STERRETTURBAN LLC

July 15, 2025

Abbey Brinkley
Analyst
City Planning & Development
414 E. 12th Street
City Hall
Kansas City, MO 64

RE: Proposed Grey Oaks Community Improvement District
Property Ownership at Time Blighting Factors First Occurred

Dear Ms, Brinkley:

Sterrett Urban prepared a blight study, dated June 13, for the proposed Grey Oaks Community Improvement District. As you know, within the City's stated requirements for establishing a community improvement district is a section in the City Charter related to the determination of blight. As Sec. 74-302(c) of the City's Charter states:

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

Per this requirement Sterrett Urban is to identify, to the extent reasonably deemed possible, the owners of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated. Upon an examination of historic aerial photographs, historic Google Street Views (the oldest is from August 2016, and shows

deterioration of the pavement and some deterioration of the stucco/EIFS finish), the permit information and one property code violation (a case in 2022 that was closed two weeks after inspection), there is insufficient information for Sterrett Urban to determine at what point the existing blighting conditions could have first occurred, although the Google Street View from August 2016 suggests that the blighting factors could have first occurred around that time or sometime before.

The shopping center was constructed in 2003 and the blighting conditions – namely the water intrusion and resulting damage – could have occurred at almost any time since shortly after the property was improved, but no definitive conclusion as to when the blighting factors first occurred can be made without more information.

A search of county records was also inconclusive. Sterrett Urban is unable to determine who owned the property at the time the first blighting factors occurred.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Patrick Sterrett
Principal
Sterrett Urban, LLC