

**PETITION FOR THE CREATION OF  
THE NW 112<sup>TH</sup> STREET COMMUNITY IMPROVEMENT DISTRICT**

TO: The Mayor and City Council of the City of Kansas City, Missouri (the "Governing Body")

The undersigned, (1) being the real property owners of record, owning 100 percent (100%) of the value of real property within the proposed boundaries, and (2) comprising 100 percent (100%) per capita of all real property owners of record within the proposed boundaries of the hereinafter described proposed Community Improvement District (the "District") to be located within the city of Kansas City, Missouri (the "City"), do hereby request that the City Council create such District as described herein to fund all or part of the costs of services and improvements provided and made within the District under the authority of Sections 67.1401 to 67.1571, R.S.Mo. (the "CID Act"). In furtherance of such request, the Petitioners state as follows:

**Boundaries of the District**

The legal description of the District is set forth on Exhibit A, attached hereto and incorporated herein by reference. The described property is contiguous.

A map generally outlining the boundaries of the District is attached as Exhibit B, attached hereto and incorporated herein by reference.

**Name of the District**

The name of the District is the "NW 112<sup>th</sup> Street Community Improvement District."

**Five Year Plan**

A five year plan outlining the purposes of the District, the improvements it will make within the District (the "District Projects"), the services it will provide (the "District Services"), and the estimated costs of the District Projects and District Services is attached hereto as Exhibit C.

**Type of District**

The District will be a separate political subdivision, governed by a board of directors (the "Board") of three members to be elected by the District. The Board shall initially be comprised of the following directors for the identified term of years:

William T. Mann	4 years
Sarah Moberg	4 years
Ted Wilson	4 years
Jacob Wilson	2 years
Billy Mason	2 years

**Total Assessed Value**

The total assessed value of all real property within the proposed District is Four Hundred Seventy-One Thousand, Two Hundred Thirty Dollars (\$471,230).

**Determination of Blight**

The Petitioners are seeking a finding of blight under this Petition. A Blight Study Report prepared by a third-party consultant, Sterrett Urban LLC, addressing compliance with the factors for a finding of blight as stated in the CID Act is included with this Petition as **Exhibit D**. As is explained in detail in the Report, the following blighting factors were identified within the District:

<b>Blighting Factor</b>	<b>Yes</b>	<b>No</b>
Defective or Inadequate Street Layout	✓	
Unsanitary or Unsafe Conditions	✓	
Deterioration of Site Improvements	✓	
Improper Subdivision or Obsolete Platting	✓	
Conditions Which Endanger Life or Property by Fire or Other Causes	✓	

Additionally, the District suffers from one of the four blight conditions

<b>Blighting Conditions</b>	<b>Yes</b>	<b>No</b>
Hindrance to Housing Accommodations		✓
Economic Liability	✓	
Social Liability		✓
Menace to Public Health, Safety, Morals and Welfare		✓

In conjunction with the finding of blight, it is intended that the District shall (i) contract with the owners of property within the District to demolish and remove, renovate, reconstruct, or rehabilitate any of the buildings and structures located therein owned by such owners and (ii) expand or loan the District's revenues pursuant to a contract entered into pursuant hereto, provided that the City Council has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose. Specifically, the Petitioner hereby seeks the City Council's approval of the right to contract with the owners of property within the District and expend or loan its revenues for the purpose of demolition and making improvements to the façade, interior, exterior, and roof of buildings or structures located within the District. The intent of this use of the District Sales Tax and Special Assessments

is to address each of the blighting factors, in particular the unsanitary or unsafe conditions, deterioration of site improvements, and conditions which endanger life or property by fire or other causes.

**Life of the District**

The life of the District shall begin from the effective date of the ordinance establishing the District, and shall be in existence for a term of thirty (30) years. The District life may be automatically continued for one or more successive ten (10) year terms, without having to submit a new petition, until all of the outstanding obligations of the District are satisfied, provided that automatic renewal of the District life shall be subject to the condition precedent that the City Council shall not have adopted a resolution disallowing such continuation prior to the date upon which any successive term would have commenced.

The District may be terminated prior to the expiration of any term by a petition of the owners of property in the District filed in accordance with Section 67.1481 of the CID Act.

**Proposed Method of Financing the Proposed District Projects**

The proposed District Projects will be financed through a financing arrangement which will be secured solely by the pledge of revenue received from the imposition of (i) a District-wide sales tax (the "CID Sales Tax") and (ii) District-wide special assessments (the "CID Special Assessment").

**Proposed Rate of the CID Sales Tax**

The CID Sales Tax will be imposed at a rate of one percent (1%) on the selling of tangible personal property at retail or rendering or furnishing of taxable services within the proposed District.

**Proposed Amount and Method of the CID Special Assessment**

The CID Special Assessment will be assessed annually on a per square-foot basis, and the amount assessed shall not exceed five cents (\$0.05) per square-foot per year.

**Limitations on Borrowing Capacity of District**

The Petitioners do not desire to establish any limitations on the borrowing capacity of the District.

**Limitations on the Revenue Generation of the District**

The Petitioners do not desire to establish any limitations on the revenue generation of the District.

**Other Limitations on the Powers of the District**

The District will have the authority and powers granted to community improvement districts and political subdivisions under the CID Act as otherwise provided by law.

**Audit**

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

**Severability**

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

**Request to Establish District**

By execution and submission of this Petition, the Petitioners request that the Governing Body establish the District as set forth in this Petition.

**[THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK]**



**PETITIONER INFORMATION AND SIGNATURE**

Name of owner: WB Seventeen, L.L.C.  
Type of Entity: Limited Liability Company  
Mailing Address: 9601 N. Platte Purchase Drive, Kansas City, Missouri 64155  
Telephone number: (816) 223-0408

Name of Signer: William T. Mann  
Title: Member  
Mailing Address: 9601 N. Platte Purchase Drive, Kansas City, Missouri 64155  
Telephone number: (816) 223-0408

Map and parcel number: 17-6.0-23-000-000-036.000 – Assessed Value: \$33,106

17-6.0-23-000-000-038.000 – Assessed Value: \$25,160

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

**NOTICE TO PETITION SIGNER: PETITIONER ACKNOWLEDGES THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

**WB SEVENTEEN, L.L.C.**

By: \_\_\_\_\_  
William T. Mann, Member

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF PLATTE     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William T. Mann, Member of WB SEVENTEEN, L.L.C., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

**PETITIONER INFORMATION AND SIGNATURE**

Name of owner: BANK OF WESTON  
Type of entity: Bank  
Mailing address: 4001 92 Hwy, Platte City, MO 66205  
Telephone number: (816) 464-5555

Name of Signer: Ted Wilson  
Title: Chairman and Chief Executive Officer  
Mailing Address: 4001 92 Hwy, Platte City, MO 66205  
Telephone number: (816) 858-5900

Map and parcel number: 17-6.0-23-000-000-037.000 – Assessed Value: \$412,964

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

**NOTICE TO PETITION SIGNER: PETITIONER ACKNOWLEDGES THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

**BANK OF WESTON**

By: \_\_\_\_\_  
Ted Wilson, Chairman and CEO

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ted Wilson, Chairman and Chief Executive Officer of BANK OF WESTON, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

**VERIFICATION**

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF PLATTE     )

I, David Cox, being of lawful age and after being duly sworn, hereby state that I am the Platte County, Missouri Assessor, I have reviewed the attached "NW 112<sup>TH</sup> STREET COMMUNITY IMPROVEMENT DISTRICT PARCEL INFORMATION"; the assessed valuation shown for each parcel is the true and correct value as of January 1, 2017; the assessed values shown are thirty-two percent (32%) of our determination of market value; the assessed value amount shown next to each parcel is consistent with the records maintained in the Platte County, Missouri Assessor's Office; and the owner of each parcel is as follows:

1. 17-6.0-23-000-000-036.000 – WB Seventeen, L.L.C.;
2. 17-6.0-23-000-000-038.000 – WB Seventeen, L.L.C.; and
3. 17-6.0-23-000-000-037.000 – Bank of Weston.

\_\_\_\_\_  
David Cox, Platte County, Missouri Assessor

Subscribed and sworn to before me this \_\_\_ day of \_\_\_\_\_, 2017.

My Commission Expires:

\_\_\_\_\_  
Notary Public

**NW 112<sup>TH</sup> STREET COMMUNITY IMPROVEMENT DISTRICT  
PARCEL INFORMATION**

**OWNER: WB SEVENTEEN, L.L.C.**

<b>Parcel ID</b>	<b>Address</b>	<b>AV 2017</b>
17-6.0-23-000-000-036.000		\$33,106
17-6.0-23-000-000-038.000		\$25,160

**OWNER: BANK OF WESTON**

<b>Parcel ID</b>	<b>Address</b>	<b>AV 2017</b>
17-6.0-23-000-000-037.000	880 NW 112 <sup>th</sup> St	\$412,964

# Beacon™ Platte County, MO

## Summary

Parcel ID 17-6.0-23-000-000-036.000  
 Property Address  
 Sec/Twp/Rng 23/52/34  
 Brief Tax Description PLAZA INTERNATIONAL 3RD TRACT I  
 (Note: Not to be used on legal documents or any document to be recorded)  
 Gross Living Area N/A  
 Class Commercial  
 Lot Size

## Owner

Deed Holder  
 Wb Seventeen LLC  
 Contract Holder  
 DBA  
 Mailing Address  
  
 9601 N PLATTE PURCHASE DR  
 KANSAS CITY, MO 64155-0000

## Land

Lot Area 0.95 Acres

## Recorders

Book & Page 1258-362

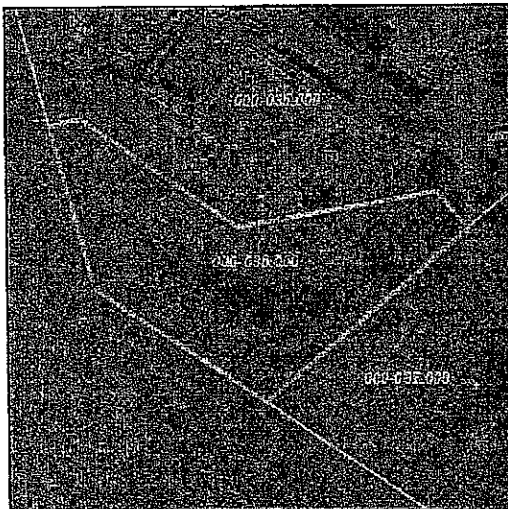
## Tax Collector Link

[Click here to view Tax Collector data.](#)

## Valuation

	Improvements	Land	Total	Assessment
Agricultural Value	\$0.00	\$0.00	\$0.00	\$0.00
Commercial Value	\$0.00	\$103,455.00	\$103,455.00	\$33,106.00
Residential Value	\$0.00	\$0.00	\$0.00	\$0.00

## Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Photos, Sketches.

Platte County, the Platte County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. For assessment purposes only.

Last Data Upload: 6/14/2017, 11:29:49 PM



Developed by  
 The Schneider  
 Corporation

# Beacon™ Platte County, MO

### Summary

Parcel ID 17-6.0-23-000-000-038.000  
 Property Address  
 Sec/Twp/Rng 23/52/34  
 Brief PLAZA INTERNATIONAL 3RD PRIVATE DR DAF-POB AT SE COR OF TR H THE 52.03 F TH N 320 F TH W 51 F TH S 282.43 F TO POB PLAZA  
 Tax Description INTERNATIONAL 3RD PLAT  
 (Note: Not to be used on legal documents or any document to be recorded)  
 Gross Living Area N/A  
 Class Commercial  
 Lot Size

### Owner

Deed Holder  
 Wb Seventeen LLC  
 Contract Holder  
 DBA  
 Mailing Address  
 9601 N PLATTE PURCHASE DR  
 KANSAS CITY, MO 64155-0000

### Land

Lot Area 0.38 Acres

### Recorders

Book & Page 1258-361

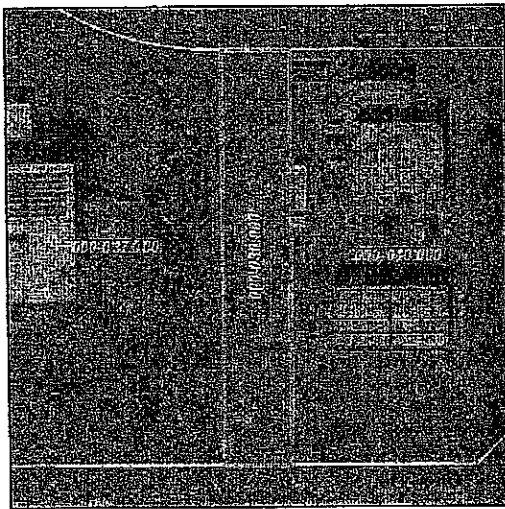
### Tax Collector Link

[Click here to view Tax Collector data.](#)

### Valuation

	Improvements	Land	Total	Assessment
Agricultural Value	\$0.00	\$0.00	\$0.00	\$0.00
Commercial Value	\$0.00	\$78,626.00	\$78,626.00	\$25,160.00
Residential Value	\$0.00	\$0.00	\$0.00	\$0.00

### Map



No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Photos, Sketches.

Platte County, the Platte County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. For assessment purposes only.

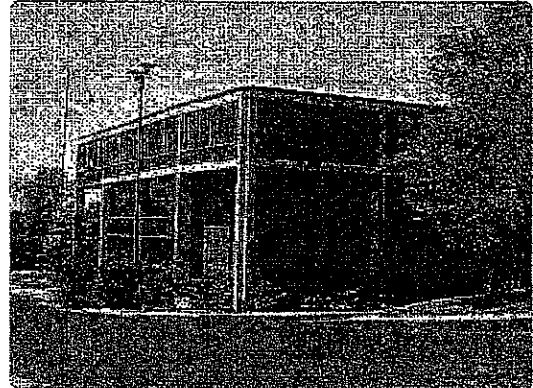
Last Data Upload: 6/14/2017 11:29:49 PM



# Beacon™ Platte County, MO

## Summary

**Parcel ID** 17-6.0-23-000-000-037.000  
**Property Address** 8800 NW 112TH ST  
**Sec/Twp/Rng** 23/52/34  
**Brief Tax Description** PLAZA INTERNATIONAL 3RD TRACT H  
 (Note: Not to be used on legal documents or any document to be recorded)  
**Gross Living Area** N/A  
**Class** Commercial  
**Lot Size**



## Owner

**Deed Holder**  
 Bank Of Weston  
**Contract Holder**  
 DBA  
 BANK OF WESTON - 112TH ST  
**Mailing Address**  
  
 PO BOX 8  
  
 WESTON, MO 64098-0000

## Land

**Lot Area** 3.07 Acres

## Commercial Buildings

Type	Base Area	Year Built
Bank - Main	31152	1974

## Yard Extras

A Misc. Extra  
 Canopy

## Recorders

**Book & Page** 804-595

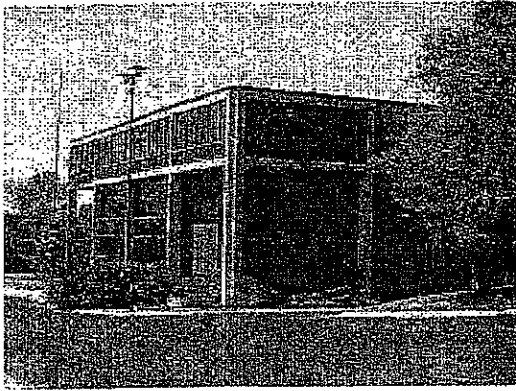
## Tax Collector Link

[Click here to view Tax Collector data.](#)

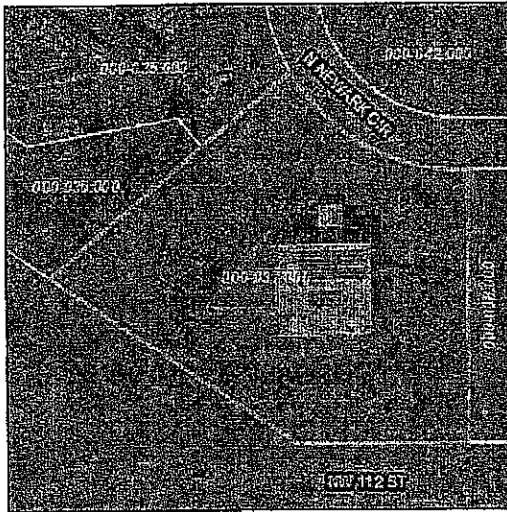
## Valuation

	Improvements	Land	Total	Assessment
Agricultural Value	\$0.00	\$0.00	\$0.00	\$0.00
Commercial Value	\$655,300.00	\$635,214.00	\$1,290,514.00	\$412,964.00
Residential Value	\$0.00	\$0.00	\$0.00	\$0.00

## Photos



Map



No data available for the following modules: Residential Dwellings, Agricultural Buildings, Sketches.

Platte County, the Platte County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. For assessment purposes only.

Last Data Upload: 6/14/2017 11:29:49 PM

  
Schneider  
Developed by  
The Schneider  
Corporation



**Exhibit A**

Legal Description of the District

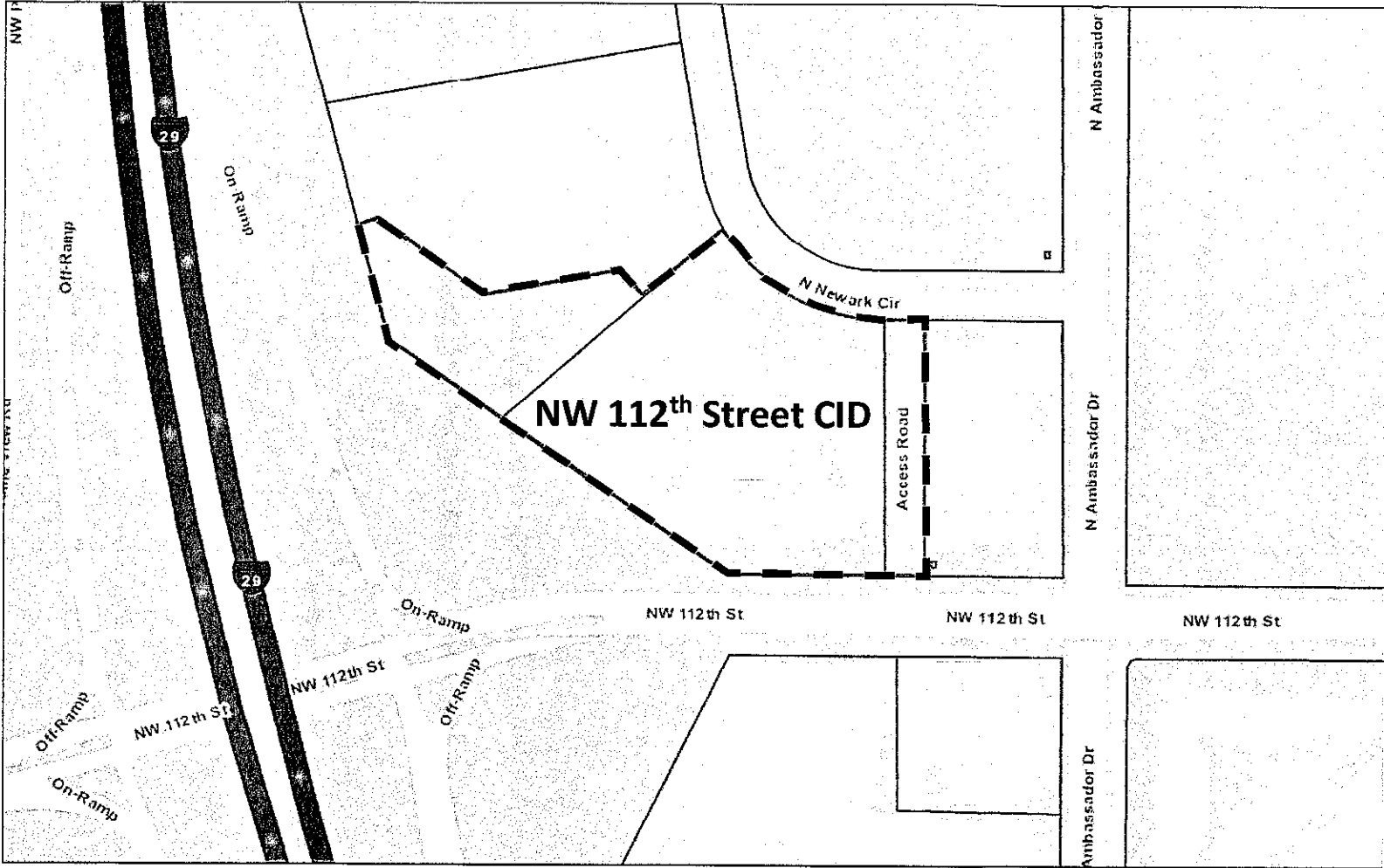
Tract H, Plaza International, Third Plat, a subdivision in Kansas City, Platte County, Missouri

AND

Tract I and L, Plaza International, Third Plat, a subdivision in Kansas City, Platte County, Missouri

**Exhibit B**

Map of the District's Boundaries



## Exhibit C

### Five Year Plan

- A. Purposes.** The purposes of the District are to:
1. Form and govern the District in accordance with the CID Act and the revised statutes of the State of Missouri;
  2. Provide or cause to be provided for the benefit of the District, the District Projects and District Services described below
  3. Obtain financing for the costs, expenditures, and undertakings of the District;
  4. To levy and collect the CID Sales Tax and the CID Special Assessment in order to provide a source of repayment for obligations issued to finance the District Projects
  5. Such other purposes authorized by the CID Act
- B. District Services.** The services to be performed by the District shall include, but not be limited to, the following:
1. Adopting bylaws, passing resolutions and otherwise governing the District in the manner required by the CID Act and the revised statutes of the State of Missouri;
  2. Developing funding sources, including the levying of the CID Sales Tax and the CID Special Assessment, necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the CID Act;
  3. Providing such accountings, reports and communications as are required by the CID Act;
  4. Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction of District Projects as described in this Petition;
  5. Arranging for the construction of the District Projects in accordance with approved plans for same;
  6. Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District
  7. Providing such other services as are authorized by the CID Act, including maintenance of public improvements and public and private property with the District and support

business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and businesses; and

8. The estimated costs for the District Services are approximately fifteen thousand dollars (\$15,000) annually.

**C. District Projects.** The District Projects to be constructed by the District shall include, but not be limited to the following:

Building Demolition:	\$98,492.00
Asphalt/Concrete:	\$425,000.00
Sidewalks:	\$40,000.00
Water Retention:	\$350,000.00
Dirt Work:	\$200,000.00
Retaining Wall:	\$100,000.00
Engineering:	\$50,000.00
Legal:	<u>\$20,000.00</u>
<b>TOTAL CID REIMBURSABLE</b>	<b>\$1,283,492.00</b>

**D. Budget.** The commencement of the construction of District Projects, commencement of District Services, and the levy and collection of the CID Sales Tax and the CID Special Assessment are anticipated to occur within the first year of the District's Existence.

**E. Anticipated Professional Consultants for the District**

**CID Counsel**

*The Law Office of*  
James C. Thomas III  
7509 NW Tiffany Springs Parkway, Suite 300  
Kansas City, Missouri 64153  
Telephone: (816) 584-9393  
Facsimile: (816) 584-9394

**Exhibit D**

Blight Study Report

[Attached hereto]

NW 112<sup>th</sup> Street & I-29 Community Improvement District

# Blight Study

Kansas City, Missouri  
April 25, 2017

---

# NW 112<sup>th</sup> Street & I-29 Community Improvement District Blight Study

Kansas City, Missouri  
April 25, 2017

## Table of Contents

---

### *Table of Contents*

<b>Section I:</b>	<b>Property Data</b> Introduction Property Data Neighborhood Data
<b>Section II:</b>	<b>Blight Analysis</b> Blight Analysis
<b>Section III:</b>	<b>Appendices</b> Appendix A: Property Ownership & Legal Descriptions Appendix B: Property Valuation & Taxes Appendix C: Summary of Properties & Blighting Factors Present

## Introduction

---

The purpose of this analysis is to determine if the proposed NW 112<sup>th</sup> Street & I-29 Community Improvement District (the "Study Area") in Kansas City, Missouri evidences blight according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "Act"). The consultant visited the Study Area in April 2017. The effective date of this study is April 25, 2017.

The Study Area lies within the KCI & 2<sup>nd</sup> Creek neighborhood. The Study Area is generally bounded by the north right-of-way line of N. Newark Circle on the north, the east boundary of a private access road west of N. Ambassador Drive on the east, NW 112<sup>th</sup> on the south, and the east right-of-way line of Interstate Highway 29 on the west. The Study Area is depicted in the map included on the following pages. The Study Area encompasses three (3) tax parcels containing approximately 4.4 acres. The Study Area does not include public right-of-way.

## Definitions

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

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

If a CID is located in a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID. The Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

2. Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:



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

The Act provides the following definition for a blighted area:

“Blighted area”, an area which:

- (a) 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; or
- (b) Has been declared blighted or found to be a blighted area pursuant to Missouri law including, but not limited to, chapter 353, sections 99.800 to 99.865, or sections 99.300 to 99.715. (67.1401, RSMo.)

### **Methodology**

The purpose of this work was to analyze conditions located within the proposed NW 112<sup>th</sup> Street & I-29 Community Improvement District so as to determine if the Study Area qualifies as a blighted area as defined within the Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce 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 Platte County and analyzed. Additional supplemental and updated information was obtained through discussions with City staff, representatives of the property owner, and various reports and studies prepared or commissioned by City staff, property owners and other stakeholders.

The consultant visited the Study Area in April 2017. The effective date of the study is April 25, 2017, the last date of inspection.

### **Previous Blight Determinations**

#### Proposed Redevelopment Area

The proposed community improvement district does not encompass any existing redevelopment plans.

#### Adjoining Areas

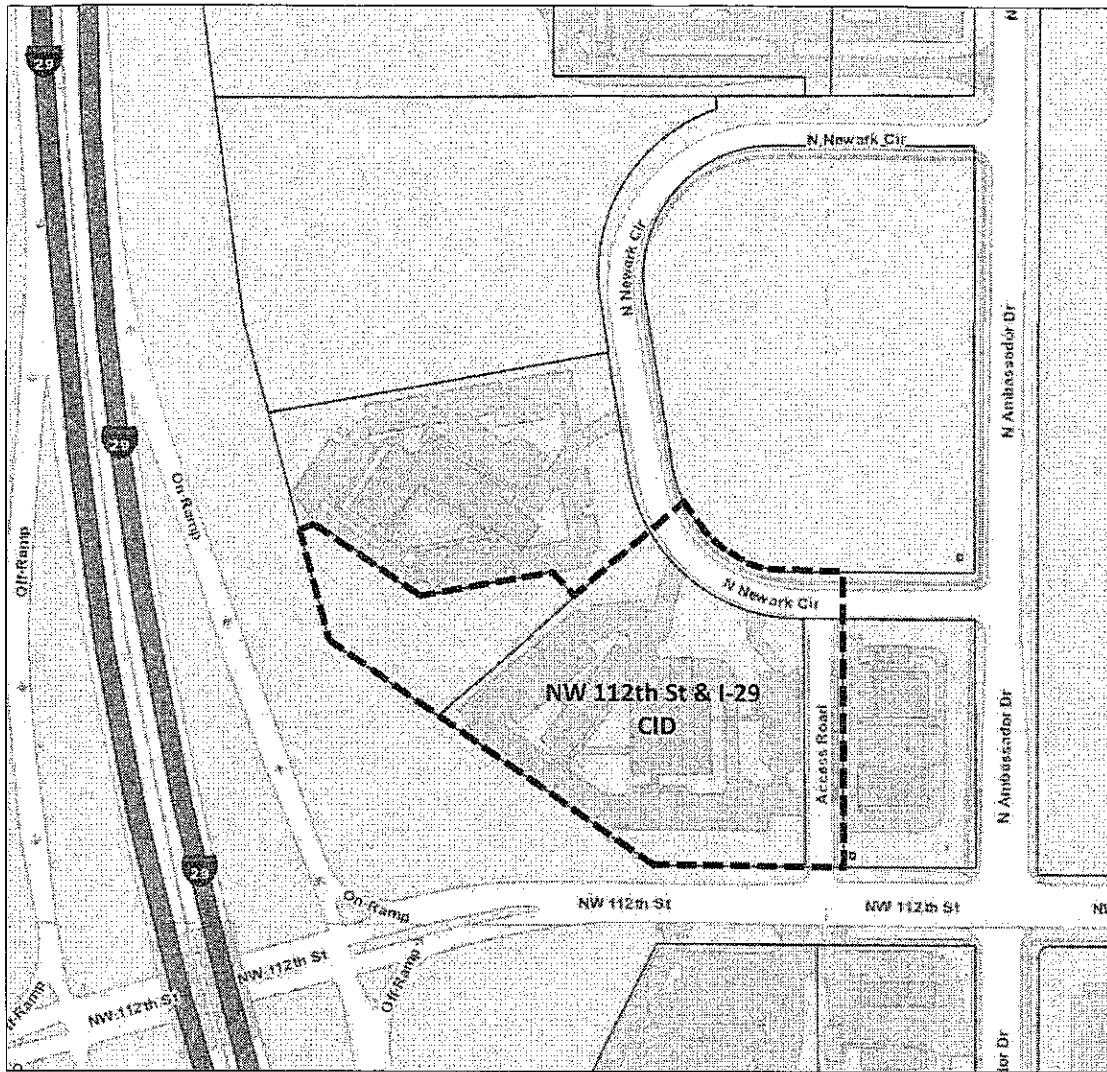
No adjoining areas to the Study Area have been found to be blighted by the City Council of Kansas City, Missouri. The nearest areas that have found to be blighted include the Tiffany Landing Community Improvement District located at N. Ambassador Drive and NW Tiffany Springs Parkway approximately 1.6 miles southeast of the Study Area, and the Metro North Mall PIEA (Planned Industrial Expansion Area) Planning Area located at NW Barry Road and U.S. Route 169 approximately 5.8 miles southeast of the Study Area.

### **Legal Description**

The Study Area consists of three (3) parcels. Specific legal descriptions of all parcels within the proposed community improvement district are included in Appendix A – Property Ownership & Legal Descriptions.

### **Ownership**

The Study Area contains three (3) property parcels. All of the parcels are identified by the Platte County Assessor's office. A complete listing of the tax parcels identified by the Platte County Assessor is included in Appendix A.



NW 112<sup>th</sup> Street & I-29 Community Improvement District - Boundary Map Not to Scale

## PROPERTY DATA

### Location & Access

The Study Area encompasses approximately 4.4 acres and consists of three (3) tax parcels in Kansas City, Missouri in the KCI and 2<sup>nd</sup> Creek Neighborhood.

General regional access to the Study Area is good, via access to Interstate 29 (north-south highway) approximately 0.1 miles west of the Study Area, Interstate 435 (east-west highway) approximately 1.0 mile north of the Study Area, and Missouri Route 152 (east-west highway) approximately 3.4 miles south of the Study Area. Interstate 29 provides excellent access to Interstate 435 to the north, and Missouri Route 152, Interstate 35, U.S. Route 169 and Downtown Kansas City to the south. Missouri Route 152 runs east-west between Interstate 435 and Route N south of Kansas City International Airport on the west and Missouri Route 291 in Liberty, Missouri on the east. Missouri Route 152 provides access to Interstate 29 via a full interchange.

Interstate 29 is recognized in the City's Major Street Plan (approved by the City Council of Kansas City, Missouri by Ordinance No. 110249 on October 23, 2011 and amended by Ordinance No. 160336 on June 23, 2016 and again by Ordinance No. 160865 on December 1, 2016) as "Freeways", while NW 112<sup>th</sup> Street is identified in the City's Major Street Plan as a "Thoroughfare." North Ambassador Drive, located less than two-hundred (200) feet to the east of the Study Area, runs north-south and is also recognized in the City's Major Street Plan as a Thoroughfare.

The Study Area is accessed from the south via NW 112<sup>th</sup> Street and from the north via N. Newark Circle. A private access drive within the Study Area on the eastern edge provides access from the east. Due to the access provided via regional and local highways and streets, access to most of the Study Area is well served. The western tax parcel does not have vehicular access.

The Bike KC Plan contains one proposed bike route on the south edge of the Study Area on NW 112<sup>th</sup> Street, and no bike routes currently exist in the Study Area. A signed bike route currently exists on N. Ambassador Drive. The Trails KC Plan proposes a trail – the "I-29 Trail" – to the west of the Study Area. No trails currently exist within or near the Study Area. Pedestrian access is poor, with sidewalks existing only along the eastern edge of the eastern tax parcel.

Public transit is well-served with a bus route operating less than 200 feet to the east of the Study Area on N. Ambassador Drive. Route 129 (Boardwalk/KCI) operates north-south on N. Ambassador Drive each day of the week and provides access to Kansas City International Airport and the Boardwalk Square MetroCenter to the south. The route extends to the south to the 10<sup>th</sup> & Main MetroCenter in Downtown Kansas City. During the week the route extends further south to Crown Center. Free park and rides exist at the Boardwalk Square MetroCenter and at 72<sup>nd</sup> Street and Prairie View. The route includes eleven transfer points.

**Land Area**

There are a total of three (3) property parcels within the Study Area. According to calculations from city GIS maps and a survey provided by representatives of the property owners, the Study Area contains a total of approximately 4.4 acres of fee simple interest property, or an average of 1.47 acres per parcel.

**Topography**

The Study Area slopes downward from the northeast to the southwest. The United States Geologic Survey (USGS) topographic map for the Study Area indicates the highest elevations within the Study Area are located along the northern edge and the northeastern portion of the Study Area where the typical elevation is approximately 1,020 to 1,028 feet above the Kansas City datum. Near the western edge of the Study Area the topography slopes downward in an area that appears to be a storm water drainage basin to the lowest elevation within the Study Area at 1,004.27 feet.

According to maps from the Federal Emergency Management Agency (FEMA), none of the Study Area is located in a 100-year or 500-year flood plain. The Study Area is located within the Little Platte River watershed.

**Easements**

Sterrett Urban was not provided with a title report that encompasses the Study Area, but was provided with a survey. No overall evaluation can be developed regarding easements or other restrictions which may be in effect within the Study Area, however the indication of a detention basin that serves neighboring properties may impact the value of the western-most property located within the Study Area.

**Utilities**

All utilities are available to the subject properties within the Study Area including electricity, water, sewers and natural gas.

**Zoning**

The existing zoning in the Study Area is B3-3. Below is a map illustrating the B3-3 zoning district within the Study Area and a chart summarizing the B3-3 zoning classification:

Zoning Classification	Purpose
<b>B3-3 Community Business District</b>	The primary purpose of the B3, Community Business district is to accommodate a broad range of retail and service uses, often in the physical form of shopping centers or larger buildings than found in the B1 and B2

districts. In addition to accommodating development with a different physical form than typically found in B1 and B2 districts, the B3 district is also intended to accommodate some types of destination-oriented commercial uses that draw from a larger trade area than the types of neighborhood-serving uses found in B1 and B2 districts. The B3 district is primarily intended to be applied to large sites that have primary access to major streets. It may also be used along smaller streets to accommodate retail and service use types that are not allowed in B1 and B2 districts.

\*City of Kansas City, Missouri Zoning Ordinance

The City of Kansas City, Missouri approved a new Zoning and Development Code on May 21, 2009 by Ordinance No. 081033. The new code became mandatory on January 1, 2011. The zoning district noted above is part of the new code.



NW 112<sup>th</sup> Street & I-29 CID Study Area – Zoning Map

### **Environmental**

No separate environmental assessments were conducted as part of this Study and the Consultant was not provided any environmental assessments to review.

### **Real Estate Taxes**

A five-year history of the assessed values within the proposed redevelopment area is included in the appendix.

The data in Appendix B is the Assessor's opinion of Market Value and the resulting assessed value for each of the properties within the proposed redevelopment 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 and industrial properties is 32%, and for residential properties the ratio is 19%. The real estate levy for 2016 in the Study Area is \$8.3338 per \$100 of assessed valuation. An additional \$0.36 per \$100 is assessed on commercial property only (the Merchants and Manufacturers replacement tax). For 2016, the redevelopment area generated \$416,352 in taxable assessed value, generating a total of \$36,196.83 in real estate taxes.

### **Existing Improvements**

The consultant inspected the exterior and interior of the lone building located within the proposed redevelopment area and the two vacant lots. The Study Area consists of a three-story concrete post and beam office building sheathed with a glass curtain wall and brick veneer of approximately 34,000 square feet that was constructed in 1974. Surface parking exists on all sides of the building but the north, and the parking to the east adjacent to the private access road accesses the second floor of the building by way of a pedestrian bridge that goes over the drive-through access. In 2016 the building was fully occupied by the Bank of Weston on the first floor (including a drive-through facility located on the north side of the building), Meritas Health (Landmark Medical Center) on the second floor, and Casa Bella Construction, Inc. and Encore Building Company on the third floor. The Bank of Weston decided in 2016 to close its location. Meritas Health decided to relocate its facility in 2016, and once those two tenants left the property it was decided to market and redevelop the property.

Included in the Study Area along the eastern boundary is a private access road. To the west is a drainage basin that has recently been cleared.

The most common blighting factors observed in the Study Area included the following:

- **Insanitary or Unsafe Conditions.** The Study Area exhibits insanitary and unsafe conditions, particularly as a result of the deferred maintenance throughout the redevelopment area that in turn has caused hazards to pedestrians throughout the site, including deteriorated parking surfaces. Environmental liabilities also pose a threat to safety within the Study Area, as does the presence of debris. The Study Area also does not comply with the Americans with Disabilities Act.
- **Deteriorating Site Improvements.** Building systems are typically at or near the end of their useful life cycle, and their condition contributes to the unsafe environment within the Study Area, including water intrusion of the building and deteriorated parking surfaces and driveways.
- **Economic Liability/Underutilization.** Due to the high rate of vacancy, low tax revenues, and the condition of the property, the Study Area represents an economic liability or an economic underutilization to itself and the surrounding areas.

### **Billboards**

There are no billboards located within the Study Area.



## KCI & 2<sup>nd</sup> Creek Neighborhood

### Location & Access

The KCI & 2<sup>nd</sup> Creek neighborhood is generally bounded by the city limits on the west and northwest, by the city limits, Tiffany Springs Road and Stagecoach Road on the south and the Platte County line to the east.

The main entryways into KCI & 2<sup>nd</sup> Creek include Missouri Highway 152 and Interstate 435 as well as Tiffany Springs Parkway, North Ambassador Drive and Interstate 29. KCI & 2<sup>nd</sup> Creek is bordered to the south by Prairie Point, Wildberry and Coves North neighborhoods and to the east by the Nashua neighborhood. The West is Unincorporated Platte County and Parkville and the North is Unincorporated Platte County. Access to and from these adjoining neighborhoods is relatively easy by vehicle.

### Neighborhood Demographics

#### Population

The following provides population and income trends within a one, three, and five mile radius of the center of the Study Area at 8800 NW 112<sup>th</sup> Street.

8800 NW 112 <sup>th</sup> St. Radius	Historical Population		Estimated Population	Projected Population
	2000	2010	2017	2022
<b>One Mile</b>	2	11	15	17
chg. (1 mile)		+450.0%	+36.4%	+13.3%
chg. from '00 (1 mile)		+450.0%	+650.0%	+750.0%
<b>Three Mile</b>	2,129	4,117	4,954	5,391
chg. (3 mile)		+93.4%	+20.3%	+8.8%
chg. from '00 (3 mile)		+93.4%	+132.7%	+153.2%
<b>Five Mile</b>	25,231	34,331	38,302	40,562
chg. (5 mile)		+36.1%	+11.6%	+5.9%
chg. from '00 (5 mile)		+36.1%	+51.8%	+60.8%

Source: Claritas; Sterrett Urban, LLC

<b>8800 NW 112<sup>th</sup> St. Radius</b>	<b>Estimated Median HH Income 2017</b>
<b>One Mile</b>	100,599
<b>Three Mile</b>	62,647
<b>Five Mile</b>	70,927

Source: Claritas

The population figures indicate tremendous population growth within five miles from the Study Area over the past seventeen years. The estimated gain in population between 2000 and 2017 was between 51.8% and 650.0%. During the same period the population for Kansas City, Missouri increased at an estimated rate of 3.9%, and for Platte County the population increased at an estimated rate of 28.5%.

The median household income for the one-mile radius around the subject Study Area is currently approximately 66.3% higher than the median household income for Kansas City, Missouri (\$100,599 vs. \$60,502). The median household income for that area within three and five miles of the Study Area is 3.5% - 17.2% higher than that for the City as a whole.

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  
January 2017

<b>Labor Force</b>	<b>Labor Force Employed</b>	<b>Labor Force Unemployed</b>	<b>Percentage Unemployed</b>
261,854	248,784	13,070	5.0%

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 February 2017 was 4.0%.

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

## Section II

### Blight Analysis

---

#### Blight Defined

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

“Blighted area”, an area which:

- (a) 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; or
- (b) Has been declared blighted or found to be a blighted area pursuant to Missouri law including, but not limited to, chapter 353, sections 99.800 to 99.865, or sections 99.300 to 99.715. (67.1401, RSMo.)

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: Defective or Inadequate Street Layout**

Conditions typically associated with defective or inadequate street layout include poor vehicular access and/or internal circulation; substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points); offset or irregular intersections; and substandard or nonexistent pedestrian circulation.

During the on-site investigation and field survey this condition was rarely found within the Study Area. Of the three (3) parcels surveyed in the Study Area, one (1) exhibited defective or inadequate street layout. This condition was satisfied at 8800 NW 112<sup>th</sup> Street, where sidewalks do not exist adjacent to the local streets – neither the private access street nor N. Newark Circle – and sidewalks do not exist that would connect to other existing sidewalks adjacent to the property.

Curb and gutters are intermittent along both sides of the west entrance drive from N. Newark Circle and near the bank drive-through. Much of the substantially deteriorated surface parking lot on the western portion of the property is not striped and curbs or wheel stops are nonexistent. Curbs and wheel stops are also nonexistent in the parking nearest the building on the western and southern portions of the property.

An access aisle is nonexistent next to the accessible parking space located on the east side of the building and accessible signage does not exist at any of the accessible parking spaces. A van accessible space does not exist on the property.

Of the 192,090 square feet contained in the Study Area, 70.0%, or 134,500 square feet of property, exhibited this condition.

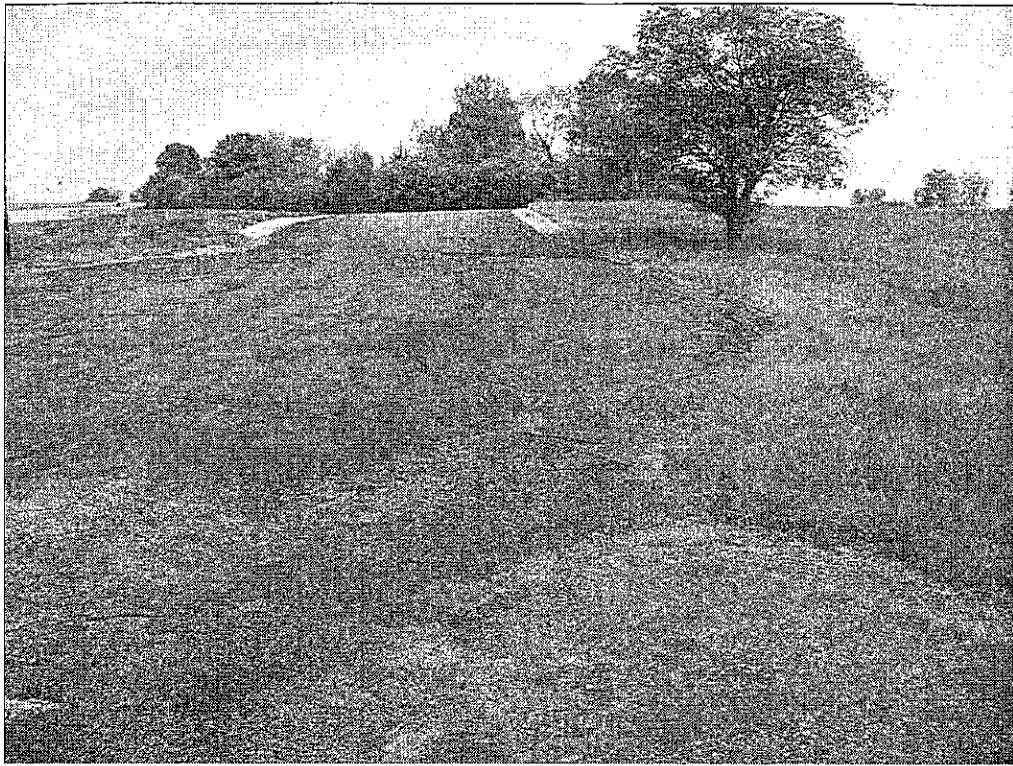
The Study Area has good access and linkage to surrounding areas by automobile, but poor access via pedestrian or bicycle transit in all directions but to the east. A sidewalk exists on the eastern side of the private access street on the east boundary of the Study Area and on the north side of N. Newark Circle.



*8800 NW 112<sup>th</sup> Street – looking east – lack of sidewalk on south side of N. Newark Circle*



*8800 NW 112<sup>th</sup> Street – looking east – lack of sidewalk along west side of private access street*

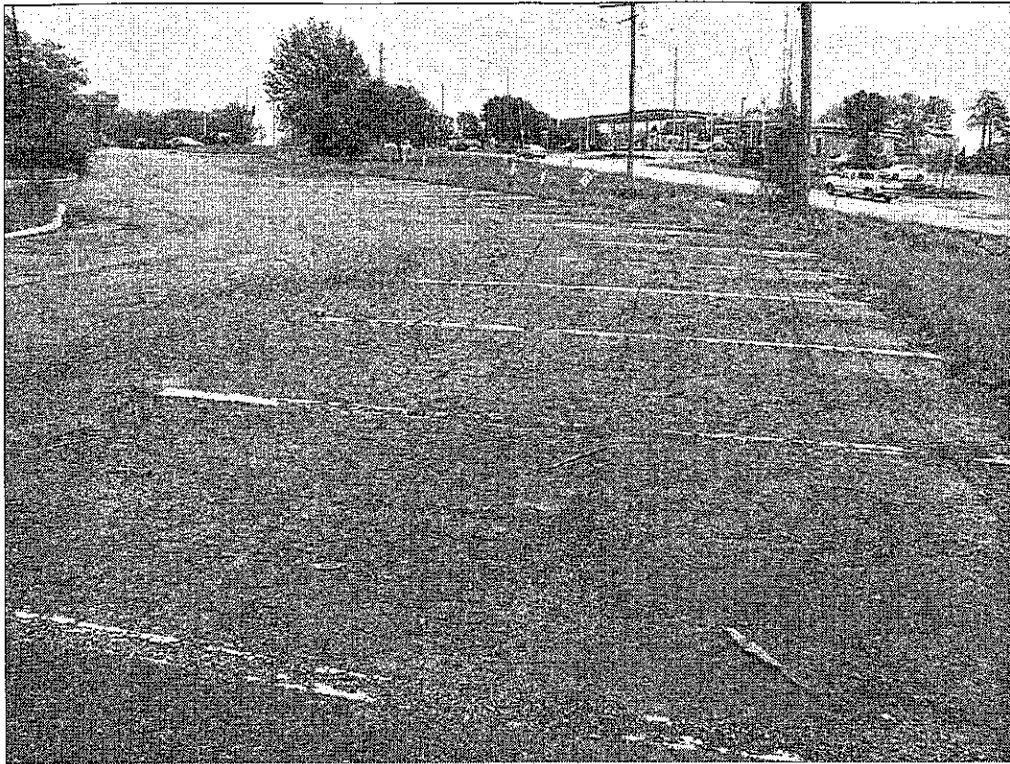


*8800 NW 112<sup>th</sup> Street – looking north – lack of curb and gutter along driveway*



*8800 NW 112<sup>th</sup> Street – looking north – lack of striping and wheel stops in surface parking lot*

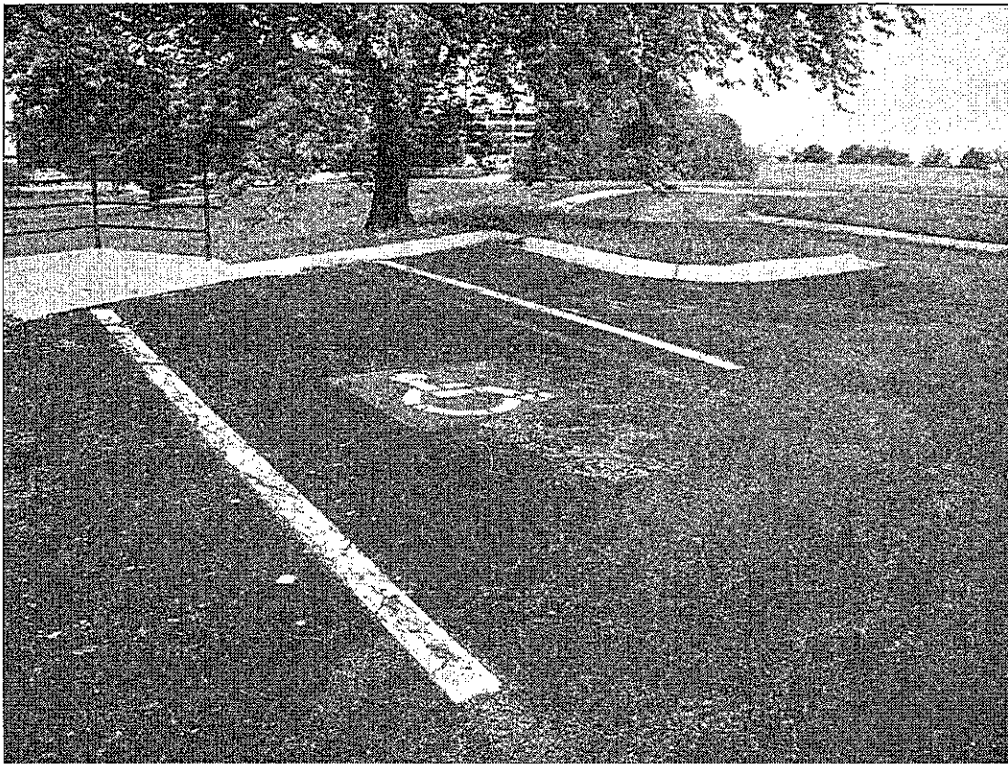




8800 NW 112<sup>th</sup> Street – looking southeast – lack of wheel stops; deteriorated parking surface



8800 NW 112<sup>th</sup> Street – looking southeast – lack of code compliant accessible signage, wheel stops



8800 NW 112<sup>th</sup> Street – looking north – lack of accessible aisle, signage; improper width of stall

## **Component 2: Improper Subdivision or Obsolete Platting**

There are specific conditions that can be used to determine whether a Study Area is blighted based on improper subdivision or obsolete platting. Among these conditions are faulty lot shape and/or layout, inadequate lot size, poor access, as well as conformity of use. The on-site investigation, field survey and review of public records suggest these conditions do exist in the Study Area with respect to the western-most parcel in the Study Area.

The western-most parcel is irregularly shaped and cannot be accessed from public right-of-way as there is no street frontage adjoining the lot. The lot only has meaningful value if combined with the property located to the east or west, or if an access easement could be obtained. Furthermore, development of the property may not be feasible due to its shape and because of its use as a drainage/sewer basin. The basin would likely require a box culvert or relocation of the basin to an adjacent property. The difficulty of developing the property has led to abandonment of the property in the past, as property taxes were not paid for 2008 through 2015 until March 2016.

Of the 192,090 square feet contained in the redevelopment area, 21.3%, or 40,979 square feet of property, exhibited this condition as demonstrated in the aerial photo below.





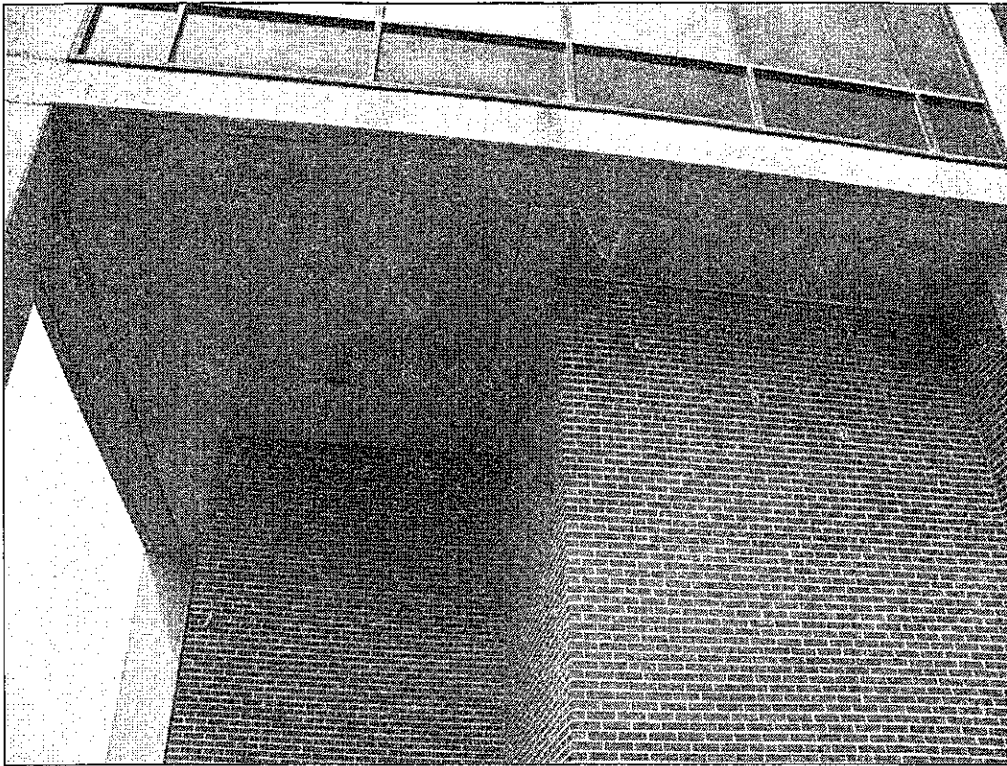
Parcel APN 17-6.0-23-000-000-036.000 – no access to public right-of-way, no access easements

### Component 3: Insanitary or Unsafe Conditions

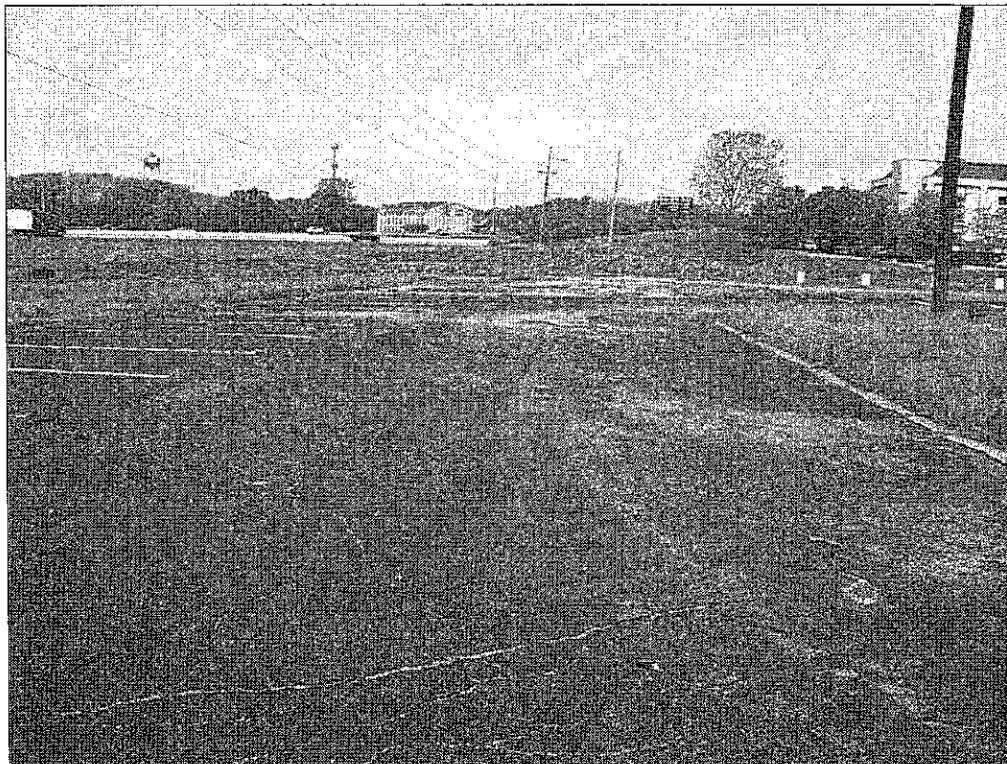
There are a number of locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent Study Area conditions considered unsafe or insanitary include noncompliance with the Americans with Disabilities Act, environmental liabilities, debris, and the deterioration of walkways and surface parking that presents hazards throughout the Study Area (documented under “Component 4: Deterioration of Site Improvements”).

No separate environmental assessments were done for this Blight Study. However, an environmental assessment of the building located at 8800 NW 112<sup>th</sup> Street revealed the presence of asbestos containing materials in the soffits located at each of the four corners of the building. In addition, the walls of the x-ray room that was located in the former medical offices located on the second floor of the building have not been disturbed, indicating that lead panels may still be present.

Examples of this condition are shown below. Of the three (3) parcels surveyed in the Study Area, each exhibited insanitary or unsafe conditions. Of the 192,090 square feet contained in the Study Area, 100.0% of the area exhibited this condition. Most of the properties that exhibited this condition did so due to the presence of debris, overgrown vegetation, environmental liabilities, noncompliance with the Americans with Disabilities Act, and tripping hazards caused by deterioration of site improvements.



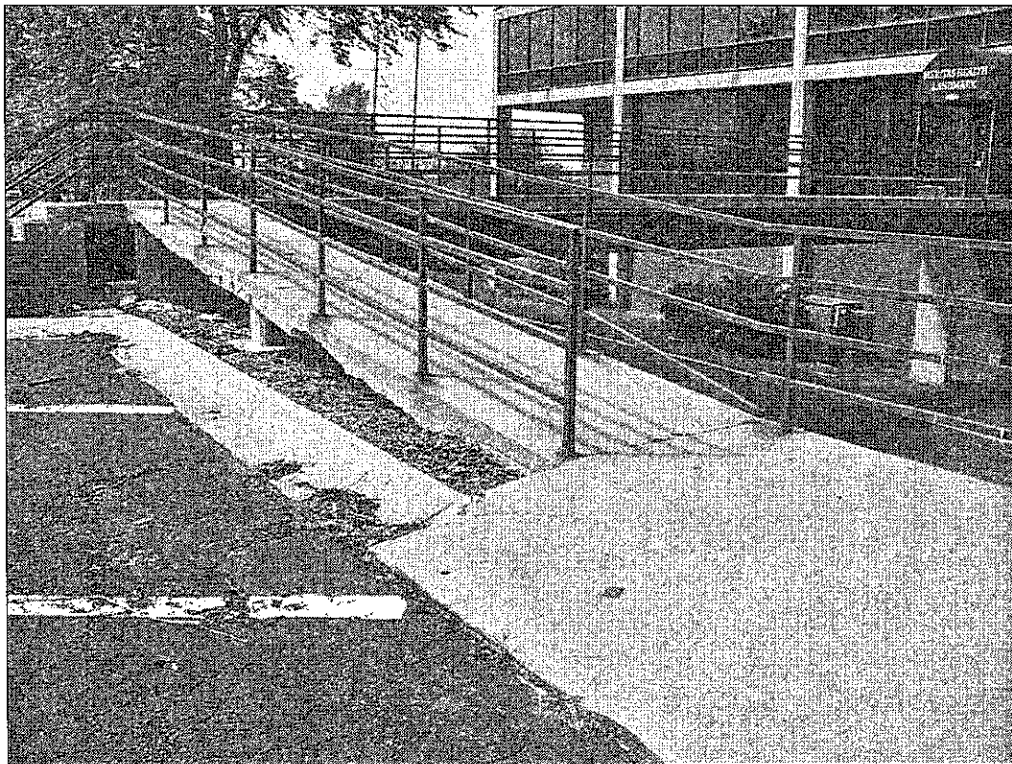
8800 NW 112<sup>th</sup> Street – looking northeast – asbestos containing materials in soffit



8800 NW 112<sup>th</sup> Street – looking northwest – tripping hazards in parking lot due to deterioration

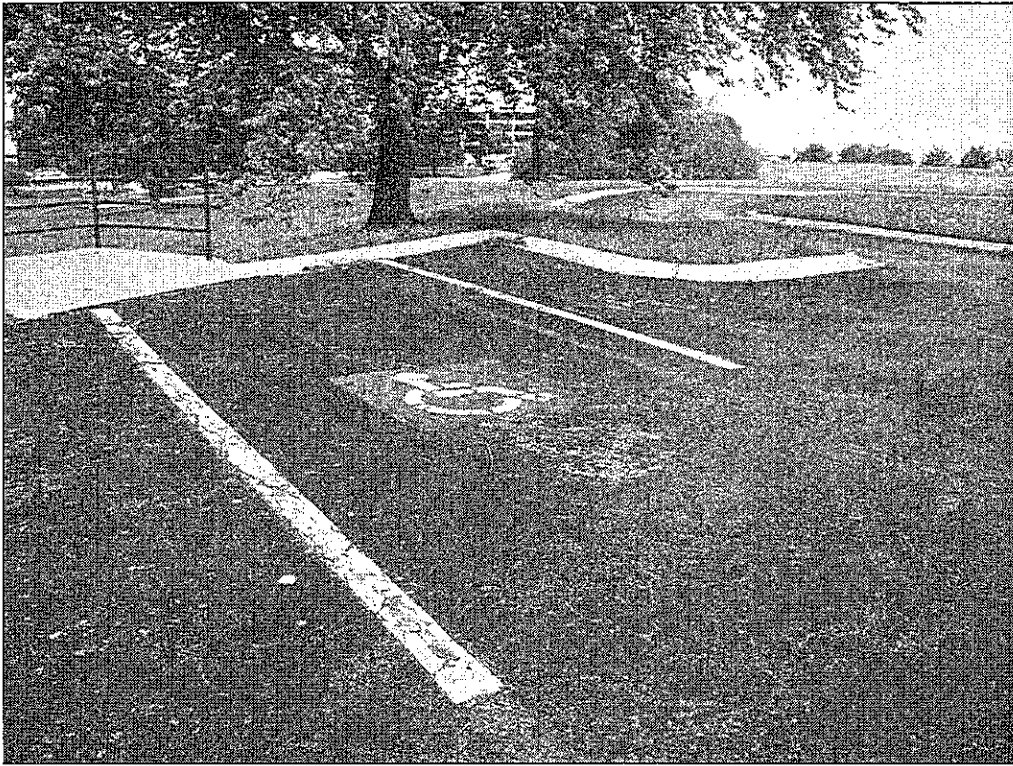


*Parcel APN 17-6.0-23-000-000-038.000 – looking south – broken/uneven sidewalk; noncompliance with ADA code*

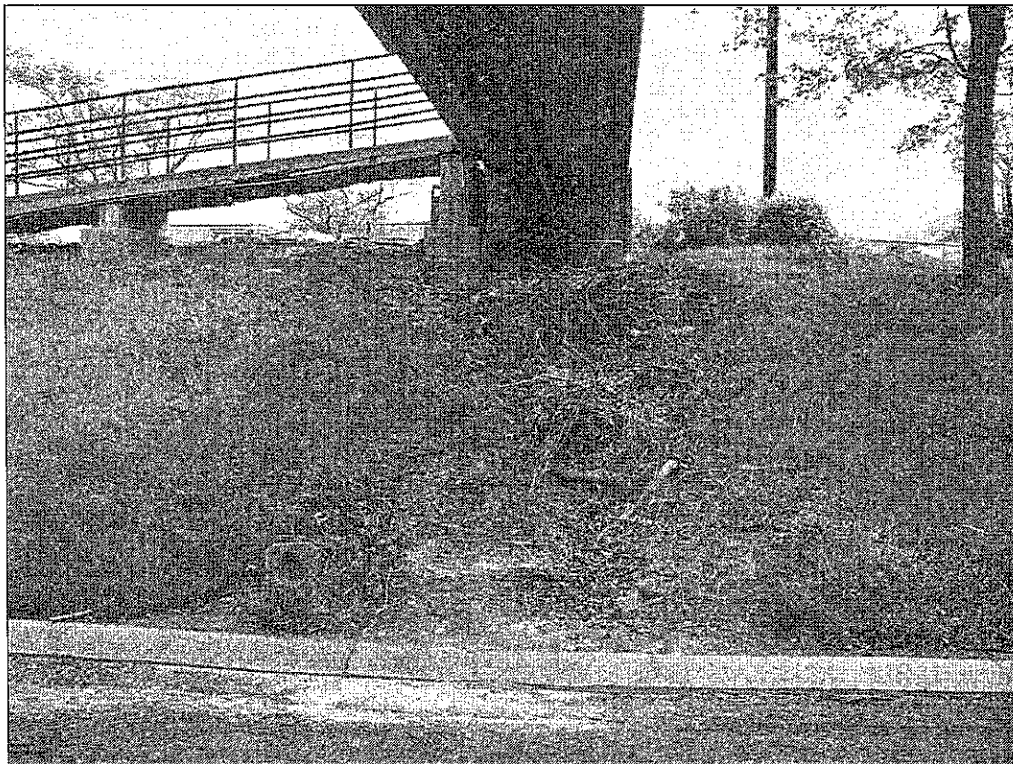


*8800 NW 112<sup>th</sup> Street – looking southwest – broken handrail; crumbling ramp*





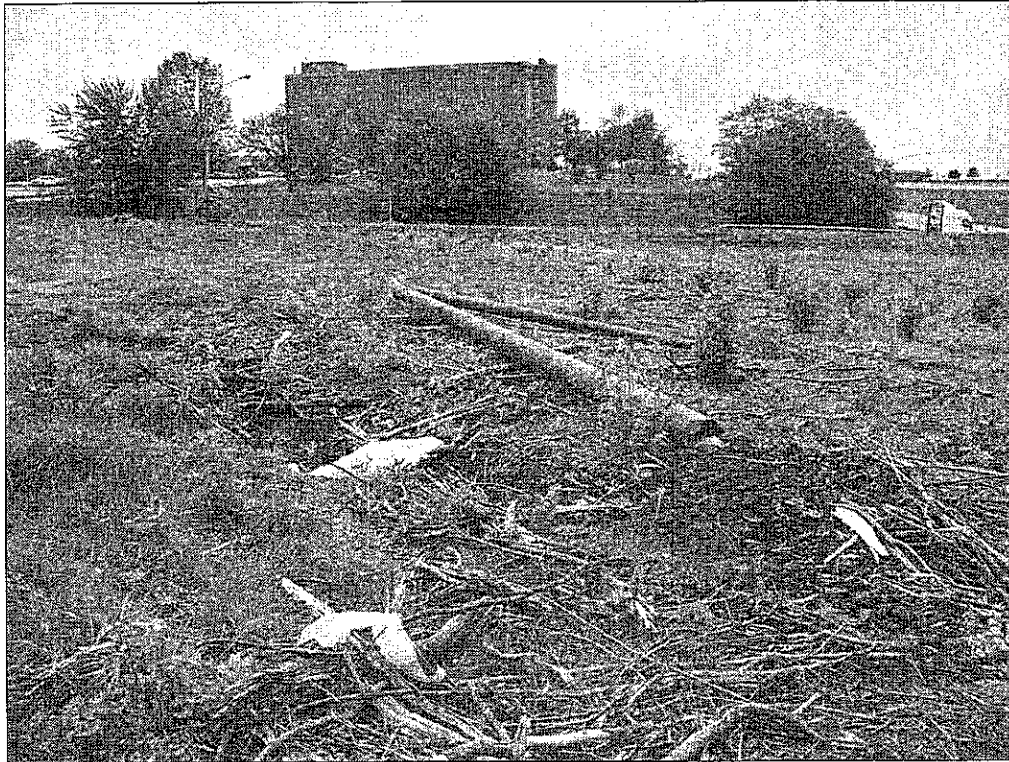
*8800 NW 112<sup>th</sup> Street – looking north – lack of accessible aisle, signage; improper width of stall*



*8800 NW 112<sup>th</sup> Street – looking east – debris; crumbling ramp and steps*



8800 NW 112<sup>th</sup> Street – interior – noncompliance with ADA code (single stall restroom)



*Parcel APN 17-6.0-23-000-000-036.000 – looking south – debris; some overgrown vegetation*

#### **Component 4: Deterioration of Site Improvements**

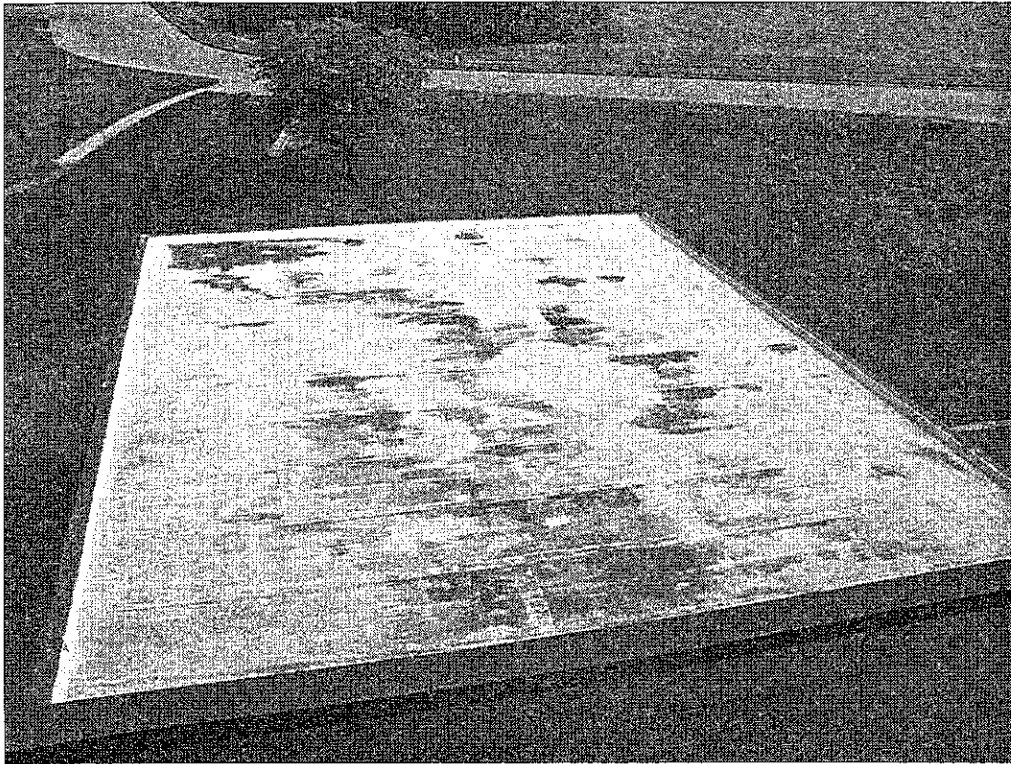
The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior and interior physical conditions among the three (3) parcels within the Study Area. Building deterioration rating criteria considered included the following: primary structure (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).

The most common examples of structural deterioration found in the Study Area were found at the lone building structure at 8800 NW 112<sup>th</sup> Street and involved the need for roof repairs or replacement and minor failure of exterior finishes. Examples of these conditions in the Study Area are shown in the photos below.

The roof of the bank drive-through facility and of the building itself both exhibit evidence of water intrusion and the need for repairs or replacement. Water infiltration through the roof was visible on the third floor of the building through both the ceiling and a portion of a wall, and was evident in the ceiling of the drive-through facility, too.

Two windows of the building were found to be broken.

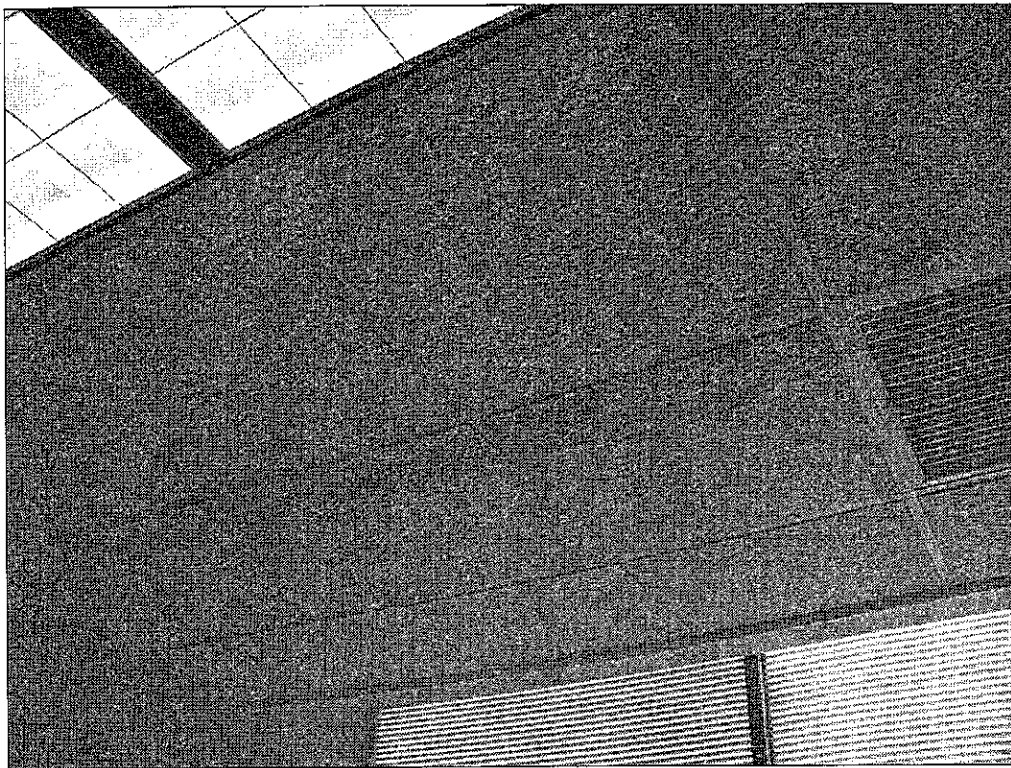




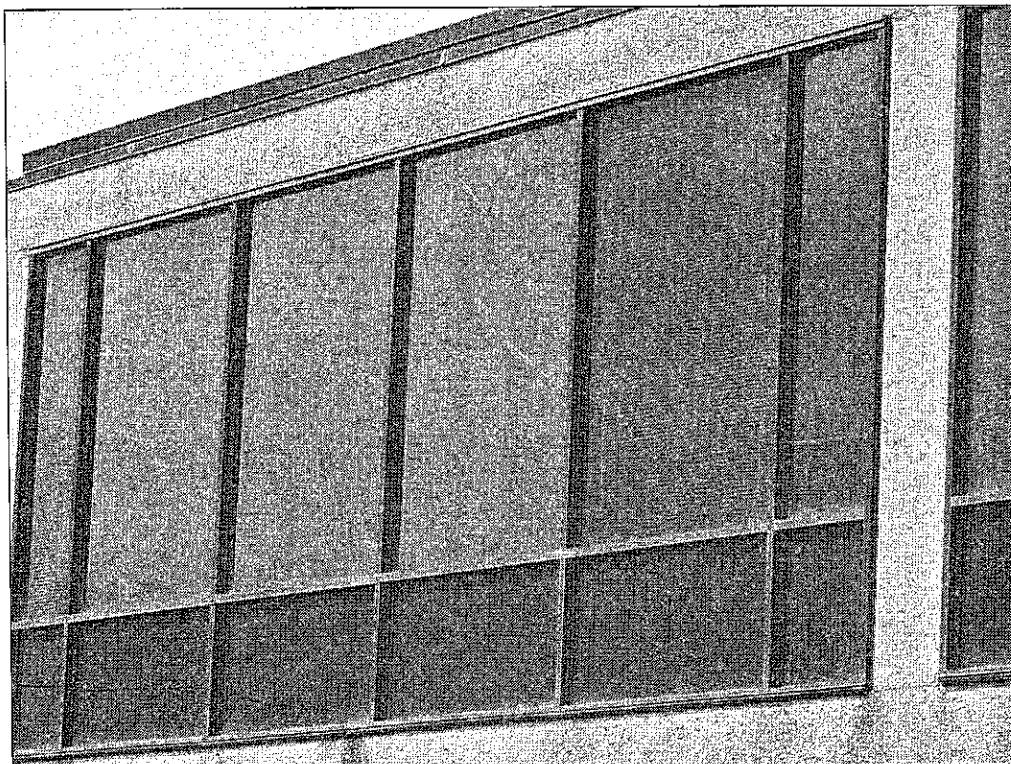
*8800 NW 112<sup>th</sup> Street – looking north – roof in fair/poor condition and leaking*



*8800 NW 112<sup>th</sup> Street – interior of third floor – evidence of water intrusion*



*8800 NW 112<sup>th</sup> Street – interior of third floor – evidence of water intrusion*

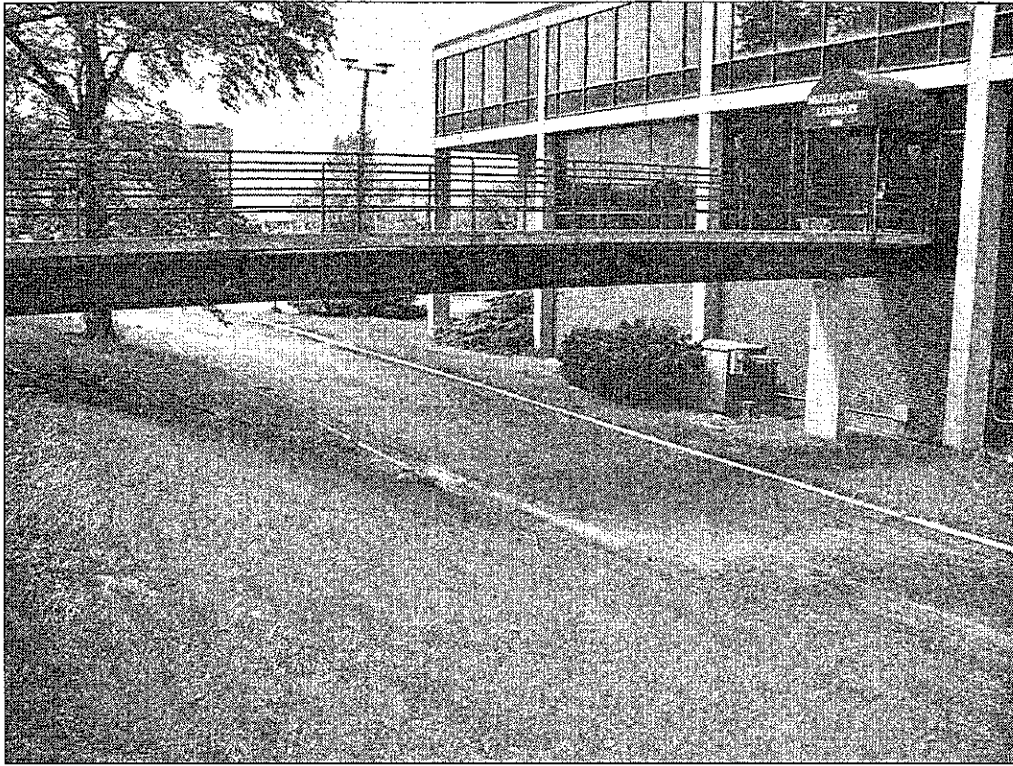


*8800 NW 112<sup>th</sup> Street – looking west – broken window*

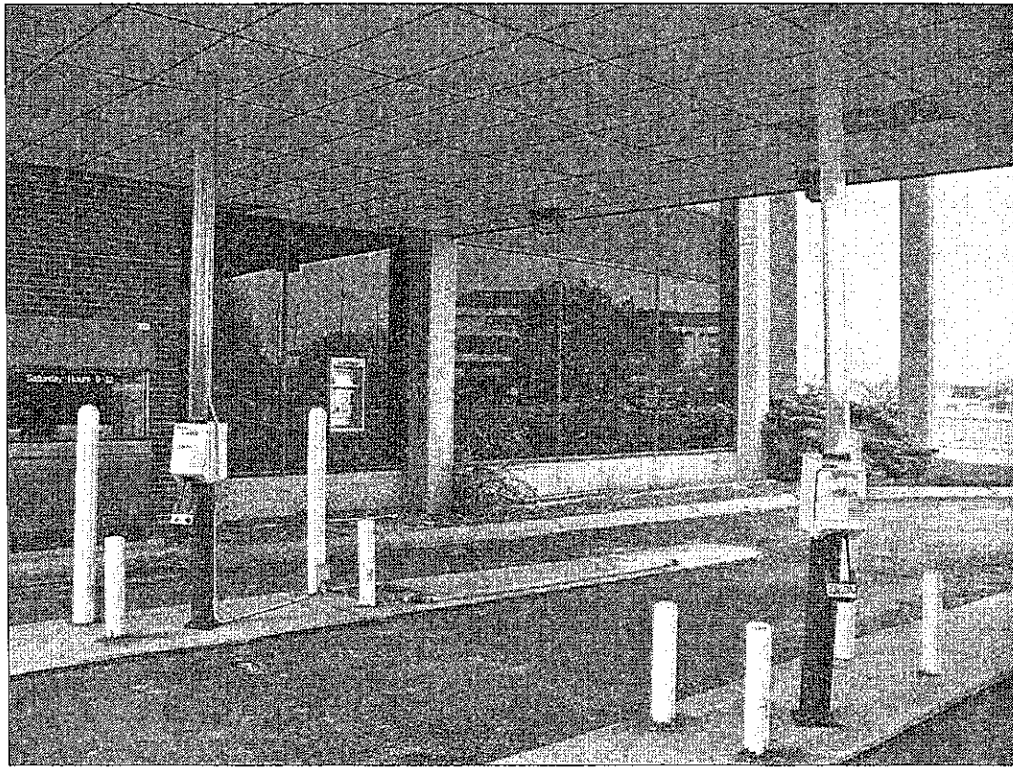




8800 NW 112<sup>th</sup> Street – looking northwest – failure of exterior finishes; overgrown vegetation



8800 NW 112<sup>th</sup> Street – looking south – failure of exterior finishes



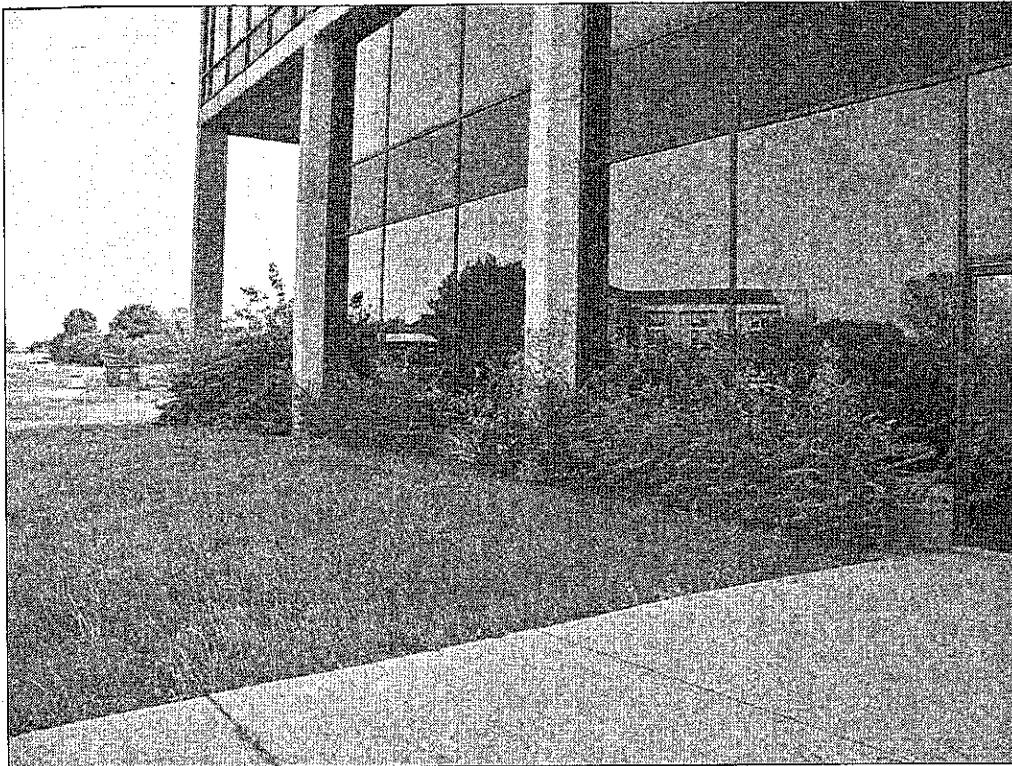
8800 NW 112<sup>th</sup> Street – looking south – failure of exterior finishes; overgrown vegetation



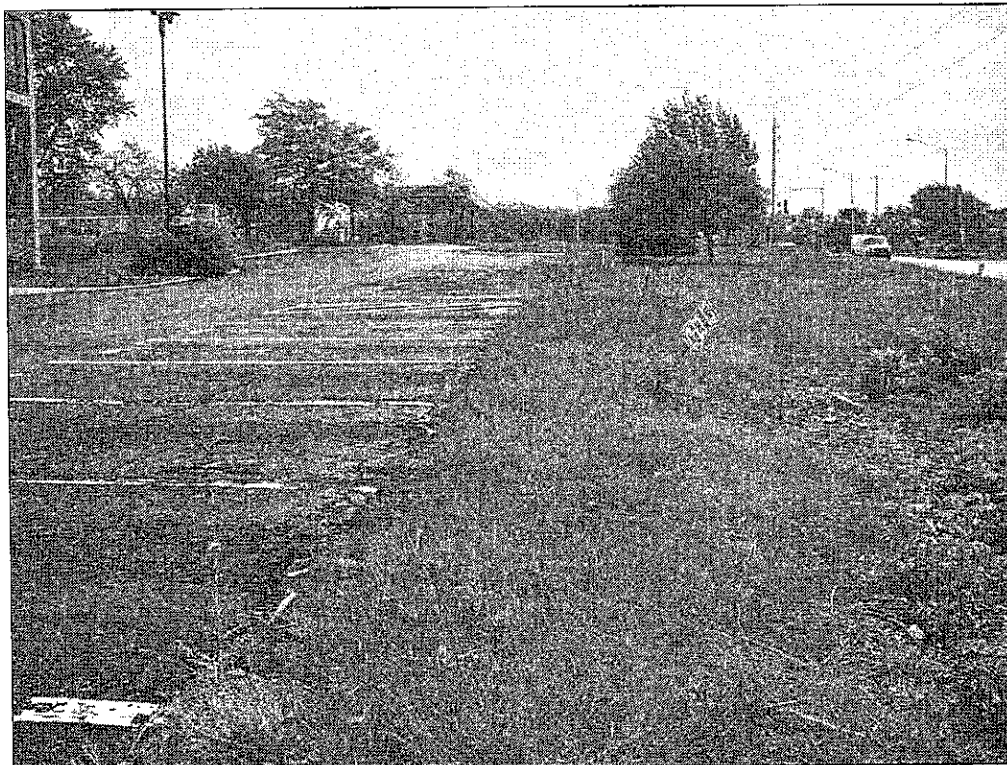
*8800 NW 112<sup>th</sup> Street – looking northwest – deterioration of street furniture (mailbox) and concrete pad*

In addition to structural deterioration, a variety of blight conditions were observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include parking surface and driveway deterioration. Several sites were found to suffer from general site neglect and site maintenance problems. Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.





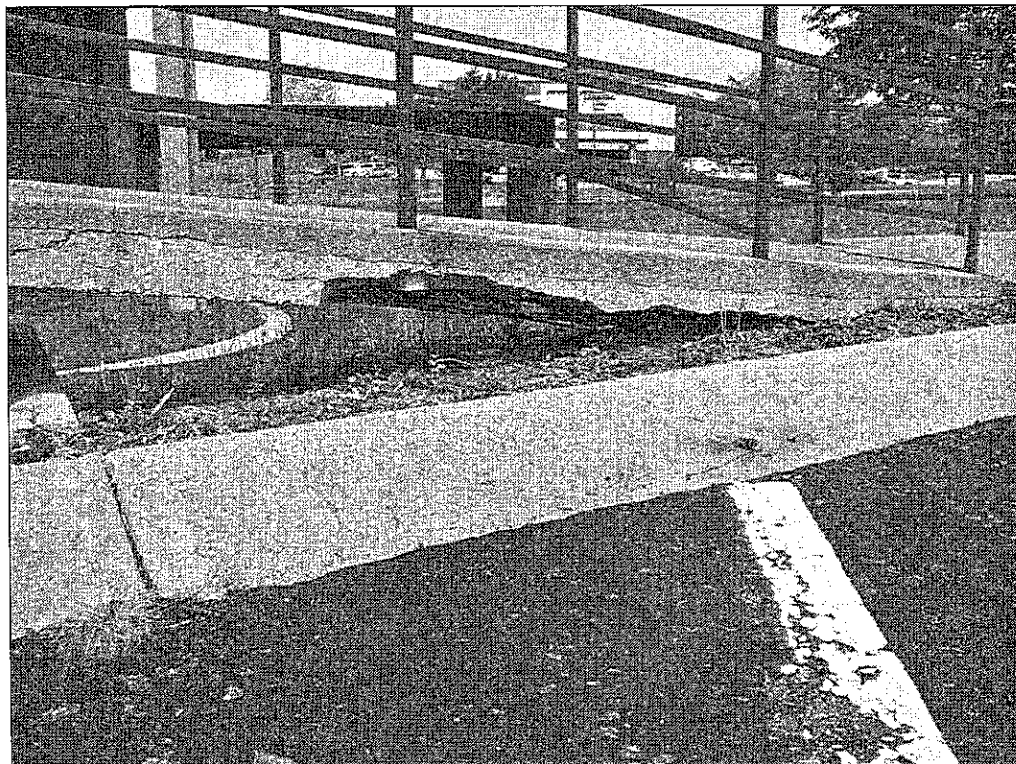
*8800 NW 112<sup>th</sup> Street – looking north – property neglect*



*8800 NW 112<sup>th</sup> Street – looking east – deterioration of surface parking, signage; debris*

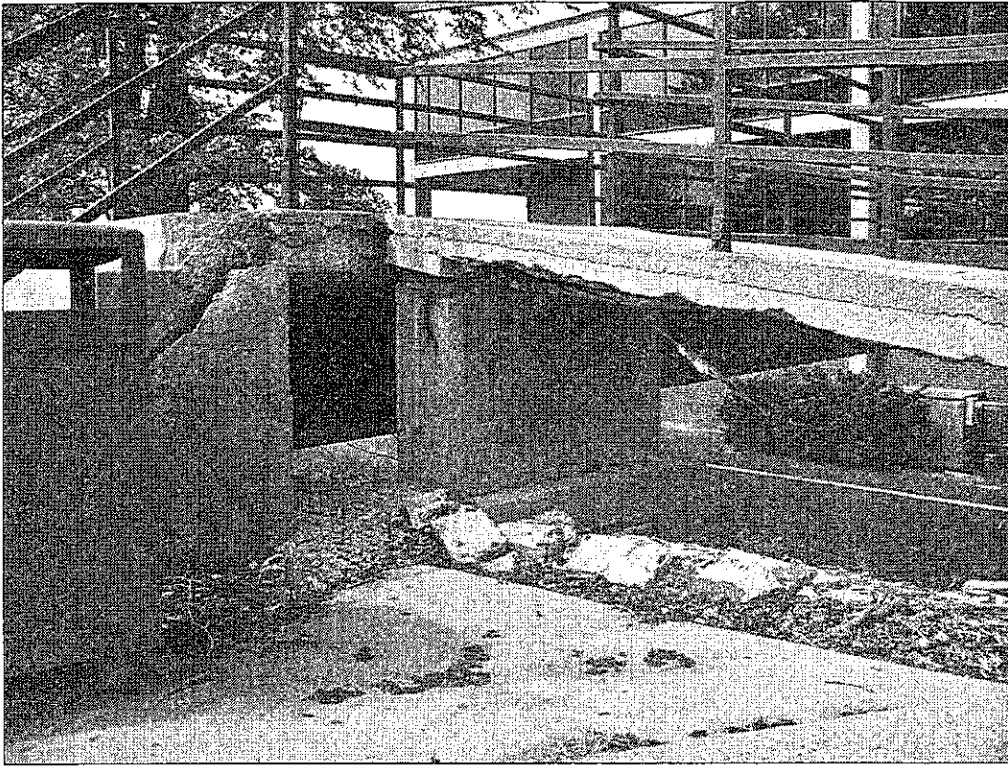


*Parcel APN 17-6.0-23-000-000-038.000 – looking north – deterioration of driving surface*

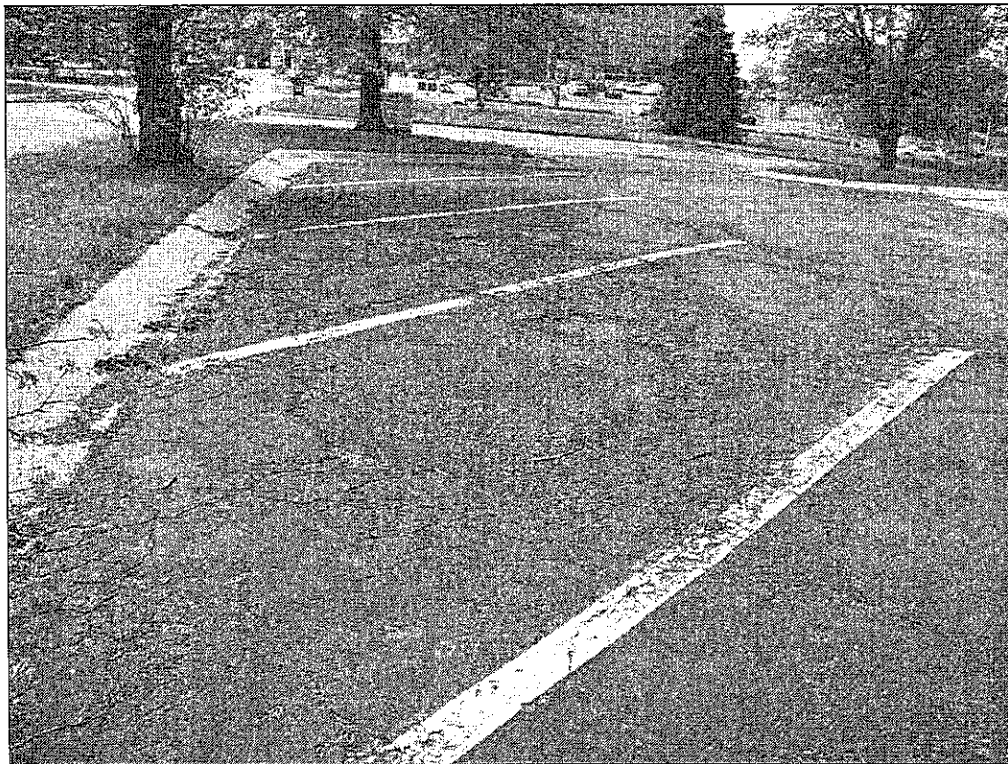


*8800 NW 112<sup>th</sup> Street – looking northwest – deterioration of ramp and railing*





*8800 NW 112<sup>th</sup> Street – looking southwest – deterioration of ramp and steps; debris*



*8800 NW 112<sup>th</sup> Street – looking south – deterioration of parking surface*



*8800 NW 112<sup>th</sup> Street – looking southwest – deterioration of parking surface; debris*



*8800 NW 112<sup>th</sup> Street – looking southwest – deterioration of parking surface*



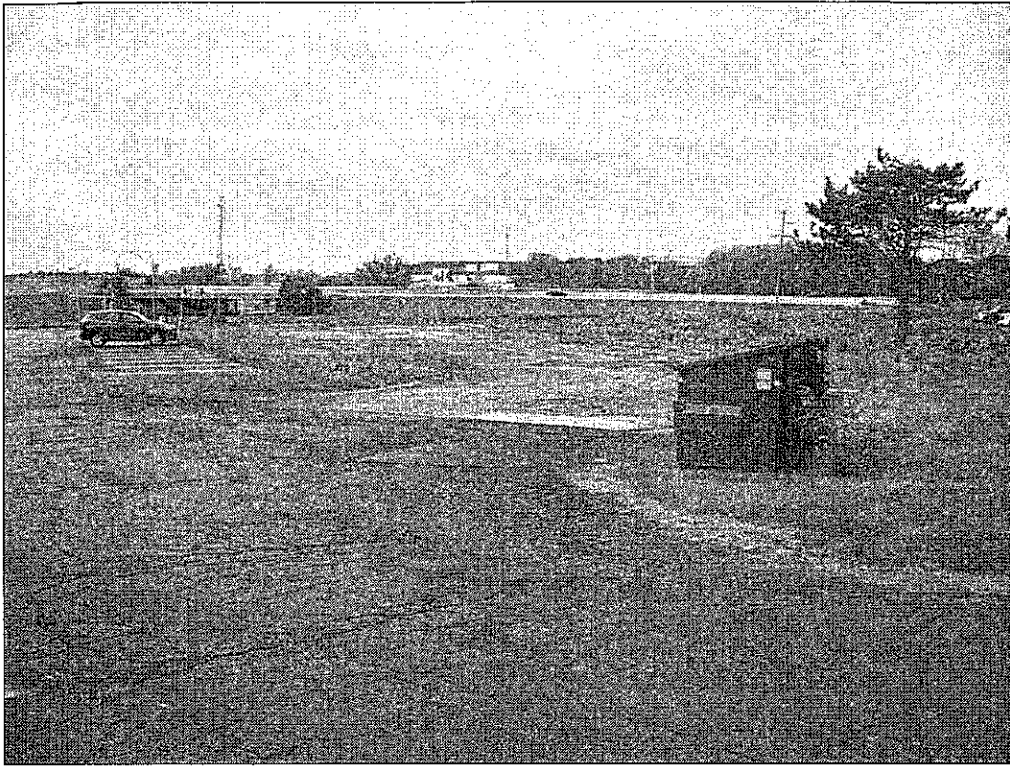


*Parcel APN 17-6.0-23-000-000-036.000 – looking northwest – deterioration of drainage improvements*



*Parcel APN 17-6.0-23-000-000-036.000 – looking southwest – lack of landscaping; debris*





*8800 NW 112<sup>th</sup> Street – looking southwest – deterioration of parking surface; unsecured dumpster*

Altogether, of the three (3) parcels surveyed in the Study Area, each exhibited deterioration of site improvements. Of the 192,090 square feet contained in the Study Area 100% of the area exhibited this condition. Most of the properties that satisfied this condition did so due to the deterioration of the roof and surface parking and driveways.

**Component 5: Existence of Conditions which Endanger Life or Property by Fire and Other Causes**

Fire safety information pertaining to the parcels in the Study Area was not gathered for this Blight Study as the data was not available.

An examination of crime data for the past six months, provided by Trulia.com, indicates two crimes have taken place within the Study Area over the past six months, yet the Study Area and surrounding area are considered extremely safe when compared to other parts of Kansas City. The two crimes that took place within the Study Area did so in February 2017 at 8800 NW 112<sup>th</sup> Street and included stealing from an automobile with a firearm and aggravated assault with a firearm.

**Summary of Blighting Factors**

The following table summarizes the five blighting factors analyzed during inspections of property within the Study Area. As noted above, fire data for the Study Area is unavailable.

**NW 112<sup>th</sup> Street & I-29 CID**

Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (sq. ft.)	Pct.
Total	3	100%	192,090	100%
<u>Blighting Factors</u>				
Defective or inadequate street layout	1	33.3%	134,500	70.0%
Improper subdivision or obsolete platting	1	33.3%	40,979	21.3%
Insanitary or unsafe conditions	3	100.0%	192,090	100.0%
Deterioration of site improvements	3	100.0%	192,090	100.0%
Existence of conditions which endanger life or property by fire and other causes	1	33.3%	134,500	70.0%
Parcels with at least one blighting factor	3	100.0%	192,090	100.0%
Parcels with no blighting factors	0	0.0%	0	0.0%

As evidenced from the table above, more than 50% of the redevelopment area satisfies each of the blighting factors with the exception of "Improper Subdivision or Obsolete Platting." In addition, the percentage of the study area that has at least one blighting factor is 100.0%. Of the 192,090 square feet contained in the Study Area, 100.0% of the area was found to have a predominance of blighting factors present, due to the presence of a combination of several of the blighting factors.

**Economic or Social Liability**

Section 74-2 of the Kansas City, Missouri Code, entitled "Urban Redevelopment," notes the following economic characteristics of blighted areas:

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

The Missouri Supreme Court has determined that “the concept of urban redevelopment has gone far beyond ‘slum clearance’ and the concept of economic underutilization is a valid one.”

Previously it was shown that the present condition of the Study Area generates approximately \$36,197 annually in real estate taxes from approximately 4.4 acres of improvements and surface parking lots, which amounts to approximately \$0.19 per square foot of land. The improved parcel with the office/bank building generates \$0.27 of taxes per square foot of land. For properties that are close to or at full occupancy, the level of taxes generated per square foot is at the low end of a comparison with other nearby office properties. Regardless of age and classification (either A or B in the comparison), well maintained properties with high occupancy rates typically saw tax revenues per square foot of at least \$0.46. A lower tier of properties exists within the area with a high level of vacancy that generates about \$0.31 per square foot, slightly higher than the subject property, but the subject property at the beginning of 2016 was also nearly fully occupied. Those office properties nearby that are 100% vacant were assessed much lower, generating a tax per square foot of \$0.16 to \$0.18. With a 100% vacancy and property conditions unfavorable to attracting tenants the property has become a tax liability that will only worsen unless improvements are made to the existing structure or the property is redeveloped with a different use. Considering the current low assessed value – the assessed value of the building is only a few thousand dollars higher than that of the land and is comparable to other properties that are better maintained but had higher vacancies in 2016 – the scenario most likely to attract new investment and economic activity is redevelopment of the property to a use other than office.

The redevelopment of the area has been hindered by the deterioration of site improvements and resulting unsafe environment. Doing nothing will only result in further deterioration of building and site improvements and increase the likelihood that new investment will not find the property attractive. In order to attract new investment and economic activity to the Study Area, 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.

Improvement of the proposed Study Area would result in new employment opportunities in the area. The potential increase in activity would also generate new personal property, employment, and utility taxes, and potentially new sales taxes, too, depending on the ultimate re-use of the property.

Economic underutilization – evidenced by poor occupancy, deteriorating improvements, low assessed values and taxes – in an attractive, highly accessible, and successful part of Kansas City indicates the Study Area is blighted.

## **Conclusion**

Several components of the Chapter 67 definition of blight were present in the proposed 112<sup>th</sup> Street & I-29 Community Improvement District.

The dominant blighting factor is the physical deterioration of building and site improvements that result in unsafe conditions throughout the Study Area. Some of the building systems in the Study Area are nearing the end of their life cycle and a majority of the surface parking area and driveways are in poor condition and require replacement or substantial repair. This results in an inability to ensure a safe, attractive environment. Safety issues include the presence of a vacant building that due to the lack of activity appears to attract criminal activity from time to time. The stagnant assessed values and low tax revenues indicate blight is present within the NW 112<sup>th</sup> Street & I-29 CID. All of the above combine to create economic underutilization and an inability to pay reasonable taxes.

Therefore, the consultant has determined that the NW 112<sup>th</sup> Street & I-29 Study Area of Kansas City, Missouri, as of April 25, 2017, in its present condition and use, is a "blighted area" according to the definition provided in Missouri's Community Improvement District Act statutes (RSMo Ch. 67) and constitutes an economic liability in its present condition and use.

Appendix A

**Property Ownership & Legal Descriptions**

---

Property Ownership and Legal Descriptions

Appendix A

No.	Parcel ID No.	Site Address	Legal Description	Owner
1	17-6.0-23-000-000-036.000	NONE ASSIGNED	PLAZA INTERNATIONAL 3RD TRACT I	WB SEVENTEEN, LLC
2	17-6.0-23-000-000-037.000	8800 NW 112TH ST	PLAZA INTERNATIONAL 3RD TRACT H	BANK OF WESTON
3	17-6.0-23-000-000-038.000	NONE ASSIGNED	PLAZA INTERNATIONAL 3RD PRIVATE DR DAF:POB AT SE COR OF TR H TH E 52.03 F TH N 320 F TH W 51 F TH S 282.43 F TO POB PLAZA INTERNATIONAL 3RD PLAT	WB SEVENTEEN, LLC

Appendix B

**Property Valuation & Taxes**

---

No.	Parcel ID Number	2012	2013	2014	2015	2016	Taxes	Delinquent
1	17-6-0-23-000-000-036.000	320	320	320	320	320	27.83	0.00
2	17-6-0-23-000-000-037.000	416,000	416,000	416,000	416,000	416,000	36,166.21	0.00
3	17-6-0-23-000-000-038.000	32	32	32	32	32	2.79	0.00
Total		416,352	416,352	416,352	416,352	416,352	36,196.83	0.00
		0.00%	0.00%	0.00%	0.00%	0.00%		
		0.00%	0.00%	0.00%	0.00%	0.00%		
		Annual Change %		Cumulative Change %				



Appendix C

**Summary of Properties & Blighting Factors Present**

---

Summary of Properties and Blighting Factors Present

Appendix C

No.	Parcel Address	Parcel APN (County)	Defective or inadequate street layout	Improper subdivision or obsolete platting	Unsanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Square Footage	Predominance of Blighting Factors Present
1	NONE ASSIGNED	17-6.0-23-000-000-036.000		■	■	■			40,979.38	■
2	8800 NW 112TH ST	17-6.0-23-000-000-037.000	■		■	■	■		134,499.51	■
3	NONE ASSIGNED	17-6.0-23-000-000-038.000			■	■			16,611.53	■
TOTALS			1	1	3	3	0	0	192,090.42	
			134,500	40,979	192,090	192,090	134,500			192,090
			70.0%	21.3%	100.0%	100.0%	70.0%			100.0%