

**WESTSIDE OWNER-OCCUPANT RESIDENTIAL PROPERTY
CHAPTER 353 DEVELOPMENT PLAN**

KANSAS CITY, MISSOURI

SUBMITTED BY:

Westside Redevelopment Corporation
c/o Westside Housing Organization, Inc.
c/o Gloria Ortiz-Fisher, Executive Director
919 W. 24th Street
Kansas City, Missouri 64108

PREPARED BY:

Stinson LLP
1201 Walnut, Suite 2900
Kansas City, Missouri 64106

SUBMITTED TO:

City of Kansas City, Missouri

July 12, 2022

Revised September 29, 2022

TABLE OF CONTENTS

I. INTRODUCTION 1

II. DEFINITIONS 2

 A. Area or Development Area 2

 B. Blighted Area 3

 C. City 3

 D. Code of Ordinances 3

 E. Comprehensive Plan 3

 F. Development Plan or Plan 3

 G. Developer 3

 H. Redevelopment 3

 I. Urban Redevelopment Corporations Law 3

III. DEVELOPMENT PLAN OBJECTIVES 3

IV. PLAN IMPLEMENTATION 4

 A. General Land Use 4

 B. Redevelopment Project 4

 C. Property Acquisition; Eminent Domain 5

 D. Relocation Assistance Plan 5

 E. Management Plan 5

 F. Assignment 5

 G. Affirmative Action Plan 5

 H. Certificate of Good Standing 6

 I. Articles of Incorporation 6

V. FINANCING PLAN 6

 A. Projected Redevelopment Project Costs 6

VI. REQUESTED TAX ABATEMENT 6

VII. EVIDENCE OF BLIGHT 12

VIII. TAX IMPACT STATEMENT 13

IX. REQUIRED NOTICES 13

X. WAIVERS 13

 A. Notice to Recorded Property Interest Holders 13

 B. Prevailing Wage 14

 C. MBE/WBE; Construction Employment 14

EXHIBITS

1. LEGAL DESCRIPTION OF DEVELOPMENT AREA
2. MAP OF DEVELOPMENT AREA
3. RELOCATION ASSISTANCE PLAN REQUIREMENTS
4. TAX IMPACT ANALYSIS
5. BLIGHT STUDY AND REDEVELOPER'S AFFIDAVIT
6. DEVELOPER'S CERTIFICATE
7. CERTIFICATE OF GOOD STANDING
8. ARTICLES OF INCORPORATION
9. BUDGET

I. INTRODUCTION

The following is a Development Plan prepared by Stinson LLP on behalf of Westside Redevelopment Corporation pursuant to the Urban Redevelopment Corporations Law, for the redevelopment of the property generally bounded by Interstate 670 and W. 25th Street to the north, Broadway Boulevard, Southwest Boulevard, and Summit Street/Southwest Trafficway to the east, W. 31st Street to the south, and certain railroad tracks and the Kansas-Missouri state line to the west in Kansas City, Missouri, and being Census Tract 153 (sometimes called the Westside neighborhood). Due to a number of blighting factors, the Development Area is considered a Blighted Area under the Urban Redevelopment Corporations Law. The purpose of this Plan is to offer property tax relief to homeowners by way of a community-controlled Chapter 353 Corporation, and thus spur local home and neighborhood improvements, in a key area of the City where property tax increases over recent years threaten to displace local taxpaying homeowners. The Development Area is contiguous.

This Plan provides for redevelopment of the Development Area, legally described on Exhibit 1 and depicted on Exhibit 2. There are no existing buildings within the Development Area that will necessarily need to be demolished or renovated in order to fulfill the aims of the Plan, and no traditional project costs are anticipated in connection with the Plan.

This Plan contemplates tax abatement for the Development Area pursuant to the Urban Redevelopment Corporations Law. With the development and economic impacts that will be achieved through the tax abatement as contemplated by the Plan, the blight in the Development Area will be remediated.

This Plan is necessary for the Development Area due to the following unique factors affecting the Westside neighborhood, which encompasses the Development Area:

(a) gentrification of this neighborhood has been more rapid and pervasive than in other areas of Kansas City, Missouri, (b) this gentrification has caused real property assessed values in the Westside neighborhood to rise to a level and at a pace that results in unsustainable real property taxes for lower-income residents, (c) many lower-income residents are from historically-disadvantaged groups and many new residents are from historically-advantaged groups, (d) many lower-income residents are older and have fixed incomes, (e) the Westside neighborhood is uniquely racially, ethnically, and economically diverse, (f) many new residents are attracted to the racial, ethnical, and economic diversity of the Westside neighborhood and support the Plan, (g) with the assistance provided by the Plan, many residents who have lower incomes and are from historically-disadvantaged groups will be financially capable of remaining in their homes and in the Westside neighborhood, and (h) with the assistance provided by the Plan, the Westside neighborhood can remain a diverse neighborhood with individuals from differing backgrounds and with differing income levels.

From January 2018 to January 2020, the average increase in assessed values for owner-occupied homes in the Westside neighborhood was 128%, which was the highest for any neighborhood in Jackson County, and much higher than the average increase in Jackson County of 18%. In addition, over 25% of the owner-occupied homes in the Westside neighborhood have real property tax delinquencies. The Westside neighborhood is the only neighborhood in Jackson County with an average 2-year increase in assessed values for owner-occupied homes exceeding 115% and a real property tax delinquency rate for owner-occupied homes exceeding 25%.

II. DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Area or Development Area. The Westside Development Area as legally described in Exhibit 1.

B. Blighted Area. Those portions of the City within which the City Council of the City determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration, have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

C. Board. Kansas City Chapter 353 Advisory Board.

D. City. The City of Kansas City, Missouri.

E. Code of Ordinances. Code of Ordinances of the City of Kansas City, Missouri, and any amendments thereto.

F. Comprehensive Plan. The comprehensive plan of the City.

G. Development Plan or Plan. The Westside Owner-Occupant Residential Property Chapter 353 Development Plan.

H. Developer. Westside Redevelopment Corporation and its successors and assigns.

I. Redevelopment. The clearance, replanning, reconstruction or rehabilitation of any Blighted Area, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incident or appurtenant thereto.

J. Urban Redevelopment Corporations Law. Chapter 353 of the Revised Statutes of Missouri, and any amendments thereto.

III. DEVELOPMENT PLAN OBJECTIVES

The objectives of this Plan are outlined below:

1. To eliminate the conditions that cause the Area to be a Blighted Area;
2. To encourage investment in home improvement and beautification of the

Area;

3. To mitigate the detrimental effects of rapidly increasing property taxes on the existing taxpaying homeowners of the Area, and to simultaneously enhance the likelihood of taxpayer payment of back taxes;

4. To improve the viability of the area for residential and other uses and in so doing, to encourage future residential, commercial and retail development in the City in harmony with the general character of the Area;

5. To attract new residents to the City, thereby increasing the City's tax base;
and

6. To stimulate further residential and commercial investment in the community, with a resulting increase in employment opportunities and increased demand for services in the Area.

IV. PLAN IMPLEMENTATION

A. General Land Use. The Area is appropriately zoned for the Improvement Projects (defined below) and the uses of the Area as contemplated by the Plan would be in compliance with the Comprehensive Plan. It is not anticipated that any changes will need to be made to the streets or alleys in, adjoining or in the Area.

B. Redevelopment Project. Implementation of the tax abatement program as set forth in Article VI, below, and the Improvement Projects to be required of each participating owner-occupant thereunder themselves constitute the project envisioned by the Plan. As such, the long-term aim of the Plan does not have discrete steps or stages. Because owner-occupant participation in the program will be completely voluntarily, as of the date of this Plan, there is also no specific schedule for acquisition of properties or new construction or renovations. The tax abatement program contemplated by this Plan is anticipated to both (i) relieve a portion of each participating

owner-occupant's property tax burden, thereby allowing such owner-occupant to undertake individual exterior home and property improvement projects (the "Improvement Projects"), and (ii) support and partially fund, for lower-income owner-occupants, Improvement Projects through Neighborhood Support Fees.

C. Property Acquisition; Eminent Domain. The Developer anticipates that each participating owner-occupant will convey fee title to his or her property to the Developer at the commencement of the tax abatement as further set forth in Article VI, below, to be conveyed back to such owner-occupant immediately. No property will be acquired by eminent domain.

D. Relocation Assistance Plan. The Plan does not contemplate relocation of businesses or residents in the Area, or the use of eminent domain. Therefore, no statutory relocation assistance obligations will be triggered as a result of this Plan. If such relocation assistance becomes necessary, the Developer will follow the provisions of Section 523.205 of the Revised Statutes of Missouri in accordance with the Relocation Assistance Plan attached as Exhibit 3.

E. Management Plan. Individuals proposed to be active in or associated with the management of the Plan during a period for at least one year from the date of the approval of the Plan are Gloria Ortiz-Fisher and Warren Adams-Leavitt. The registered agent of the Developer is Gloria Ortiz-Fisher, 919 W. 24th Street, Kansas City, Missouri 64108.

F. Assignment. The Plan and all rights thereto may be assigned as permitted under the Urban Redevelopment Corporations Law.

G. Affirmative Action Plan. Developer will refrain from any unlawful employment practice as presently defined in the Code of Ordinances of the City. Developer will not, and will contractually obligate its contractors to not, discriminate against any employee or applicant for

employment because of race, color, religion, ancestry or natural origin, sex, disability, age or sexual orientation, in a manner prohibited by Chapter 38 of the City's Code of Ordinances.

H. Certificate of Good Standing. A certificate of good standing from the Missouri Secretary of State is attached hereto at Exhibit 7.

I. Articles of Incorporation. Articles of incorporation from the Missouri Secretary of State are attached hereto at Exhibit 8.

V. FINANCING PLAN

A. Projected Redevelopment Project Costs. Because implementation of the tax abatement program as set forth in Article VI, below, and the Improvement Projects themselves constitute the project envisioned by the Plan, there are no redevelopment project costs associated with the Plan other than costs associated with the Improvement Projects, as further described below.

VI. REQUESTED TAX ABATEMENT

The Developer requests a tax abatement structure for the Development Area that provides: (1) for a 100% property tax abatement for a period of 25 years for any participating owner-occupant in the Area from the date of the Conveyance (defined below), except on the basis of the assessed value of the land exclusive of improvements for the year prior to the Conveyance, for the first 10 years after the Conveyance; and (2) payments for neighborhood support, defined herein as "Neighborhood Support Fees", as more particularly set forth below.

Specifically, pursuant to the Urban Redevelopment Corporations Law and Section 353.110 RSMo., the Developer requests that such Development Area parcels, after each Conveyance, not be subject to assessment or payment of general ad valorem taxes imposed by the City of Kansas City, the State of Missouri or any political subdivision thereof, after the date upon which the

Developer, a redevelopment corporation established pursuant to Chapter 353, RSMo. acquires a Development Area parcel (the "Conveyance"), except on the basis of the assessed value of the land exclusive of improvements for the year prior to the Conveyance, for the first 10 years after the Conveyance. Developer further requests that the amount of such tax assessments not be increased during such period so long as such parcel or parcels of real property are owned by the Developer or its successors or assigns and used in accordance with this Plan.

Commencing upon January 1 of the calendar year following each Conveyance, and on January 1 of each year thereafter, each participating owner-occupant shall pay Neighborhood Support Fees attributable to its parcel of real property in the Development Area for each year following the Conveyance, as follows:

- A. Participating owner-occupants whose annual household income is under 27% of the Kansas City, Missouri median income¹ would pay an annual Neighborhood Support Fee of 2.65% of annual household income each year less any taxes payable on the basis of assessed value of the land exclusive of improvements; provided that if in any year the taxes payable on the basis of assessed value of the land exclusive of improvements exceed 2.65% of annual household income, then no annual Neighborhood Support Fee shall be due for such year. As of the date of this Plan, there are roughly 55 owner-occupied homes in the Area with this income, representing about approximately 10% of all Westside owner-occupants.
- B. Participating owner-occupants whose annual household income is greater than 27% but less than 136% of the Kansas City, Missouri median income would pay an annual Neighborhood Support Fee equal to 2.65% of annual household income

¹As of the date of this Plan, \$55,134.

each year less any taxes payable on the basis of assessed value of the land exclusive of improvements. As of the date of this Plan, there are roughly 362 owner-occupied homes in the Area with this income, representing approximately 68% of all Westside owner-occupants.

- C. Participating owner-occupants whose annual household income is greater than 136% but less than 272% of the Kansas City, Missouri median income would pay an annual Neighborhood Support Fee for 7 years equal to 60% of what total property taxes would otherwise have been but for the abatement. For the next 18 years, such owner-occupants would pay an annual Neighborhood Support Fee in an amount equal to what total property taxes would otherwise have been but for the abatement each year less any taxes payable on the basis of assessed value of the land exclusive of improvements. There are about 44 owner-occupied homes in the Westside with this income, representing approximately 8% of all Westside owner-occupants.
- D. Participating owner-occupants whose annual household income is greater than 272% of the Kansas City, Missouri median income would pay an annual Neighborhood Support Fee for 7 years equal to 90% of what total property taxes would otherwise have been but for the abatement. For the next 18 years, such owner-occupants would pay an annual Neighborhood Support Fee in an amount equal to what total property taxes would otherwise have been but for the abatement each year less any taxes payable on the basis of assessed value of the land exclusive of improvements. There are about 68 owner-occupied homes in the Westside with this income, representing approximately 13% of all Westside owner-occupants.

During the life of the abatement, Developer proposes that each participating owner-occupant pay Neighborhood Support Fees during each year of abatement in the amounts set forth above. After a period totaling twenty-five (25) years, the Development Area parcels will be subject to assessment and payment of all ad valorem taxes, based on the full true value of such property. To qualify as a participating owner-occupant, the owner-occupant must either (i) show evidence of an exterior Improvement Project within the preceding year with a value of \$1,000 or more, or (ii) agree to perform such an Improvement Project within the following three years. If the owner-occupied home has outstanding exterior code violations (whether cited by the City or not), the Improvement Project must involve abatement of outstanding exterior code violations, although not all outstanding exterior code violations must be abated for the owner-occupant to qualify as a participating owner-occupant. Developer shall document any outstanding code violations abated as part of any Improvement Project.

The Neighborhood Support Fees will be collected by Developer, and made available to Westside Housing Organization, Inc., a Missouri nonprofit corporation (an "Administering Agency"). The Neighborhood Support Fees shall be deposited by the Administering Agency into the "Neighborhood Support Account." Developer will enter into a contract with each participating owner-occupant setting forth the obligations of such owner-occupant as a participant in the Plan, including the payment of Neighborhood Support Fees and Developer's lien rights in connection with collection of Neighborhood Support Fees. The Administering Agency will annually report to the City Manager's Office the status of the implementation and operation of the Plan, including the following: (i) the revenue collected by Developer, including Neighborhood Support Fees, other Plan revenue, and private or charitable contributions, (ii) the amount of delinquent Neighborhood Support Fees, if any, (iii) the expenses paid by Developer, including subsidies for current and

delinquent real property tax payments for low-income owner-occupants, subsidies for Improvement Project costs for low-income owner-occupants, and administrative costs for the Administering Agency, (iv) the reserve maintained by Developer, (v) the excess Neighborhood Support Fees, if any, paid to the taxing jurisdictions, and (vi) any other information reasonably requested by the City or the Board, which is not confidential or personally-identifying information. The Administering Agency will annually report in-person to the City Council of the City the status of the implementation and operation of the Plan and answer questions from the City Council of the City related to the Plan. The Administering Agency will annually submit to the City Manager's Office a third-party audit of the financials related to the Plan.

The Administering Agency will respond to applications from lower-income owner-occupants (defined as owner-occupants whose annual household incomes are less than 45% of the Kansas City, Missouri median income) seeking financial assistance in paying for the Improvement Projects, annual property tax payments, and/or delinquent property tax payments. Depending on availability of funds in the Neighborhood Support Account, the Administering Agency would grant assistance on a sliding scale basis, with lower-income owner-occupants receiving a higher percentage of assistance. Abatement of outstanding exterior code violations (whether cited by the City or not) will be prioritized when granting subsidies for the Improvement Projects for lower-income owner-occupants.

After payment of all costs and expenses of the implementation of this Plan, including maintaining a reasonable reserve for future expenses, excess Neighborhood Support Fees will be paid to the taxing jurisdictions on a pro rata basis in proportion to the real property taxes such taxing jurisdictions would have received but for this Plan. Commencing after the seventh (7th) full calendar year following the adoption of this Plan, on an annual basis, if Developer determines

that the amount of excess Neighborhood Support Fees paid to the taxing jurisdictions for the prior calendar year exceeds the sum of (i) all Neighborhood Support Fees collected from participating owner-occupants whose annual household income is greater than 272% of the Kansas City, Missouri median income for the prior calendar year, plus (ii) 50% of the total Neighborhood Support Fees collected from participating owner-occupants whose annual household income is greater than 136% but less than 272% of the Kansas City, Missouri median income for the prior calendar year, then Developer shall, by June 15 of the applicable calendar year, prepare an Amended Westside Owner-Occupant Residential Chapter 353 Development Plan which provides that upon adoption of such amended Plan, all parcels owned by participating owner-occupants whose annual household income is greater than 272% of the Kansas City, Missouri median income will be subject to assessment and payment of all ad valorem taxes, based on the full true value of such property thereafter, and such owner-occupants shall no longer be required to pay unaccrued Neighborhood Support Fees thereafter.

In order to be eligible for participation in the program, a property must: (1) be owner-occupied and improved at the time this Plan is approved by the City, and (2) be participating in the Plan on or before June 30, 2026. In order to maintain eligibility for participation in the program and possible grants for Improvement Projects, an owner-occupant household would recertify its annual household income every two years. Kansas City, Missouri median income shall be determined during each recertification based upon the most-recent available data. Owner-occupants who do not furnish information and documentation substantiating their annual household income will be deemed to have household income exceeding 272% of Kansas City, Missouri median income.

If an eligible participant transfers a participating property to another person or entity, or ceases occupying the property, the tax abatement shall cease, and the property will be subject to assessment and payment of all ad valorem taxes, based on the full true value of such property thereafter, and such owner-occupants shall no longer be required to pay Neighborhood Support Fees thereafter. Nonetheless, if a participating property is transferred to a related owner-occupant (up to 3rd degree of consanguinity with prior owner-occupant), the related owner-occupant may apply to participate in the program.

Neighborhood Support Fees will be used for the Hardship Reduction Tax Subsidy, the Home Repair Subsidy, staffing for the income certification and application process, calculation, billing, and collection of Neighborhood Support Fees, administering home repairs, referrals, inspections, and subsidies, and general administration costs, as generally set forth on the budget attached hereto as Exhibit 9. The amounts of the eligible costs and expenses shall not be limited to the estimated amounts set forth in such budget but shall be reasonable.

The Administering Agency would be entitled to a service fee derived from the Neighborhood Support Fees collected to cover actual costs, without added profit. Additional fees would be charged for administering agency application processing, deed recordation, plus a transfer fee equal to the greater of \$100 or 1% of annual income of transferee.

VII. EVIDENCE OF BLIGHT

As evidenced by the blight study and Redeveloper's Affidavit attached as Exhibit 5, the Development Area is a Blighted Area as defined in the Urban Redevelopment Corporations Law. No substantial development of the Development Area has occurred since the date of the said blight study, as referenced by the Redeveloper Affidavit attached as Exhibit 5. The Redeveloper's Affidavit is submitted to address matters specifically required by the definition of blight under the

Urban Redevelopment Corporations Law and to evidence that no substantial development of the Development Area has occurred since the date of the aforementioned blight study. The factors discussed in Sections III.A and III.B of the blight study are no longer relevant due to the revised definition of Blighted Area as defined in the Urban Redevelopment Corporations Law, but the remainder of the blight study remains applicable to this determination.

VIII. TAX IMPACT STATEMENT

The amount of tax revenues estimated to be received by the affected taxing districts directly arising from the Plan during its life is shown on the tax impact analysis attached as Exhibit 4.

IX. REQUIRED NOTICES

The Developer shall cooperate with the City and provide such information as the City requires to ensure that all required notices of the Plan and related public hearings are provided in accordance with the Urban Redevelopment Corporations Law. The Developer will deliver a certification substantially in the form attached hereto as Exhibit 6.

X. WAIVERS

The Developer requests waivers relating to the following City requirements for submission of the Plan:

A. Notice to Recorded Property Interest Holders. The Developer requests a waiver of the requirement, pursuant to Section 74-3(a)(5) of the Code of Ordinances, that Developer notify any person or entity having a recorded property interest in the Development Area of the Plan, other than an owner of real property in the Development Area. The Developer will notify the following of the Plan: (1) each owner of improved real property in the Development Area at the address for such owner as reported by the Jackson County Assessment Department, and (2) each occupant and business in the Development Area at the address of such occupant or business. The Developer

believes this waiver is appropriate because (i) the cost and expense of obtaining lien and encumbrance information for all parcels in the Development Area is excessive given the small number of parcels that will qualify for the Plan, and (ii) notifying owners of unimproved real property in the Development Area is costly and unnecessary given that these properties cannot qualify to participate in the Plan.

B. Prevailing Wage. The Developer requests a waiver of the requirement, pursuant to Section 74-3(a)(6) of the Code of Ordinances and as established by Sections 290.210 to 290.340, RSMo., that Developer pay or cause to be paid prevailing wages in connection with the Plan, to the extent applicable. The Developer does not believe that these requirements are applicable to the parcels and projects pursuant to the Plan because the only qualifying structures are owner-occupied houses.

C. MBE/WBE; Construction Employment. The Developer requests a waiver of the requirement, pursuant to Section 74-3(a)(7) of the Code of Ordinances and as contained in Section 3-421 to 3-469 of the Code of Ordinances, that Developer comply with the City's minority and women's business enterprise program, and the requirement, pursuant to Section 74-3(a)(7) of the Code of Ordinances and as contained in Section 3-501 to 3-525 of the Code of Ordinances, that Developer comply with the City's construction employment program. The Plan calls for minor home improvements to owner-occupied houses, which minor home improvements will be coordinated and funded by each individual homeowner, such that compliance with these programs and confirmation of compliance would be administratively and financially infeasible for the homeowners and the Developer.

EXHIBIT 1

LEGAL DESCRIPTION OF DEVELOPMENT AREA

Census Tract 153:

Commencing at the intersection of Southwest Trafficway/Summit Street and West 31st Street, thence West along West 31st Street to Southwest Boulevard at the Kansas-Missouri state line, thence North along the Kansas-Missouri state line to West 25th Street, thence East along West 25th Street to railroad tracks running parallel to Allen Street, thence North along such railroad tracks to a point roughly equidistant between West 17th Street and Interstate 670, thence Southeast from such point to Beardsley Road, thence North along Beardsley Road to Interstate 670, thence East along Interstate 670 to Broadway Boulevard, thence South along Broadway Boulevard to Southwest Boulevard, thence Southwest along Southwest Boulevard to Summit Street, thence South along Summit Street and Southwest Trafficway/Summit Street to the point of beginning.

EXHIBIT 2

MAP OF DEVELOPMENT AREA

General Vicinity Map



EXHIBIT 3

RELOCATION ASSISTANCE PLAN REQUIREMENTS

1. Any public agency as defined in section 523.200 which is required, as a condition to the receipt of federal funds to give relocation assistance to any displaced person, is hereby authorized and directed to give similar relocation assistance to displaced persons when the property involved is being acquired for the same public purpose through the same procedures, and is being purchased solely through expenditure of state or local funds.

2. Any political subdivision, governmental entity, or corporation created under chapter 353, initiating condemnation proceedings which may necessitate displacement of persons, when such displacement is not subject to the provisions of the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sections 4601 to 4655, as amended) or subsection 1 of this section, shall establish by ordinance or rule a relocation policy which shall include, but not be limited to, the provisions and requirements of subsections 2 to 15 of this section, or in lieu thereof, such relocation policy shall contain provisions and requirements which are equivalent to the requirements of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Sections 4601 to 4655, as amended).

3. As used in this section, the following terms shall mean:
 - (1) "Business", any lawful activity that is conducted:
 - (a) Primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities;
 - (b) Primarily for the sale of services to the public; or
 - (c) On a not-for-profit basis by any organization that has obtained an exemption from the payment of federal income taxes as provided in Section 501(c)(3) of Title 26, U.S.C., as amended, and veterans organizations;
 - (2) "Decent, safe and sanitary dwelling", a dwelling which meets applicable housing and occupancy codes. The dwelling shall:
 - (a) Be structurally sound, weathertight and in good repair;
 - (b) Contain a safe electrical wiring system;
 - (c) Contain an adequate heating system;
 - (d) Be adequate in size with respect to the number of rooms needed to accommodate the displaced person; and
 - (e) For a handicapped person, be free of any barriers which would preclude reasonable ingress, egress or use of the dwelling;

(3) "Handicapped person", any person who is deaf, legally blind or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other persons would encounter or to the extent that modifications to the replacement residence would be necessary;

(4) "Person", any individual, family, partnership, corporation, or association that has a legal right to occupy the property, including but not limited to month-to-month tenants.

4. Every urban redevelopment corporation acquiring property within a redevelopment area shall submit a relocation plan as part of the redevelopment plan.

5. Unless the property acquisition under the operation of chapter 99, chapter 100, or chapter 353 is subject to federal relocation standards or subsection 1 of this section, the relocation plan shall provide for the following:

(1) Payments to all eligible displaced persons, as defined in section 523.200, who occupied the property to be acquired for not less than ninety days prior to the initiation of negotiations who are required to vacate the premises;

(2) A program for identifying special needs of displaced persons with specific consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities and vacancy rates of affordable facilities;

(3) A program for providing proper and timely notice to all displaced persons, including a general description of their potential rights and benefits if they are displaced, their eligibility for relocation assistance, and the nature of that assistance. The notices required for compliance with this section are as follows:

(a) A general information notice that shall be issued at the approval and selection of a designated redeveloper and shall inform residential and nonresidential owners and occupants of a potential project, including the potential acquisition of the property;

(b) A notice of relocation eligibility that shall be issued as soon as feasible after the execution of the redevelopment agreement and shall inform residential and nonresidential occupants within the project area who will be displaced of their relocation assistance and nature of that assistance, including ninety days' advance notice of the date the occupants must vacate;

(4) A program for referrals of displaced persons with provisions for a minimum of three decent, safe and sanitary housing referrals for residential persons or suitable referral sites for displaced businesses, a minimum of ninety days' notice of referral sites for all displaced persons prior to the date such displaced persons are required to vacate the premises, and arrangements for transportation to inspect referral sites; and

(5) Every displaced person shall be given a ninety-day notice to vacate, prior to the date such displaced person is required to vacate the premises.

6. All displaced residential persons eligible for payments shall be provided with relocation payments based upon one of the following, at the option of the person:

- (1) A one thousand dollar fixed moving expense payment; or
- (2) Actual reasonable costs of relocation including, but not limited to, actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees and other initial rehousing deposits including first and last month's rent and security deposit. Such costs of relocation shall not include the cost of a replacement property or any capital improvements thereto.

7. All displaced businesses eligible for payments shall be provided with relocation payments based upon the following, at the option of the business:

- (1) A three thousand dollar fixed moving expense payment and up to an additional ten thousand dollars for reestablishment expenses. Reestablishment expenses are limited to costs incurred for physical improvements to the replacement property to accommodate the particular business at issue; or
- (2) Actual costs of moving including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery, and up to an additional ten thousand dollars for reestablishment expenses. Reestablishment expenses are limited to actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue.

8. If a displaced person demonstrates the need for an advance relocation payment, in order to avoid or reduce a hardship, the developer or public agency shall issue the payment subject to such safeguards as are appropriate to ensure that the objective of the payment is accomplished. Payment for a satisfactory claim shall be made within thirty days following receipt of sufficient documentation to support the claim. All claims for relocation payment shall be filed with the displacing agency within six months after:

- (1) For tenants, the date of displacement;
- (2) For owners, the date of displacement or the final payment for the acquisition of the real property, whichever is later.

9. Any displaced person, who is also the owner of the premises, may waive relocation payments as part of the negotiations for acquisition of the interest held by such person. Such waiver shall be in writing, shall disclose the person's knowledge of the provisions of this section and his entitlement to payment and shall be filed with the acquiring public agency. However, any such waiver shall not include a waiver of any notice provisions of this section, and a displaced person shall remain entitled to all of the provisions regarding programs which are contained in subdivisions (2) and (3) of subsection 5 of this section.

10. All persons eligible for relocation benefits shall be notified in writing of the availability of such relocation payments and assistance, with such notice to be given concurrently with the notice of referral sites as required in subdivision (4) of subsection 5 of this section.

11. Any urban redevelopment corporation, its assigns or transferees, which have been provided any assistance under the operation of chapter 99, chapter 100, chapter 353, or this chapter, with

land acquisition by the local governing body, shall be required to make a report to the local governing body or appropriate public agency which shall include, but not be limited to, the addresses of all occupied residential buildings and structures within the redevelopment area and the names and addresses of persons displaced by the redeveloper and specific relocation benefits provided to each person, as well as a sample notice provided to each person.

12. An urban redevelopment corporation which fails to comply with the relocation requirements provided in this section shall not be eligible for tax abatement as provided for in chapter 353.

13. The requirements set out in this section shall be considered minimum standards. In reviewing any proposed relocation plan under the operation of chapter 99, chapter 100, or chapter 353, the local governing body or public agency shall determine the adequacy of the proposal and may require additional elements to be provided.

14. Relocation assistance shall not be provided to any person who purposely resides or locates his business in a redevelopment area solely for the purpose of obtaining relocation benefits.

15. The provisions of sections 523.200 and 523.205 shall apply to land acquisitions under the operation of chapter 99, chapter 100, or chapter 353, filed for approval, approved or amended on or after August 31, 1991, and, as provided by subsection 2 of this section, any other land acquisition by a political subdivision or governmental entity through condemnation proceedings initiated after December 31, 2006.

EXHIBIT 4
TAX IMPACT ANALYSIS

[Attached]

EXHIBIT 5

REDEVELOPER'S AFFIDAVIT

STATE OF MISSOURI)
)
COUNTY OF JACKSON) SS.

Comes now, Gloria Ortiz-Fisher, and being duly first sworn, on her oath states:

1. That she is the Director of Westside Redevelopment Corporation (the "Redeveloper") and that she has personal knowledge of the property generally bounded by Interstate 670 and W. 25th Street to the north, Broadway Boulevard, Southwest Boulevard, and Summit Street/Southwest Trafficway to the east, W. 31st Street to the south, and certain railroad tracks and the Kansas-Missouri state line to the west in Kansas City, Missouri (the "Redevelopment Area") under the proposed Westside Owner-Occupant Residential Property Chapter 353 Development Plan (the "Redevelopment Plan").
2. There is evidence of blight as defined in Section 353.020(2) RSMo. within the Redevelopment Area based on the conditions identified by that blight study entitled Factual Evidence of Blight dated August 27, 2021, prepared by Student Team in UMKC Entrepreneurial Urban Development course, under supervision by Anthony Luppino, Professor of Law (excepting Sections III.A and III.B therein). The conditions reported in the aforementioned blight study are accurate and describe the state of the Redevelopment Area and its general vicinity at the time of said study.
3. The Redevelopment Area is an economic and social liability by reason of obsolescence and inadequate or outmoded design, and such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

THE ABOVE STATEMENTS REPRESENT TRUE AND ACCURATE ASSESSMENTS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FURTHER, AFFIANT SAITH NAUGHT.

WESTSIDE REDEVELOPMENT CORPORATION

By: [Signature]
Print: Gloria Ortiz-Fisher
Title: Director

Subscribed in my presence and sworn to before me this 11 day of July, 2022.

My Commission Expires:
January 18, 2024

[Signature]
Notary Public

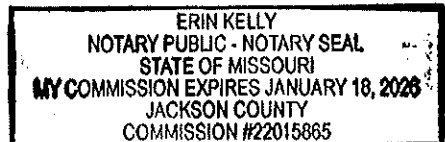


EXHIBIT 6

DEVELOPER'S CERTIFICATE

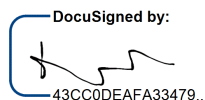
From: Westside Redevelopment Corporation ("Developer")
To: Kansas City Chapter 353 Advisory Board
Re: Westside Owner-Occupant Residential Property Chapter 353 Development Plan
Date: July 12, 2022

The undersigned certifies that she is the Director of Developer and that, in such capacity, the undersigned is authorized to execute and deliver this Developer's Certificate in the name and on behalf of Developer. The undersigned further certifies, pursuant to Section 74-3 of the City of Kansas City, Missouri ("City") Code of General Ordinances ("Ordinances") that:

1. Developer has given written notice of the Westside Owner-Occupant Residential Property Chapter 353 Development Plan (the "Development Plan") and a copy of the tax impact analysis to each political subdivision within the area encompassed by the Development Plan;
2. Developer has given written notice to each person or entity owning any improved real property in the project area and to each occupant and business in the project area at the address of such occupant or business within the area encompassed by the Development Plan;
3. As provided in the Development Plan, Developer has requested a waiver of any requirement that Developer notify any person or entity having a recorded property interest in the project area other than an improved real property owner;
4. As provided in the Development Plan, Developer has requested a waiver of any requirement for payment of prevailing wages as established by Sections 290.210 to 290.340, RSMo., to the extent applicable; and
5. As provided in the Development Plan, Developer has requested a waiver of any requirement to comply, with the requirements of city's minority and women's business enterprise program as contained within sections 3-421 to 3-469 of the Ordinances, and construction employment program as contained within sections 3-501 to 3-525 of the Ordinances, as the same may be amended and recodified from time-to-time.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Developer's Certificate in the name and on behalf of Developer on and as of the date set forth above.

WESTSIDE REDEVELOPMENT CORPORATION

DocuSigned by:

43CC0DEAFA33479...

By: _____
Print: Gloria Ortiz-Fisher
Title: Director

EXHIBIT 7

CERTIFICATE OF GOOD STANDING

[Attached]

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

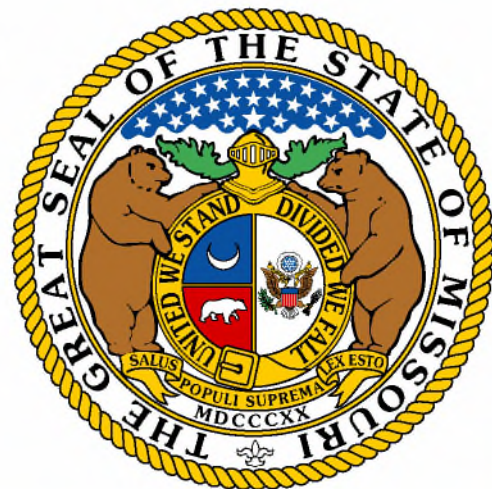
I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

WESTSIDE REDEVELOPMENT CORPORATION
00222489

was created under the laws of this State on the 24th day of July, 1980, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 11th day of July, 2022.


Secretary of State



Certification Number: CERT-07112022-0107

EXHIBIT 8

ARTICLES OF INCORPORATION

[Attached]

ARTICLES OF INCORPORATION
OF THE
WESTSIDE REDEVELOPMENT CORPORATION
UNDER THE
MISSOURI URBAN REDEVELOPMENT CORPORATIONS LAW

HONORABLE JAMES C. KIRKPATRICK
SECRETARY OF STATE
STATE OF MISSOURI
JEFFERSON CITY, MISSOURI 65101

The undersigned natural persons of the age of eighteen years or more for the purpose of forming a corporation under the Urban Redevelopment Law of Missouri adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is: Westside Redevelopment Corporation.

ARTICLE II

The purposes for which the corporation is formed are to acquire, construct, maintain and operate a redevelopment project or redevelopment projects in accordance with the provisions of the Urban Redevelopment Corporations Law of Missouri, Chapter 353 of the Missouri code.

ARTICLE III

The aggregate amount of the capital stock of the corporation shall be \$30,000.00, consisting solely of common stock. There are no preferences, qualifications, limitations, restrictions, and no special or relative rights, including convertible rights, in respect to the shares.

ARTICLE IV

The aggregate number of shares which the corporation shall have authority to issue, and of which the capital shall consist shall be 30,000 shares of common stock having a par value of One Dollar (\$1.00) per share.

ARTICLE V

The initial registered office of the corporation in the State of Missouri, and its principal business office, shall be located

at 919 West 24th Street, Kansas City, Missouri, 64108. The name of its initial registered agent at said address is Mr. Robin Fate.

ARTICLE VI

The corporation shall have a duration of ninety-nine years.

ARTICLE VII

The initial Board of Directors shall consist of five persons to be elected annually by the shareholders.

ARTICLE VIII

The names and post office addresses of the members of the initial Board of Directors are:

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>
Viola Collins	1816 Jefferson	Kansas City,	Missouri
Frances Griffin	3012 Holly	Kansas City,	Missouri
Robert Hernandez	2107 Holly	Kansas City,	Missouri
Helen Tamayo	2312 Holly	Kansas City,	Missouri
James White	915 West 17th St.	Kansas City,	Missouri

ARTICLE IX

The names and post office addresses of the subscribers to these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>
Robin Fate	1663 Belleview	Kansas City,	Missouri
Fred Jaben	4908 Brookside	Kansas City,	Missouri
James White	915 West 17th St.	Kansas City,	Missouri

ARTICLE X

In the event that income debenture certificates are issued by the corporation, the owners thereof shall have the same right to vote as they would have if possessed of certificates of stock of the amount and par value of the income debenture certificates held by them. Any such income debenture certificates of the corporation may be retired as and when there shall be funds available in the treasury of the corporation from the receipt of amortization or sinking fund in installments for that purpose. Interest shall not be paid by the corporation upon such income debenture certificates or upon any bonded or other debt of the corporation in excess of nine percent per annum. Provided, however, that this limitation shall not apply to other debt of the corporation.

No interest shall be paid by the corporation on its income debentures, if any, and no dividends on its stock during any dividend year shall be paid by the corporation unless there shall exist at the time of such payment no default under any amortization requirements with respect to indebtedness, nor unless all accrued interest, taxes, and other public charges shall have been duly paid or reserves set up for the payment thereof, and adequate reserves provided for depreciation, obsolescence, and other proper reserves.

ARTICLE XI

The corporation has been organized to serve a public purpose. All real estate acquired by the corporation and all structures erected by it shall be acquired for the purpose of promoting the public health, safety and welfare. The stockholders of the corporation shall when they subscribe to and receive the stock thereof, agree that the net earnings of the corporation shall be limited to an amount not to exceed eight percent per annum of the cost to the corporation of the redevelopment project including the cost of the land, or the balances of such cost as reduced by amortization payments.

However, the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earning the following:

- (a) All costs and expenses of maintenance and operation;
- (b) Amounts paid for taxes, assessments, insurance premiums and other similar charges; and
- (c) An annual amount sufficient to amortize the cost of the entire project at the end of the period which shall be not more than sixty years from the date of completion of the project.

When so authorized by the City Council of Kansas City, any surplus earnings in excess of the rate of net earnings permitted by the Urban Redevelopment Law of Missouri may be held by the corporation as a reserve for maintenance of such rate of return in the future and may be used by the corporation to offset any deficiency in such rate of return which may have occurred in prior years; or may be used to accelerate the amortization payments; or for the enlargement of the project; or for reduction of rentals therein; provided, that any excess of such surplus earnings remaining at the termination of the tax relief period granted pursuant to Section 353.110 of the Revised Statutes of Missouri, (1959), shall be turned over by the corporation to Kansas City.

ARTICLE XII

The corporation is organized for the purpose of clearance, replanning, reconstruction and rehabilitation of blighted areas, and the construction of such industrial, commercial, residential or public structures as may be appropriate, including provisions for recreational and other facilities incidental or appurtenant thereto.

ARTICLE XIII

The Board of Directors is authorized to make, alter or repeal the By-laws of the corporation.

ARTICLE XIV

The number of shares of common capital stock to be issued before the corporation shall commence business, the consideration to be paid therefor, and the capital with which the corporation will commence business are as follows:

<u>Number of Shares</u>	<u>Consideration to be Paid</u>	<u>Par Value</u>
500	\$500.00	\$500.00

The corporation will not commence business until consideration of the value of at least Five Hundred Dollars (\$500.00) has been received for the issuance of shares.

ARTICLE XV

Each holder of common stock in the corporation shall have pre-emptive rights in all additional stock of this corporation having voting rights (other than conditional or qualified voting rights) issued by the corporation, whenever issued, whether the issuance be of stock presently authorized or of stock hereafter authorized, and such rights shall be exercisable within the time specified, and at a price per share, to be fixed by the Board of Directors, but such price in no event shall be less than the par value of each share issued.

ARTICLE XVI

No contract or other transaction between this corporation and any other firm or corporation shall be affected or invalidated by reason of the fact that any of the directors or officers of this corporation are interested in or are members, shareholders, directors or officers of such other firm or corporation; and any director or officer of this corporation may be a party to or may be interested in any contract or transaction of this corporation or

in which this corporation is interested and no such contract shall be affected or invalidated thereby; and each and every person who may become a director or officer of this corporation is hereby relieved from any liability that might otherwise exist from his or her contracting with this corporation for the benefit of himself or herself or any person, firm, association or corporation in which he or she may be in any way interested.

IN WITNESS WHEREOF, these Articles of Incorporation are signed this 22nd day of July, 1980.

Robin Fate
ROBIN FATE

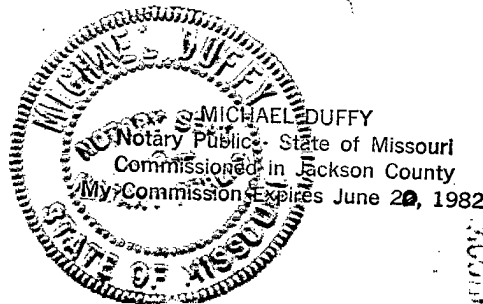
Fred Jaben
FRED JABEN

James M. White
JAMES WHITE

STATE OF MISSOURI)
) s:s:
COUNTY OF JACKSON)

I, Michael Duffy, a Notary Public, do hereby certify that on the 22nd day of July, 1980, personally appeared before me Robin Fate, Fred Jaben and James White who being by me first duly sworn, declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

Michael Duffy
Notary Public



INCORPORATION PRINTED
SECRET

JUL 24 1980

FILED AND CERTIFICATE OF
INCORPORATION ISSUED

JUL 24 1980

James J. Patrick
Corporation Dept, SECRETARY OF STATE

STATE of MISSOURI

JAMES C. KIRKPATRICK, Secretary of State



Corporation Division

Certificate of Incorporation

WHEREAS, duplicate originals of Articles of Incorporation of

WESTSIDE REDEVELOPMENT CORPORATION

have been received and filed in the office of the Secretary of State, which Articles, in all respects, comply with the requirements of The ~~General Business~~ ^{URBAN REDEVELOPMENT} Corporation Law:

NOW, THEREFORE, I, JAMES C. KIRKPATRICK, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare

WESTSIDE REDEVELOPMENT CORPORATION

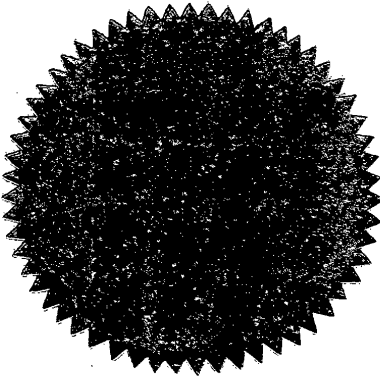
a body corporate, duly organized this day and that it is entitled to all rights and privileges granted corporations organized under The ~~General Business~~ ^{URBAN REDEVELOPMENT} Corporation Law; that the address of its initial Registered Office in Missouri is

919 WEST 24TH STREET KANSAS CITY 64108

that its period of existence is 99 YEARS; and that the

amount of its Authorized Shares is 30,000 common @ \$1.00 par

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the GREAT SEAL of the State of Missouri, at the City of Jefferson, this 24th day of JULY, 1980



James Kirkpatrick
Secretary of State

RECEIVED OF: WESTSIDE REDEVELOPMENT CORPORATION

Fifty-three and no/100 -----Dollars, \$53.00

For Credit of General Revenue Fund, on Account of Incorporation Tax and Fee.

No. 00222489

James Kirkpatrick
Secretary of State

EXHIBIT 9

BUDGET

[Attached]