface parking. The northern Project Area, Project Area A, contains property that is pending approval to be listed on the National Register of Historic Places and the southern Project Area B includes the Kansas City National Guard Armory that was placed on the National Register in February 2020. Both Redevelopment Project Areas will be served in the future by the Kansas City Streetcar and are entirely in Kansas City, Jackson County, Missouri.

The primary purpose of this work was to analyze conditions located within the Study Area so as to determine if the Study Area qualifies as a “blighted area” or “insanitary area”, a requirement of establishing an urban renewal area under Chapter 99 of the Missouri Revised Statutes.

The consultant visited the Study Area in February and March 2022. The effective date of this study is March 26, 2022, the last date of inspection.

The Study Area encompasses eight (8) tax parcels and approximately 2.36 acres of fee simple property. Each of the properties is adjacent to public right-of-way, but no public right-of-way is within the Study Area.

Definitions

Chapter 99.300 of the Missouri Revised Statutes entitled “Land Clearance for Redevelopment Law” allows for the creation of the “Land Clearance for Redevelopment Authority” within a municipality and empowers the authority to submit redevelopment plans to the city. However, “an authority shall not prepare a redevelopment or an urban renewal plan for a land clearance or urban renewal project area unless the governing body of the community in which the area is located has declared, by resolution or ordinance, the area to be a blighted, or insanitary area in need of redevelopment or in need of rehabilitation” (RSMo. Ch. 99.430(2)).

Redevelopment and investment within the proposed Redevelopment Area may be accomplished through the implementation of an urban renewal process, specifically under Chapter 99 of the Missouri Revised Statutes through the City’s Land Clearance for

Redevelopment Authority. The first step in this process is to determine if the proposed Redevelopment Area qualifies as a “blighted area” or “insanitary area” eligible for urban renewal. The determination that an area constitutes a blighted area or insanitary area is a conclusion attributable to the presence of one or more physical, environmental, and social factors. For purposes of the study, the definition of a blighted area is premised upon the definition articulated in Chapter 99 of the Missouri Revised Statutes (RSMo. 99.320(3)), as follows:

"Blighted area", the same meaning as defined pursuant to section 99.805.

The definition of a blighted area as defined in RSMo. 99.805(1) is articulated as follows:

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

Per Chapter 99 of the Missouri Revised Statutes (RSMo. 99.320(9)), the definition of insanitary area is as follows:

"Insanitary area", an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare.

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the Study Area. According to state law, it is unnecessary for every condition of blight to be present in order to be eligible as an urban renewal area. Rather, an area can be qualified as blighted or insanitary when as few as one condition is present. The conditions need not be present in each parcel, but must be found in the Study Area as a whole. With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical conditions sufficient to make a determination of blight. The “Summary of Findings” provides conclusions regarding the analysis and presence of blight in key areas; however, the Kansas City, Missouri City Council will make a final determination of blight or of an insanitary area for the entire Study Area based on the extent to which conditions constitute a liability for the Study Area.

Chapter 99 Redevelopment Rights

Tax Abatement

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

Bond Financing

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

Property Acquisition

The LCRA may assist approved projects with property acquisition. The LCRA may acquire properties, coordinate relocation benefits and assistance, and make use of its powers of eminent domain, when necessary. Such powers are available to the LCRA, per RSMo. 99.460(1) “...after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes.”

Study Methodology

The purpose of this work was to analyze conditions located within the Study Area so as to determine if it qualifies as a blighted area or insanitary area as defined within the LCRA Law.

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

Field investigations were conducted to document physical conditions within the categories of blight set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the City and Jackson County and analyzed. Additional supplemental and updated information was obtained through various reports and studies prepared or commissioned by the City.

Previous Blight Determinations

Proposed Redevelopment Area

The Study Area is not included in a redevelopment plan previously approved by the City of Kansas City, Missouri. The Study Area also has not previously been found to be blighted by the City of Kansas City, Missouri.

Adjoining Areas

The Study Area is adjacent to or in close proximity (located within approximately one-half mile of the Study Area) to the following redevelopment areas, all of which were approved by the City Council of the City of Kansas City, Missouri with a finding of blight with the exception of the Union Hill Tax Increment Financing Plan, which was approved with a finding of a conservation area:

- 1) Midtown Tax Increment Financing Plan (TIF);
- 2) Union Hill Tax Increment Financing Plan (TIF);
- 3) Uptown Theater Tax Increment Financing Plan (TIF);
- 4) Union Hill (Phoenix) Redevelopment Plan (Chapter 353);
- 5) Armour & Main Redevelopment Plan (Chapter 353);
- 6) 3637 Main Street Redevelopment Plan (Chapter 353);
- 7) 3444 Broadway Redevelopment Plan (Chapter 353);
- 8) Roanoke Court Redevelopment Plan (Chapter 353);
- 9) Walgreens 39th & Broadway Redevelopment Plan (Chapter 353);
- 10) Trinity Lutheran Hospital Campus General Development Plan (PIEA);
- 11) Gillham Row General Development Plan (PIEA);
- 12) Gillham Plaza General Development Plan (PIEA);
- 13) Armour/Gillham General Development Plan (PIEA);
- 14) 211 West Armour General Development Plan (PIEA);
- 15) Valentine-Broadway General Development Plan (PIEA);
- 16) 36th & Broadway General Development Plan (PIEA);
- 17) Ellison/Knickerbocker General Development Plan (PIEA);
- 18) 39th & Main General Development Plan (PIEA);
- 19) Westport-Main General Development Plan (PIEA);
- 20) 39th Terrace General Development Plan (PIEA);
- 21) Main 31 Holmes Urban Renewal Plan (LCRA);
- 22) Longfellow/Dutch Hill Neighborhoods Urban Renewal Plan (LCRA);
- 23) Linwood Gillham Urban Renewal Plan (LCRA);
- 24) Norman School Urban Renewal Plan (LCRA); and
- 25) Uptown Urban Renewal Plan (LCRA).

Legal Description

The Study Area consists of eight (8) property parcels. Specific legal descriptions of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership

The Study Area contains eight (8) property parcels. All of the parcels are identified by the Jackson County Assessor’s office. A complete listing of the property parcels identified by the Jackson County Assessor is included in Appendix A.

Report Format

The Blight Study is presented in two sections and an Appendix. Section I presents an overview of the project, a definition of “blight” and “insanitary area”, the study methodology, a description of the Study Area, and an overview of existing conditions. Section II defines the primary categories of blight and documents conditions which are present within each category and provides a conclusion derived from the research.

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Redevelopment Area Boundary Map



Area Overview and Description

PROPERTY DATA

Location & Access

The proposed Main Street – ABC/36 Block Redevelopment Area includes eight (8) properties located in the central and north-central areas of the Old Hyde Park Historic District in two noncontiguous tracts. The northern tract – Project Area A – includes 3240 Main Street and 3244 Main Street. The central tract – Project Area B – includes 3620 Main Street, 3634 Main Street, 3636 Main Street, 2 W. 37th Street, 3633 Baltimore Avenue and 3635 Baltimore Avenue. All properties are located in Kansas City, Jackson County, Missouri.

Main Street provides primary access to both Project Area A and Project Area B and is identified in the City’s Major Street Plan as a major street thoroughfare with three through lanes in each direction (north and south) in addition to a center turn lane, and according to the Major Street Plan is a “Commerce/Mixed-Use Street”.

Main Street, which borders the eastern edge of both Project Areas, is a two-way street. Baltimore Avenue, which borders the western edge of Project Area B, is a one-way street running north to its termination at Linwood Boulevard.

General regional access to both Project Areas is excellent via Main Street running north-south along the eastern edge of the Project Areas. Main Street provides excellent linkages with the major development nodes in the City’s urban core, including the River Market and Downtown, Midtown, and Country Club Plaza. Other major streets located to the north and south of the Project Areas, such as 31st Street, 39th Street and Broadway Boulevard, provide access to other regional traffic arteries such as U.S. 71 Highway, Interstate 70, and Interstate 35.

Both Project Areas are well-served by public transit. The Main Street MAX, a bus rapid transit (“BRT”) has shelters/stops for service just south of Linwood Boulevard and north and south of Armour Boulevard, within one-quarter mile of each Project Area. The BRT operates seven days per week, and links the downtown loop to the north with 75th Street and Wornall to the south in the Waldo Neighborhood. As of the date of this Study the Main Street Max route has been changed to avoid utility construction on a large portion of Main Street, but is expected to return to its regular service and route in the summer of 2022. Project Area B is also directly served by Bus Route No. 35 (35th Street). And construction has begun on Main Street for the extension of the KC Streetcar from Union Station to the University of Missouri – Kansas City at 51st Street and Brookside Boulevard. The Streetcar extension is expected to begin service in 2025.

The draft revised Bike KC Plan (2019) contains a few bike routes near the Project Areas, but none that serve the Project Areas directly. Signed bike routes exist on Wyandotte Street two blocks west of the Project Areas, along 36th Street, and on Warwick Boulevard

south of Armour Boulevard. Bike lanes exist on Armour Boulevard between Broadway Boulevard and The Paseo. Additional signs/lanes are planned for Linwood Boulevard. No trails exist near or in the Study Area and none are planned.

Pedestrian access in the Study Area is very good, with sidewalks throughout the area on both sides of each street. Sidewalks vary in condition from poor to excellent throughout the Study Area.

Access to individual properties is primarily good.

Land Area

There is a total of eight (8) property parcels within the Study Area. According to calculations from county GIS maps, the Study Area contains a total of approximately 2.36 acres of fee simple property. The parcels range in size between 7,103.7 and 23,291.5 square feet, with a median size of 13,019.9 square feet and an average size of 12,828.9 square feet.

Topography

The City's geographic information system (GIS) maps illustrate terrain in Project Area A is relatively flat, but does slope slightly upward from the southwest to the northeast over the site. According to the City's GIS the highest point in Project Area A is located approximately at the northeast corner of the Project Area at approximately elevation 979, and the lowest point in the Study Area is located at approximately elevation 976 near the southwest corner of the site. The northwestern corner of the Study Area is at approximately elevation 979 and the southeastern corner is at approximately elevation 977.

According to the City's GIS Project Area B slopes gently from west to east, with the highest point in the Project Area located near the southwest corner of the Project Area at an elevation between 927 and 928 on the Baltimore Avenue right-of-way. The lowest point is much of the eastern boundary adjacent to Main Street at approximately elevation 920. The western property line of those properties fronting Main Street is at an elevation of approximately 924. The northwestern corner of the Project Area is at an elevation of approximately 926.

According to the flood maps issued by FEMA for each of the Project Areas (Project Area A – Map No. 29095C0254G; Project Area B – Map No. 29095C0262G; both effective 1/20/2017), neither Project Area is within a 100-year or 500-year floodplain.

All of the Study Area lies within the Blue River watershed basin.

Easements

An ALTA/ACSM Survey was provided to Sterrett Urban for Project Area A that was

prepared by Lovelace & Associates and dated October 28, 2003. A review of the survey did not reveal any easements or restrictions that would negatively impact the Project Area.

Sterrett Urban was not provided with a title report or survey for any of the properties in Project Area B. No overall evaluation can be developed regarding easements or other restrictions which may be in effect within the Study Area.

Utilities

All utilities are available to the properties located within the Study Area.

Zoning

The existing zoning in Redevelopment Project Area A in the Study Area is B4-5 (Residential 0.5) and in Redevelopment Project Area B in the Study Area is B3-2 (Community Business district), M1-5 (Residential 2.5) and R-6 (Residential 6). Below is a map illustrating the zoning districts within each of the Redevelopment Project Areas in the Study Area and a chart summarizing the zoning classifications:

| Zoning Classification | Purpose* |
|--|--|
| B4-5 Heavy Business/Commercial 4 dash 5 | The primary purpose of the B4, Heavy Business/Commercial district is to accommodate "heavier" commercial activities and a limited range of industrial uses with operating characteristics that make them generally incompatible with mixed-use or neighborhood-oriented environments. |
| B3-2 Community Business | The primary purpose of the B3, Community Business district is to accommodate a broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2 districts. In addition to accommodating development with a different physical form than typically found in B1 and B2 districts, the B3 district is also intended to accommodate some types of destination-oriented commercial uses that draw from a larger trade area than the types of neighborhood-serving uses found in B1 and B2 districts. The B3 district is primarily intended to be applied to large |

| | |
|------------------------------------|---|
| | <p>sites that have primary access to major streets. It may also be used along smaller streets to accommodate retail and service use types that are not allowed in B1 and B2 districts.</p> |
| R-6 Residential 6 | <p>Kansas City's 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.</p> <p>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-6 district, for example, is a short-hand reference to a residential district that generally allows one dwelling unit per 6,000 square feet of gross site area.</p> |
| M1-5 Manufacturing 1 dash 5 | <p>Kansas City's manufacturing (M) zoning districts are primarily intended to accommodate manufacturing, warehousing, wholesale, and industrial uses. The regulations are intended to promote the economic viability of manufacturing and industrial uses; encourage employment growth; and limit the encroachment of unplanned residential</p> |

and other non-industrial development into industrial areas.

*Kansas City Zoning & Development Code



Environmental

Environmental site assessments were not available to Sterrett Urban. However, asbestos pipe-wrap was observed within the Anderson Electric Car Company building in Project Area A at 3240 Main Street. Otherwise the consultant is unaware of any environmental contamination elsewhere within the Study Area.

Real Estate Taxes

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

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

To determine assessed value the assessment ratio for commercial/industrial properties is 32% and for residential properties is 19%. The real estate levy for 2021 in the Study Area was \$8.1976 per \$100 of assessed valuation. An additional \$1.437 per \$100 is assessed on commercial/industrial property only (the Merchants and Manufacturers replacement tax).

In 2021, the Study Area generated \$860,160 in taxable assessed value, generating a total of \$82,872.98 in real estate taxes, or approximately \$0.81 per square foot of property. All property tax payments are current. Since 2017 assessed valuation for the Study Area as a whole has increased 87.40%. The largest increase took place in 2019 when property valuations increased 51.48%.

Improvements

The Study Area contains two noncontiguous Project Areas on Main Street in the Old Hyde Park Neighborhood between Linwood Boulevard and 37th Street. The eight properties in the Study Area contain commercial improvements as follows:

Project Area A

Project Area A consists of two properties located at 3240 Main Street and 3244 Main Street. 3240 Main Street is improved with a three-story concrete and masonry building with terra cotta veneer fronting Main Street. Constructed in 1911 and consisting of about 22,000 square feet, the building is in poor condition and does not have off-street parking. The building is currently used in conjunction with the adjacent ABC Building to the south as warehouse storage.

3244 Main Street is improved with a six-story concrete and masonry building constructed in 1908 and known since its completion as the ABC Storage and Van Company Building, which to this day has always provided fireproof commercial storage. The building consists of almost 44,000 square feet and is in fair to poor condition, and suffers

primarily from water intrusion and deterioration due to age. The property has very little space for parking and poor access.

Approval of a nomination to place the properties on the National Register is pending.

Project Area B

Project Area B consists of six properties, including the historic Kansas City National Guard Armory at 3620 Main Street. Built in 1923, the two-story building was the headquarters for the 110th Engineers Battalion until 1973, and its placement on the National Register was due to its significance as an excellent local example of the castellated armory style, and is the only such building in Kansas City, Missouri. The building elevations are constructed of red brick and bowstring trusses support the roof with skylights. An electronics retail store, Silo, operated in the building between 1987 and 1993, and the building has been used for storage since Silo closed.

Three surface parking lots are in Project Area B, located at 2 W. 37th Street, 3633 Baltimore Avenue and 3635 Baltimore Avenue. The lot at the northwest corner of 37th Street and Main Street supports the retail located within Project Area B at 3634 and 3636 Main Street. The two parking lots on Baltimore Avenue are joined together as one, and is accessed through one driveway near the southwest corner of 3635 Baltimore Avenue. In the past the lots on Baltimore Avenue have provided parking for the Armory, but currently they are leased to a nearby business. Pavement and fencing at each of the three lots has deteriorated, and many of the pavement markings have faded substantially.

The remaining two lots, located at 3634 Main Street and 3636 Main Street, have been improved with one-story masonry retail buildings. 3634 Main Street has one retail building of 7,400 square feet set back about 77 feet from the sidewalk. Within the setback is surface parking for the three retail tenants that currently occupy the building on a month-to-month basis. The front of the building was recently painted, but the roof and other finishes are in poor condition. The back of the property is improved with a ramp that provides vehicular access to the second floor of the Armory. A small one-story masonry building adjoins the Armory and is in very poor condition. A billboard is located adjacent to the south elevation of the small building, and the steel structure of the billboard is showing signs of corrosion.

The retail building at 3636 Main Street consists of about 7,000 square feet and occupies the entirety of the property parcel. The exterior has been repainted, but the storefront and the rear of the building show some deterioration.

Billboards

One billboard is located within the Study Area at 3634 Main Street in Project Area B.

Old Hyde Park Historic District

Location & Access

The Old Hyde Park Historic District is bounded by Linwood Boulevard on the north, Gillham Road on the east, 39th Street on the south, and Broadway Boulevard on the west. The neighborhood enjoys terrific access to the regional highway system via 31st Street – located just north of the neighborhood – east to U.S. Highway 71, U.S. Highway 40, and Interstate 70, and via Broadway Boulevard north to Interstate 35, Interstate 670, and U.S. Highway 169.

The primary entryways and streets in Old Hyde Park are Broadway Boulevard, Main Street, Gillham Road, Gillham Plaza, Warwick Boulevard, Linwood Boulevard, Armour Boulevard, and 39th Street.

Old Hyde Park is bordered to the north by the neighborhoods of Crown Center and Union Hill. North Hyde Park and Central Hyde Park are located to the east and Old Westport and Southmoreland are located to the south. Valentine is located to the west. Access to and from these adjoining neighborhoods is relatively easy by vehicle.

Neighborhood Demographics

The following provides population and income trends within a one-, two-, and three-mile radius from the approximate center of the Study Area with an address of 3440 Main Street:

| 3440 Main Street Radius | Historical Population | | Estimated Population | Projected Population |
|----------------------------|--------------------------|---------|-------------------------|-------------------------|
| | 2000 | 2010 | 2021 | 2026 |
| 1 Mile | 18,185 | 16,289 | 18,467 | 20,051 |
| chg. (1.0 mi) | | -10.4% | +13.4% | +8.6% |
| chg. from '00 (1.0 mi) | | -10.4% | +1.6% | +10.3% |
| 2 Mile | 59,642 | 53,099 | 59,534 | 64,119 |
| chg. (2.0 mi) | | -11.0% | +12.1% | +7.7% |
| chg. from '00 (2.0 mi) | | -11.0% | -0.2% | +7.5% |
| 3 Mile | 113,642 | 103,115 | 113,686 | 120,713 |
| chg. (3.0 mi) | | -9.3% | +10.3% | +6.2% |
| chg. from '00 (3.0 mi) | | -9.3% | +0.0% | +6.2% |

Source: ESRI; Sterrett Urban, LLC

| 3440 Main Street Radius | Estimated Median HH Income 2021 | Projected Median HH Income 2026 |
|------------------------------------|--|--|
| | | |
| 1.0 Mile | 46,854 | 52,180 |
| 2.0 Mile | 49,614 | 55,126 |
| 3.0 Mile | 49,576 | 54,925 |

Source: ESRI

The population figures indicate substantial declines within three miles of the Study Area between 2000 and 2010, with declines ranging between -9.3% and -11.0%. Population in Kansas City increased by 4.1% during the same period. The ESRI forecasts for 2021 and 2026 suggests tremendous growth within three miles of the Study Area since 2010, and higher than average population growth is forecast for the next five years.

Median household income within 1.0 mile of the Study Area is just 67% of the City’s median household income of \$70,215 in 2019. According to projections for the next five years the median household income anywhere within 3.0 miles of the Study Area is not expected to improve dramatically.

Esri’s “Wealth Index” is compiled from a number of indicators of affluence including average household income and average net worth. The index represents the wealth of the area relative to the national level. Values exceeding 100 represent above-average wealth. The value for that area within one mile of the Study Area is 48. Within two miles the wealth index is 53, and within three miles it is 60.

Unemployment

The most recent unemployment data for the Study Area is for the City of Kansas City, Missouri as a whole. The following data was provided by the Mid-America Regional Council (MARC):

Civilian Labor Force – Kansas City, Missouri
November 2021

| Labor Force | Labor Force Employed | Labor Force Unemployed | Percentage Unemployed |
|--------------------|---------------------------------|-----------------------------------|----------------------------------|
| 261,525 | 253,901 | 7,624 | 2.9% |

Source: Mid-America Regional Council

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Kansas City, KS/MO metropolitan area in January 2022 was 3.5%.

According to the Mid-America Regional Council, an unemployment rate of 4.0% can generally be considered “full employment.”

Section II

Determination of Redevelopment Area Conditions

Significant findings of the Main Street – ABC/36 Block Redevelopment Area Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in February and March of 2022. The inspection occurred over several dates on February 10 and March 26, 2022. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by RSMo. 99.320(3) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.320(3)

The principal categories reported here and in line with the statute include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. An analysis of the effects of those conditions present in line with the statute follows, including retarding the provision of housing accommodations; constitutes an economic or social liability, or is a menace to the public health, safety, morals, or welfare in its present condition and use. The Appendix section of this report includes a table exhibiting the conditions present on the property.

Blight Defined

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

"Blighted area", the same meaning as defined pursuant to section 99.805.

The definition of a blighted area as defined in RSMo. 99.805(1) is articulated as follows:

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

Chapter 99 of the Missouri Revised Statutes also emphasizes redevelopment of “insanitary areas” which are defined as follows:

"Insanitary area", an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or

open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare.

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).

Component 1: Insanitary or Unsafe Conditions

There are numerous locations within Project Area A and within Project Area B exhibiting unsafe or insanitary conditions. The most prevalent conditions considered unsafe or insanitary are trash/debris; building systems (electrical, plumbing, mechanical and life safety) that have deteriorated or are inoperable or noncompliant with modern codes. Due to the age of the structures, most buildings in the two Project Areas do not comply with the Americans with Disabilities Act. Graffiti and environmental liabilities (asbestos) are minor occurrences. In addition, the deterioration of site improvements as documented in the next section, particularly of sidewalks, pavement and concrete structure, pose safety hazards.

Insanitary or unsafe conditions contributes moderately to blight in both Project Areas as exhibited in the photographs below.

Project Area A



3240 Main St – looking south – graffiti



3244 Main St – looking east – trash/debris



3244 Main St – interior – low-hanging electrical conduit



3244 Main St – interior – asbestos pipe-wrap



3244 Main St – interior – lack of emergency/life safety lighting

Project Area B



3634 Main St – interior – inoperable building system; deterioration of ceiling, wall coverings, finishes



3620 Main St – interior – lack of railing



3620 Main St – inoperable building systems



3620 Main St – interior – birds nesting in vents



3620 Main St – interior – bird excrement



3620 Main St – interior – trash/debris



3635 Baltimore Ave – looking south – trash/debris



3634-3636 Main St – looking northeast – graffiti



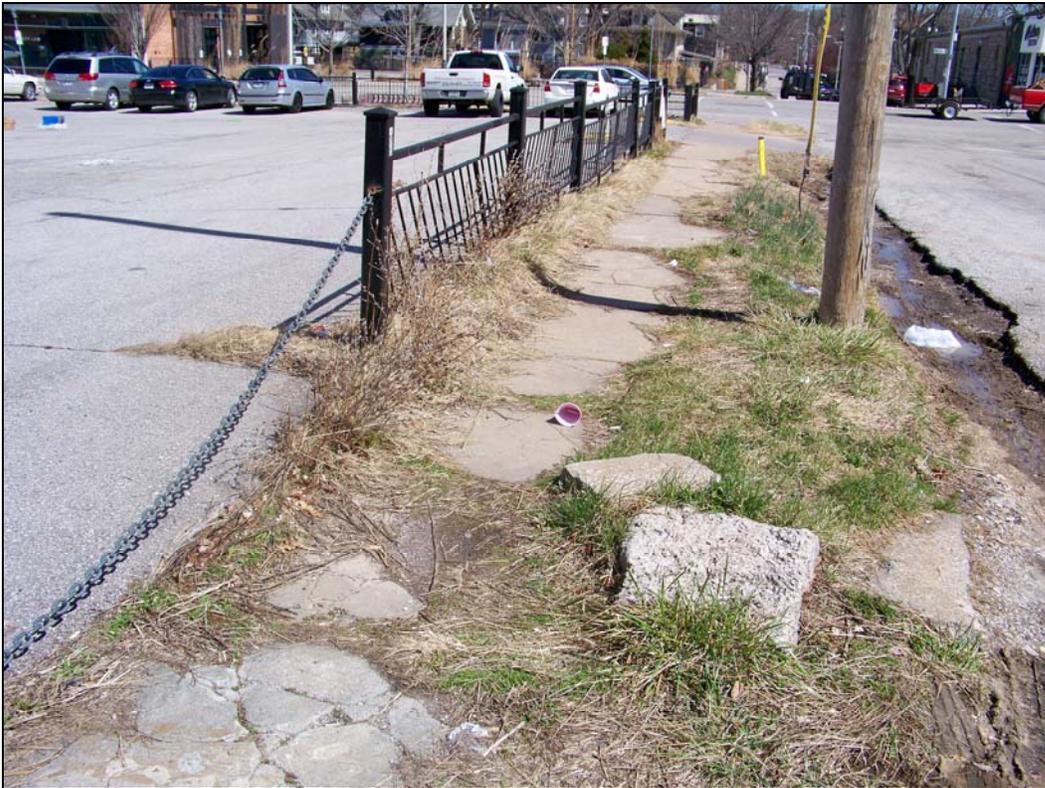
3634 Main St – looking east – poor lighting; trash/debris; graffiti



3634 Main St – looking south – trash/debris



2 W 37th St – looking east – cracked/uneven sidewalk and curb



2 W 37th St – looking east – cracked/uneven sidewalk and curb



2 W 37th St – looking north – trash/debris

Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior and some interior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures). Structures were evaluated with a rating system that determined the severity of repairs necessary – either minor, major, or negligible.

Structural deterioration was present at all of the structures throughout the Study Area. The most common structural deterioration found throughout the Study Area included deteriorated or broken windows (Project Area A and B); water intrusion and the deterioration of concrete structure (floor/roof slabs, columns and beams) in Project Area A; deterioration or dismantling of building systems (electrical, plumbing, mechanical and life safety) in both Project Areas; and the failure of finishes (both Project Areas). Examples of structural deterioration found throughout the Study Area are shown in the photos below.

Project Area A



3240 Main St – looking southwest – deterioration of terra cotta; failure of finishes



3240 Main St – looking south – deterioration of wall, downspout



3240 Main St – looking south – deterioration of wall; failure of finishes



3244 Main St – looking west – failure of finishes



3244 Main St – looking north – failure of finishes; deterioration of door, windows



3240 Main St – looking north – deterioration of windows, concrete structure



3244 Main St – looking east – deterioration of doors, pavement; failure of finishes



3244 Main St – looking east – broken windows; deterioration of mortar, masonry, lintel, door



3240 Main St – looking north – deterioration of concrete structure, windows, roof coping



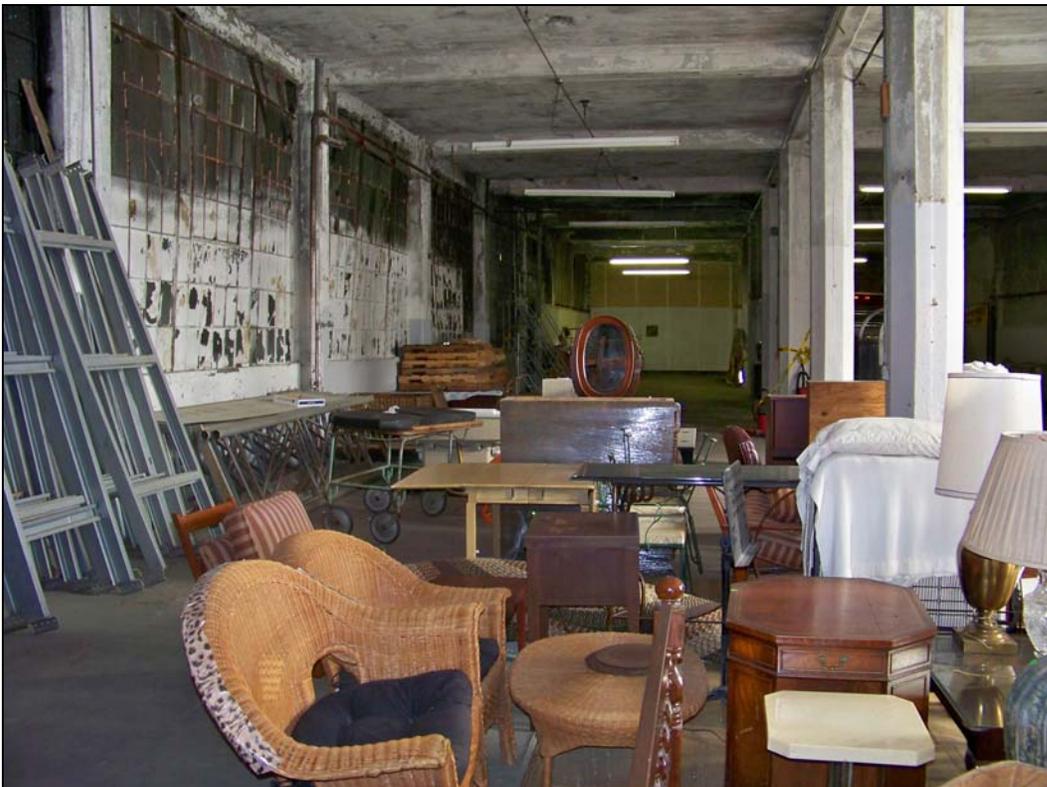
3240 Main St – looking north – deterioration of windows, concrete structure, venting



3240 Main St – interior – deterioration of concrete structure, wall; failure of finishes



3240 Main St – interior – deterioration of concrete structure



3240 Main St – interior – deterioration of windows; failure of finishes



3240 Main St – interior – deterioration of window, concrete structure, plumbing



3244 Main St – interior – deterioration of lintels; cracking of wall, floor



3240 Main St – interior – failure of finishes



3240 Main St – interior – leaking plumbing and staining of floor



3240 Main St – interior – deterioration of windows, concrete structure



3240 Main St – interior – deterioration of windows, concrete structure



3240 Main St – interior – deterioration of window, concrete structure



3240 Main St – interior – deterioration of window, concrete structure, plumbing



3240 Main St – interior – deterioration of window, concrete structure



3240 Main St – interior – deterioration of window, concrete structure



3244 Main St – interior – deterioration of window, lintel; failure of finishes



3244 Main St – looking northeast – deterioration of windows; failure of finishes



3244 Main St – interior – deterioration of concrete structure; water damage, corroding steel rebar



3244 Main St – interior – deterioration of concrete structure; water damage, corroding steel rebar



3244 Main St – interior – deterioration of concrete structure; water damage, corroding steel rebar



3244 Main St – interior – deterioration of concrete structure; water damage, corroding steel rebar



3244 Main St – interior – deterioration of concrete structure; water damage, corroding steel rebar



3244 Main St – interior – deterioration of concrete structure; water damage, corroding steel rebar

Project Area B



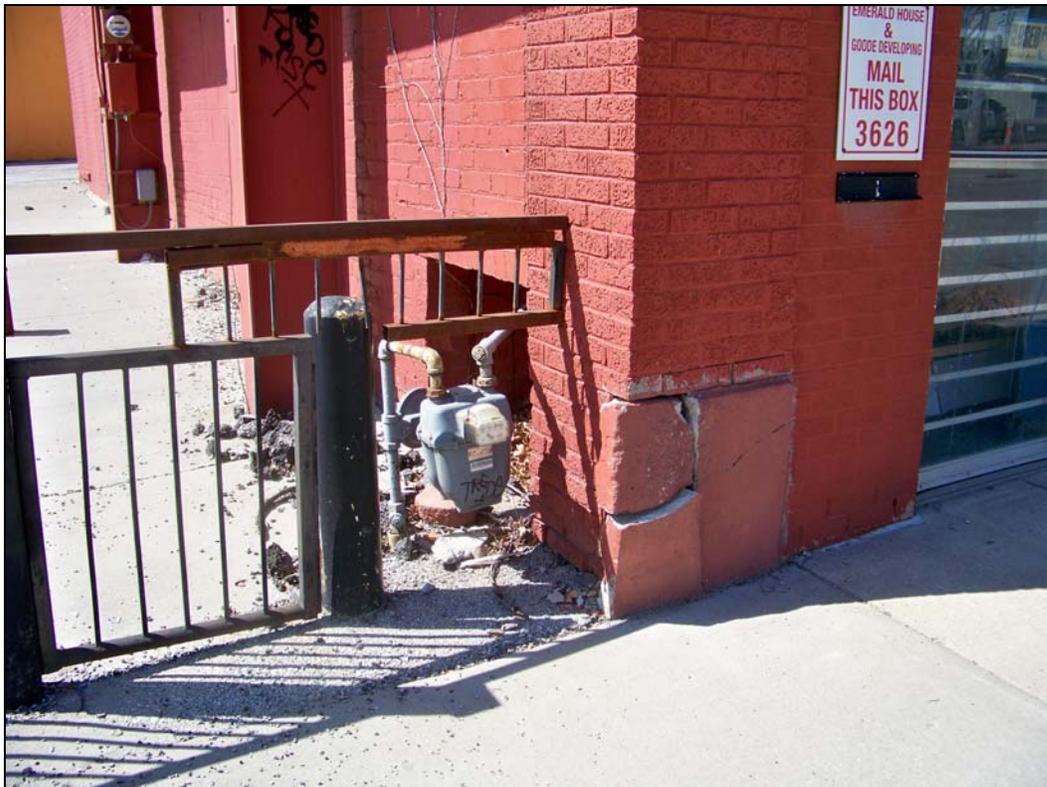
3620 Main St – looking west – deterioration of windows



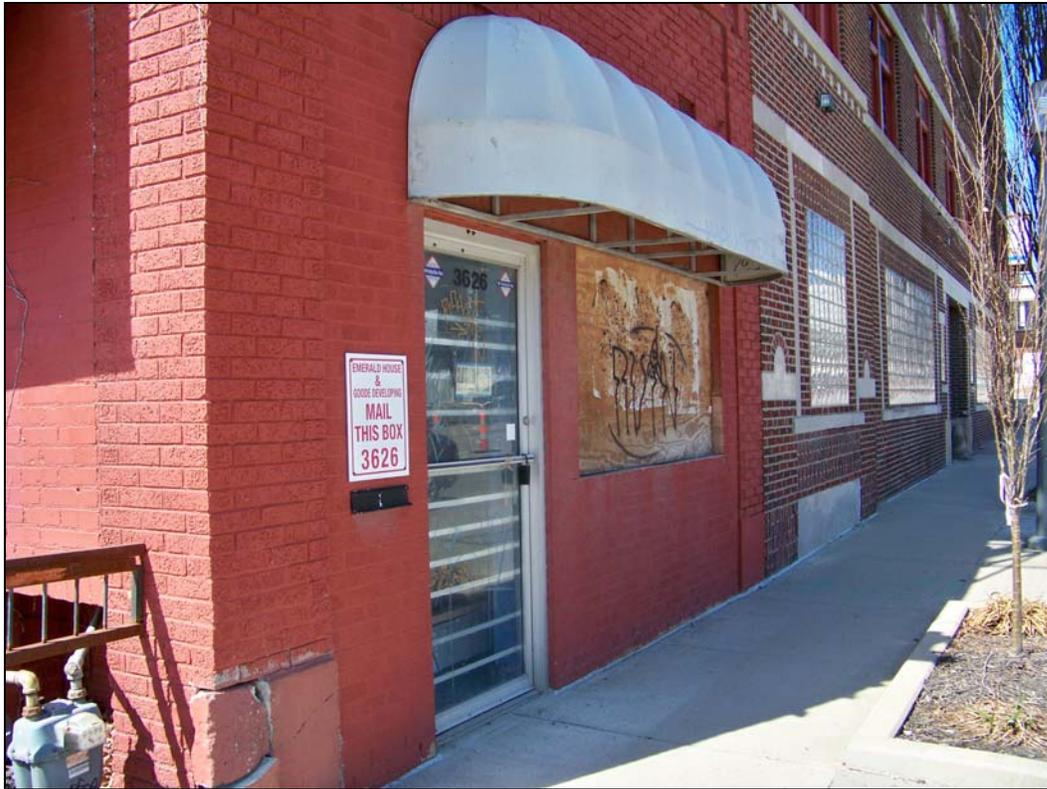
3620-3634 Main St – looking west – deterioration of windows; billboard structure



3634 Main St – looking east – deterioration of gutter, downspouts; failure of finishes



3634 Main St – looking west – deterioration of wall, fence



3626 Main St – looking northwest – deterioration of window



3620 Main St – looking southwest – deterioration of windows; failure of finishes



3620 Main St – looking south – deterioration of parapet wall, mortar, masonry



3620 Main St – interior – deterioration of windows; failure of finishes



3620 Main St – interior – deterioration of windows; failure of finishes



3620 Main St – interior – deterioration of windows; failure of finishes



3620 Main St – interior – deterioration of windows; failure of finishes



3620 Main St – interior – deterioration of windows; failure of finishes



3620 Main St – interior – deterioration of windows; failure of finishes



3620 Main St – interior – deterioration of windows; failure of finishes



3620 Main St – interior – failure of finishes; deterioration of windows, vents; inoperable HVAC



3620 Main St – interior – deterioration of door; failure of finishes



3620 Main St – interior – deterioration of windows; failure of finishes; evidence of water intrusion



3620 Main St – interior – deterioration of door; failure of finishes



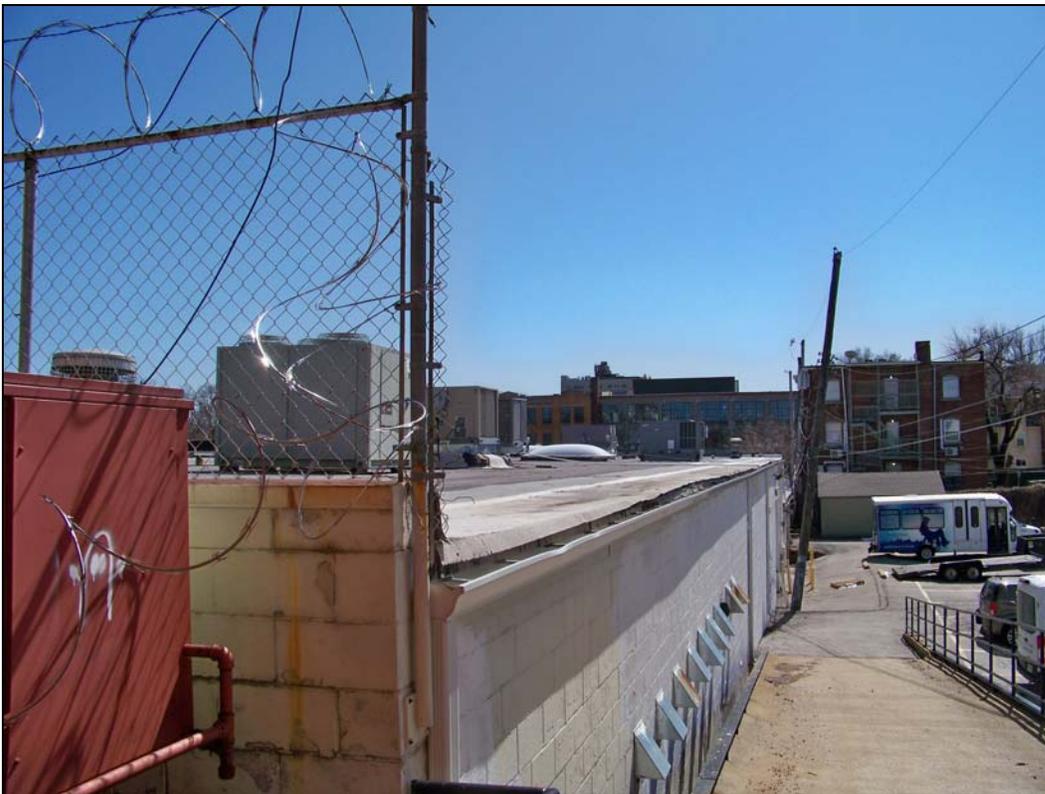
3620 Main St – interior – deterioration of windows; failure of finishes



3636 Main St – looking east – failure of finishes



3634-3636 Main St – looking north – deterioration of roof coping; failure of finishes



3634 Main St – looking south – failure of finishes; deterioration of roof; deterioration of fence



3636 Main St – looking south – deterioration of downspout



3634 Main St – looking east – failure of finishes; corrosion of ramp structure



3634 Main St – looking east – failure of finishes

In addition to structural deterioration, a variety of blight conditions were observed within each of the Project Areas related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area most commonly include the deterioration of sidewalks and surface parking (Project Area A and Project Area B) and fences (Project Area B). Less common is the failure of finishes and unscreened trash dumpsters (Project Area B). Examples of site deterioration are found throughout the Study Area, as shown in the photographs below.

All of the properties in both Project Areas exhibit a high level of site deterioration, which is a significant contributor to blight in the Study Area.

Project Area A



3244 Main St – looking south – deterioration of sidewalk



3244 Main St – looking south – deterioration of sidewalk



3244 Main St – looking northeast – deterioration of pavement



3244 Main St – looking east – deterioration of pavement

Project Area B



3635 Baltimore Ave – looking north – deterioration of fence



3635 Baltimore Ave – looking south – deterioration of pavement



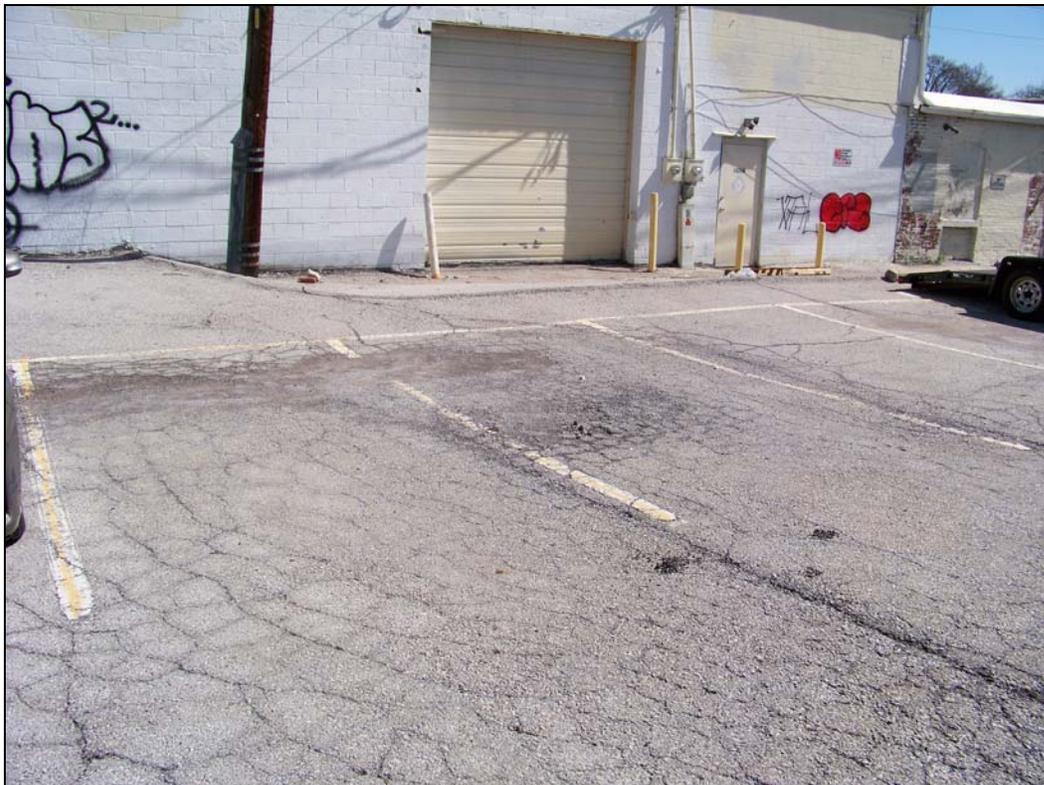
3634 Main St – looking north – deterioration of pavement



3633 Baltimore Ave – looking east – deterioration of pavement



3634 Main St – looking south – deterioration of pavement



3633 Baltimore Ave – looking east – deterioration of pavement



3633 Baltimore Ave – looking east – deterioration of pavement



3633 Baltimore Ave – looking north – failure of finishes; deterioration of pavement



2 W. 37th St – looking north – deterioration of fence, sidewalk



2 W. 37th St – looking north – deterioration of fence, wheel stops



2 W. 37th St – looking east – deterioration of fence, island; lack of landscaping



2 W. 37th St – looking north – deterioration of parking surface



3634 Main St – looking west – unscreened trash dumpsters; trash/debris

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

An examination of crime and fire data for the past twelve months, provided by neighborhoodscout.com, yields no crime incidents for Project Area A and few, if any, for Project Area B. Much of the data is aggregated into areas larger than the Project Areas and with general locations rather than exact addresses, and thus an analysis of crime and fire data is ultimately inconclusive.

As noted previously in this report, there are some environmental liabilities that are known to exist within Project Area A as well as inadequate life safety systems and noncompliance with modern building codes as previously noted are conditions which endanger life or property by fire and other causes.

Nonoperative building systems, inadequate life safety systems, the presence of bird excrement, poorly lit exterior areas, and noncompliance with modern building codes in Project Area B as previously noted are conditions which endanger life or property by fire and other causes.

Summary of Blighting Factors

The following tables summarize the three blighting factors analyzed during inspections of property within each of the Project Areas and of the Study Area as a whole.

As evidenced from the table below, each of the three statutory blighting factors is present on each of the property parcels.

Two of the three statutory blighting factors can be found on more than 50% of the area within Project Area B – a) insanitary or unsafe conditions and b) deterioration of site improvements.

In both Project Areas each property parcel had at least one blighting factor. And overall, five of the eight property parcels – or about 70% of the area – in the Study Area exhibited a predominance of blight. The presence of these factors creates an economic or social liability and is a menace to the public health, safety, morals or welfare as discussed in detail below.

Main Street – ABC/36 Block Redevelopment Area Project Area A Summary of Blighting Factors

| Redevelopment Area | Parcels | Pct. | Area (sq. ft.) | Pct. |
|---|----------|---------------|-------------------|---------------|
| Total | 2 | 100% | 19,374 | 100% |
| <u>Blighting Factors</u> | | | | |
| Insanitary or unsafe conditions | 2 | 100.0% | 19,374 | 100.0% |
| Deterioration of site improvements | 2 | 100.0% | 19,374 | 100.0% |
| Existence of conditions which endanger life or property by fire and other causes | 2 | 100.0% | 19,374 | 100.0% |
| Parcels with at least one blighting factor | 2 | 100.0% | 19,374 | 100.0% |
| Parcels with no blighting factors | 0 | 0.0% | 0 | 0.0% |
| Parcels with Predominance of Blighting Factors | 2 | 100.0% | 19,374 | 100.0% |

Main Street – ABC/36 Block
 Redevelopment Area
 Project Area B
 Summary of Blighting Factors

| Redevelopment Area | Parcels | Pct. | Area (sq. ft.) | Pct. |
|---|----------|--------------|-------------------|--------------|
| Total | 6 | 100% | 83,257 | 100% |
| <u>Blighting Factors</u> | | | | |
| Insanitary or unsafe conditions | 5 | 83.3% | 69,228 | 83.1% |
| Deterioration of site improvements | 6 | 100.0% | 83,257 | 100.0% |
| Existence of conditions which endanger life or property by fire and other causes | 2 | 33.3% | 14,573 | 17.5% |
| Parcels with at least one blighting factor | 6 | 100.0% | 83,257 | 100.0% |
| Parcels with no blighting factors | 0 | 0.0% | 0 | 0.0% |
| Parcels with Predominance of Blighting Factors | 3 | 50.0% | 52,094 | 62.6% |

Main Street – ABC/36 Block
 Redevelopment Area
 Summary of Blighting Factors

| Redevelopment Area | Parcels | Pct. | Area (sq. ft.) | Pct. |
|---|----------|--------------|-------------------|--------------|
| Total | 8 | 100% | 102,631 | 100% |
| <u>Blighting Factors</u> | | | | |
| Insanitary or unsafe conditions | 7 | 87.5% | 88,602 | 86.3% |
| Deterioration of site improvements | 8 | 100.0% | 102,631 | 100.0% |
| Existence of conditions which endanger life or property by fire and other causes | 4 | 50.0% | 33,947 | 33.1% |
| Parcels with at least one blighting factor | 8 | 100.0% | 102,631 | 100.0% |
| Parcels with no blighting factors | 0 | 0.0% | 0 | 0.0% |
| Parcels with Predominance of Blighting Factors | 5 | 62.5% | 71,468 | 69.6% |

Component 4: Economic Liability

The blighting factors discussed above relating to the Project Areas and the Study Area as a whole constitute an economic liability.

The following economic characteristics of blighted areas are generally agreed upon as:

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

These economic characteristics are typically substantiated with certain conditions, which may include but are not limited to one or more of the following:

- Depreciated or stagnant property values or impaired investments.
- Inability to pay reasonable taxes.
- High business vacancies, low lease rates, high turnover rates, or excessive vacant lots.
- Lack of neighborhood commercial facilities.
- Residential overcrowding or an excess of adult businesses.
- High crime rate.

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 valuations of the commercial properties in the Study Area as assessed by the Jackson County Assessor has remained low since 2017. The assessed values of improvements per square foot of building with respect to the two buildings in Project Area A at 3240 Main Street and 3244 Main Street are the lowest of any comparable commercial property in the Old Hyde Park Neighborhood and vicinity, between Broadway Boulevard and Gillham Road, and between 31st Street and 39th Street. The ABC Building has a market value of improvements per building area of approximately \$1.81 per square foot of building, while other comparable properties range between approximately \$10 and \$37 per square foot of building. The Anderson Electric Car Company Building has a market value of improvements of \$4.85 per square foot of building, while other comparable properties range between exceed \$63 per square foot of building.

While the properties in Project Area A are both currently used as warehouse space, a mix of uses currently exists in Project Area B, including three surface parking lots, two retail buildings, and the historic Armory Building which was last used on a consistent basis by the electronics retailer Silo. Silo operated in the Armory beginning in 1987 but closed the location in 1993 when it withdrew from the Kansas City market. The building has been used primarily for storage since that time. The Armory has a market value of improvements per square foot of building of approximately \$9.97.

Of the three surface parking lots in Project Area B, two front Baltimore Avenue and one is located at the northwest corner of W. 37th Street and Main Street. The surface parking lot that fronts Main Street is in poor condition, including a side yard on 37th Street with sidewalk and curb in very poor condition. The parking lot is one of a only a few in the Old Hyde Park area in which the improvements have been assessed with a market value of \$0. The two parking lots facing Baltimore Avenue, despite their state of deterioration and the moderately deep setback from the street, have been valued by Jackson County at \$0.80 and \$0.85 per square foot. Most parking lots in the area – not located on Main Street – have a market value of improvements ranging between \$0.15 and \$1.21 per square foot, but most below \$0.80.

The two retail properties in Project Area B – 3634 Main Street and 3636 Main Street – are currently fully occupied. Tenants include three pop-up retail stores at 3634 Main Street and a pawn shop at 3636 Main Street. Each of the retail tenants is on a month-to-month lease with below-market rate rents. 3634 Main Street has a market value of improvements per building square foot of almost about \$24.70, while 3636 Main Street has a market value of improvements of \$16.34. Retail buildings in the area exhibit a wide range of market value of improvements per building square foot, between about \$8 and \$157. The highest values are associated with buildings that have been constructed within the past twenty years, some of which were in previously approved redevelopment plans. Most of the properties with the lowest values are in redevelopment plans approved within the past ten years but have yet to attract reinvestment.

The redevelopment of the Study Area has been hindered primarily by the deteriorating condition of the site improvements and moderately by the unsafe conditions that exist throughout both Project Areas and the Study Area as a whole. The costs associated with addressing the blighting conditions as outlined in this study are prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements, resulting in the potential for continued stagnation of income and property values. In order for the property owners to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding environs, some form of external financial assistance that is not currently being utilized will be required in order to make improvement of the Study Area economically feasible.

Redevelopment of the proposed redevelopment area would result in new employment opportunities in the area. The potential increase in activity would also generate new sales, personal property, employment, and utility taxes.

Economic underutilization – deteriorating site improvements, insanitary and unsafe conditions and the resulting low assessed values and taxes – indicates both Project Areas and the Study Area as a whole is blighted.

Conclusion

All of the components of the Chapter 99 definitions were present in the proposed Main Street – ABC/36 Block Urban Renewal Area. Although some portions of the Study Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Study Area as a whole, which could lead the legislative body to a finding that the proposed Redevelopment Area is blighted.

The dominant blighting factors in the proposed Redevelopment Area include 1) the presence of unsafe or unsanitary conditions, including the presence of trash and debris, noncompliance with modern building codes and the Americans with Disabilities Act, inoperable building systems and lack of life safety systems, and the deterioration of sidewalks and pavement; 2) deterioration of site improvements, including primary roofs, deterioration of windows and doors, and the failing of finishes, as well as site deterioration, including the deterioration of parking surfaces, all of which are prevalent throughout both Project Areas and the Study Area as a whole; 3) deteriorated public improvements in the Study Area, including uneven or cracked sidewalks; and 4) commercial vacancies. These factors result in unsafe conditions in the proposed redevelopment area, and make redevelopment of the area by private enterprise alone cost prohibitive.

All of the above combine to create economic underutilization, an inability to generate reasonable taxes, and social liabilities.

Therefore, the consultant has determined that the proposed Main Street – ABC/36 Block Urban Renewal Area of Kansas City, Missouri, as of March 26, 2022, is a “blighted area” according to the definition provided in Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city.

Appendix A

Property Ownership & Legal Descriptions

Main Street - ABC/36 Block Redevelopment Area
Blight Study

Appendix A
Property Ownership and Legal Descriptions

| Parcel No. | Parcel Address | Parcel APN (Jackson County Number) | Ownership | Legal Description (abbreviated) |
|------------|--------------------|------------------------------------|--------------------|--|
| 1 | 3240 MAIN ST | 29-830-19-34-01-0-00-000 | RICHARD J KAPPA | Lot 3, except the North 4 feet thereof, Block 2, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with an easement for private alley or passageway appurtenant to the above-described property over the North 4 feet of said Lot 3 and appurtenant to the premises in question on the North as described in instrument recorded in Book B-1303, Page 363, in the Office of the Recorder of Deeds of Jackson County, Missouri, at Kansas City. |
| 2 | 3244 MAIN ST | 29-830-19-34-02-0-00-000 | A B C R E INC | LOT 4, and the North 1/2 of LOT 5, BLOCK 2, HYDE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof. |
| 3 | 2 W 37TH ST | 30-220-12-13-00-0-00-000 | EXACT 36 BLOCK LLC | LOTS 5 AND 6, BLOCK 1, HYDE PARK ANNEX, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. |
| 4 | 3636 MAIN ST | 30-220-12-14-00-0-00-000 | EXACT 36 BLOCK LLC | LOT 4, BLOCK 1, HYDE PARK ANNEX, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. |
| 5 | 3620 MAIN ST | 30-220-12-16-00-0-00-000 | VARIETY HOUSE LLC | LOTS 5 & 6, BLOCK 30, HYDE PARK |
| 6 | 3635 BALTIMORE AVE | 30-220-12-24-00-0-00-000 | EXACT 36 BLOCK LLC | THE NORTH 37.5 FEET OF LOT 9 AND THE SOUTH 33.33 FEET OF LOT 10, BLOCK 1, HYDE PARK ANNEX, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI. |
| 7 | 3634 MAIN ST | 30-220-12-27-00-0-00-000 | EXACT 36 BLOCK LLC | LOTS 1, 2, AND 3, VALENTINE ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF. |
| 8 | 3633 BALTIMORE AVE | 30-220-12-28-00-0-00-000 | EXACT 36 BLOCK LLC | LOTS 4 AND 5, VALENTINE ADDITION, A SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI. |

Appendix B

Property Valuation & Taxes

Main Street - ABC/36 Block Redevelopment Area
Blight Study

Appendix B
Property Valuation and Taxes

| No. | Parcel ID Number | Assessed Value | | | | | Taxes | |
|----------------------------------|--------------------------|----------------|---------|---------|---------|---------|-----------|------------|
| | | 2017 | 2018 | 2019 | 2020 | 2021 | 2021 | Delinquent |
| Project Area A | | | | | | | | |
| 1 | 29-830-19-34-01-0-00-000 | 61,568 | 61,568 | 98,880 | 98,880 | 103,680 | 9,989.15 | 0.00 |
| 2 | 29-830-19-34-02-0-00-000 | 96,192 | 96,192 | 141,440 | 141,440 | 148,480 | 14,305.46 | 0.00 |
| | | 157,760 | 157,760 | 240,320 | 240,320 | 252,160 | 24,294.61 | 0.00 |
| | Annual Change % | | 0.00% | 52.33% | 0.00% | 4.93% | | |
| | Cumulative Change % | | 0.00% | 52.33% | 52.33% | 59.84% | | |
| Project Area B | | | | | | | | |
| 3 | 30-220-12-13-00-0-00-000 | 13,920 | 13,920 | 16,008 | 16,008 | 16,320 | 1,572.37 | 0.00 |
| 4 | 30-220-12-14-00-0-00-000 | 68,992 | 68,992 | 102,240 | 102,240 | 107,520 | 10,359.12 | 0.00 |
| 5 | 30-220-12-16-00-0-00-000 | 105,696 | 105,696 | 134,112 | 134,112 | 272,000 | 26,206.11 | 0.00 |
| 6 | 30-220-12-24-00-0-00-000 | 7,200 | 7,200 | 8,280 | 8,280 | 8,320 | 801.60 | 0.00 |
| 7 | 30-220-12-27-00-0-00-000 | 95,360 | 95,360 | 182,733 | 182,733 | 192,000 | 18,498.43 | 0.00 |
| 8 | 30-220-12-28-00-0-00-000 | 10,080 | 10,080 | 11,592 | 11,592 | 11,840 | 1,140.74 | 0.00 |
| | | 301,248 | 301,248 | 454,965 | 454,965 | 608,000 | 58,578.37 | 0.00 |
| | Annual Change % | | 0.00% | 51.03% | 0.00% | 33.64% | | |
| | Cumulative Change % | | 0.00% | 51.03% | 51.03% | 101.83% | | |
| Redevelopment Area TOTALS | | | | | | | | |
| | Total | 459,008 | 459,008 | 695,285 | 695,285 | 860,160 | 82,872.98 | 0.00 |
| | Annual Change % | | 0.00% | 51.48% | 0.00% | 23.71% | | |
| | Cumulative Change % | | 0.00% | 51.48% | 51.48% | 87.40% | | |

NOTE: 2021 Taxes do not include assessments imposed by the Main Street Community Improvement District or the KC Main Street Streetcar Transportation Development District.

Appendix C

Summary of Properties & Blighting Factors Present

Main Street - ABC/36 Block Redevelopment Area
Blight Study

Appendix C
Summary of Properties and Blighting Factors Present

| No. | Parcel Address | Parcel APN (County) | Insanitary or unsafe conditions | Deterioration of site improvements | Endangerment of life or property by fire, other causes | TOTAL | Acreage | Predominance of Blighting Factors Present | Retards Provision of Housing Accommodations | Constitutes an Economic or Social Liability | Menace to the Public Health, Safety, Morals or Welfare |
|----------------------------------|--------------------|--------------------------|---------------------------------|------------------------------------|--|-----------|------------------|---|---|---|--|
| 1 | 3240 MAIN ST | 29-830-19-34-01-0-00-000 | ■ | ■ | ■ | 3 | 7,363.2 | ■ | | ■ | ■ |
| 2 | 3244 MAIN ST | 29-830-19-34-02-0-00-000 | ■ | ■ | ■ | 3 | 12,010.8 | ■ | | ■ | ■ |
| Project Area A Totals | | | 2 | 2 | 2 | 6 | 19,374.0 | 2 | 0 | 2 | 2 |
| | | | 19,374.0 | 19,374.0 | 19,374.0 | | | 19,374.0 | 0.0 | 19,374.0 | 19,374.0 |
| | | | 100.0% | 100.0% | 100.0% | | | 100.0% | 0.0% | 100.0% | 100.0% |
| 3 | 2 W 37TH ST | 30-220-12-13-00-0-00-000 | ■ | ■ | | | 14,229.4 | ■ | | ■ | |
| 4 | 3636 MAIN ST | 30-220-12-14-00-0-00-000 | ■ | ■ | | | 7,103.7 | | | | |
| 5 | 3620 MAIN ST | 30-220-12-16-00-0-00-000 | ■ | ■ | ■ | | 14,572.6 | ■ | | ■ | ■ |
| 6 | 3635 BALTIMORE AVE | 30-220-12-24-00-0-00-000 | ■ | ■ | | | 10,031.1 | | | | |
| 7 | 3634 MAIN ST | 30-220-12-27-00-0-00-000 | ■ | ■ | ■ | | 23,291.5 | ■ | | ■ | ■ |
| 8 | 3633 BALTIMORE AVE | 30-220-12-28-00-0-00-000 | | ■ | | | 14,029.0 | | | | |
| Project Area B Totals | | | 5 | 6 | 2 | 13 | 83,257.30 | 3 | 0 | 3 | 2 |
| | | | 69,228.3 | 83,257.3 | 14,572.6 | | | 52,093.5 | 0.0 | 52,093.5 | 37,864.1 |
| | | | 83.1% | 100.0% | 17.5% | | | 62.6% | 0.0% | 62.6% | 45.5% |
| Redevelopment Area TOTALS | | | 7 | 8 | 4 | 19 | 102,631.3 | 5 | 0 | 5 | 4 |
| | | | 88,602.3 | 102,631.3 | 33,946.6 | | | 71,467.5 | 0.0 | 71,467.5 | 57,238.1 |
| | | | 86.3% | 100.0% | 33.1% | | | 69.6% | 0.0% | 69.6% | 55.8% |

Appendix D

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. Patrick Sterrett has made a personal inspection of the property that is the subject of this report February 10 and March 26, 2022.
7. This study is not based on a requested result or a specific conclusion.
8. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

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

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.
2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.
3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.
4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analysis and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.
5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

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

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

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

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

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

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC

2006 – Current

Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study

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

Blight Study

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

Blight Study

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

*Blight Study

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

Blight Study

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

*Blight Study

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

*Blight Study

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

*Blight Study

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

Blight Study

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

General Development Plan and Qualifications Analysis (Blight)

17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

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

Blight Study

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

Blight Study

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

*Blight Study

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

*Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Development Plan & Blight Study

1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study

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

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study

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

Blight Study

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

Blight Study

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

Blight Study – Court Testimony

Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area

Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Urban Renewal Plan & Blight Study

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

Blight Study

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

Blight Study

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

*Blight Study

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

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

Blight Study

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

Conservation Area Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)

Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study

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

*Blight Study

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

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study

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

General Development Plan and Qualifications Analysis (Insanitary Area)

Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study

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

General Development Plan and Qualifications Analysis (Blight)

1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)

Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

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

Blight Study

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

General Development Plan and Qualifications Analysis (Insanitary Area)

Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan

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

Blight Study

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

General Development Plan & Blight Study

39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study

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

Blight Study

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

General Development Plan & Blight Study

Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

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

General Development Plan & Blight Study

155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

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

Blight Study Update

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

General Development Plan & Blight Study

Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis

Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study

Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study

Westport–Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

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

Blight Study

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

General Development Plan & Blight Study

Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

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

Blight Study

Longfellow–Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan

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

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri

1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri

Planner / Senior Planner

Author of the following plans and studies:

Riverfront TIF Plan / Blight Study

74th & Wornall TIF Plan / Blight Study (plan not approved)

19th Terrace TIF Plan / Conservation Study

22nd & Main St. TIF Plan / Conservation Study

47th & Roanoke TIF Plan

Prospect North TIF Plan

Jazz District TIF Plan

Pershing Road TIF Plan

Eastwood Urban Renewal Plan / Blight Study

South 31st Street Urban Renewal Plan / Blight Study

Longfellow–Dutch Hill Urban Renewal Plan