
Blight Study

for the

**Chouteau Crossings Community
Improvement District**

Kansas City, Missouri

May 13, 2026

Prepared by:

Stinson LLP

BLIGHT STUDY

Chouteau Crossings Redevelopment Area, Kansas City, Missouri

I. Introduction

Purpose

This Blight Study has been prepared to determine whether the Chouteau Crossings Redevelopment Area in Kansas City, Missouri is “blighted” according to § 67.1401.2(3) of the Missouri Community Improvement District Act (the “**CID Act**”) and Sec. 74-302 of the Kansas City, Missouri Code of Ordinances. The property evaluated by this study is generally located southeast of the intersection of Interstate 35 and NE Chouteau Trafficway (the “**Study Area**”) in the City of Kansas City, Missouri (the “**City**”).

Study Area

As of the date of this Blight Study, the Study Area is comprised of one parcel of land located in the City of Kansas City, Clay County, Missouri. The Study Area consists of approximately 6.895 acres of land and includes a vacant grocery store, adjacent retail uses, internal drives, and surface parking. The grocery store located within the Study Area closed for business in 2026 and the grocery operator vacated the building. A legal description and map of the Study Area are attached hereto as **Exhibit A** and **Exhibit B**, respectively. The boundaries of the Study Area are generally as depicted below:



II. Study Area Data

The Study Area is generally located in northeast Kansas City, MO, south of Interstate 35 and east of NE Chouteau Trafficway, as generally shown below:



Land Area

According to Clay County records, the Study Area is composed of parcel number 1810600170090001.

Ownership and Current Use

According to Clay County records, all land within the Study Area is owned by WWW Crossings LLC, a Delaware limited liability company, and is currently utilized for retail purposes, including the currently vacant grocery store. WWW Crossings LLC was the owner of the property at the time the blighting factors and conditions first occurred and remained. WWW Crossings LLC performed routine maintenance during this period that was consistent with ordinary standards of property upkeep and did not constitute neglect or willful disregard of the Study Area's condition. The gradual physical deterioration of the Study Area could not have been prevented absent a substantial capital outlay for rehabilitation, renovation, or reconstruction of the structural, mechanical, and infrastructure systems. Additionally, the grocery store located within the Study

Area closed for business in 2026 and the grocery operator vacated the building. The structural, economic, and market conditions affecting the Study Area were and are beyond the scope of routine maintenance to remedy and would require capital expenditures that were economically infeasible. The recent closure and continued vacancy of the grocery store previously operating in the Study Area has materially contributed to conditions of economic blight in the area, including diminished commercial activity, depressed property values, increased vacancy rates, and the impairment of the surrounding community's access to essential retail services, all of which is out of the reasonable control of WWW Crossings LLC.

Access and Parking

The Study Area currently has two access points, both of which provide access from NE Chouteau Trafficway along the west side of the Study Area. Portions of the Study Area are paved parking areas and internal drives; however, such parking areas are in a deteriorating state and need remediation or to otherwise be repaired throughout the Study Area on account of their dilapidation.

Any future development of the Study Area would require replacement of the existing pavement for internal roads and parking facilities to facilitate proper access and traffic flow to and throughout the Study Area. The cost of addressing all necessary paving and parking issues and other related public infrastructure improvements will impose a formidable financial hurdle for any redevelopment of the Study Area, including the recruitment, retention, and operation of a new grocery store to utilize the vacant grocery space within the Study Area.

III. Blight Analysis

The CID Act defines a "Blighted area" as "the same meaning as defined pursuant to Section 99.805" of the Missouri Revised Statutes. Section 99.805 of the Missouri Revised Statutes defines a "Blighted area" as "an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use."

We have prepared the following study pursuant to the statutory factors described above and accordingly determined that the Study Area is a blighted area within the meaning of the CID Act.

Component 1: Insanitary or Unsafe Conditions

The deteriorated condition of the paved parking areas and internal drives within the Study Area constitute an insanitary or unsafe condition due to their advanced state of disrepair. The dilapidated pavement creates a hazard to vehicles and pedestrians, increasing the risk of accidents, property damage, and injury. Furthermore, the degraded surface impedes emergency access and proper traffic circulation, further compromising public safety.

See Figure 1 below.

Additionally, the closure of the grocery store has created a large vacancy in the Study Area, resulting in the potential for deferred maintenance and reduced oversight. Since vacant or underperforming properties are more susceptible to structural decline, code violations, and illegal activity, there is an increased risk of insanitary or unsafe conditions in the absence of redevelopment.

Figure 1: Dilapidated and Deteriorating Paved Parking Areas and Internal Drives





Component 2: Deterioration of Site Improvements

Certain site improvements within the Study Area are in a deteriorating state.

In particular, the interior of the grocery store and adjacent public surfaces have experienced consistent and pervasive deterioration. The grocery store's 2026 closure is evidence of economic deterioration, because it reflects sustained financial instability and an inability to maintain viable operations. In addition, the adjacent public facilities exhibit asphalt cracking, crumbling, and uneven surfaces requiring repair.

Below are photographs of examples of the Study Area deterioration:

See Figure 2 below.

Figure 2: Deteriorating Site Improvements

Deteriorating interior of building and adjacent public improvements. The following photographs show evidence of physical deterioration including, but not limited to, the following: severe peeling and chipping paint; rust, staining, and grime in refrigerated cases; peeling and torn wall coverings and signage; floor staining and damage; and hazardous conditions indicated by caution tape.









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

This condition was not found to exist.

Conclusion

The above analysis indicates that two of the three defined factors are present in the Study Area. These components include:

1. Insanitary or unsafe conditions.
2. Deterioration of site improvements.

As a result of the preponderance of the factors above, the Study Area constitutes an economic and social liability in its present condition and use.

The concept of an economic liability and the economic underutilization of property as a basis for blight has been addressed by the Missouri Supreme Court. The 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.” *Tierney v. Planned Industrial Expansion Authority of Kansas City*, 742 S.W.2d 146, 151 (Mo. banc 1987). If vacant land “no longer meets the economic and social needs of modern city life and progress,” the land can be considered blighted. *State ex. rel. Atkinson v. Planned Industrial Expansion Authority*, 517 S.W.2d 36, 46 (Mo. banc 1975). Blight may also be found if the redevelopment of an area “could promote a higher level of economic activity, increased employment, and greater services to the public.” *Tierney*, 742 S.W.2d at 151. Further, the Court determined that 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). The Court determined that blight exists to the extent an area is being utilized for less than its potential from an economic standpoint.

Presently, the Study Area “no longer meets the economic and social needs of modern city life and progress.” The Study Area is intended for retail use, but the grocery store closed during the first quarter of 2026, which does not maximize the economics of the City or promote the betterment of life for the citizens of the City.

The present use of the Study Area not being compatible with the economic and social needs of the City and the presence of blighting factors together are a clear indication that the Study Area is not being utilized for its highest and best use. The result is diminished commercial activity, employment opportunities, and consumer access to food within the surrounding area, thereby contributing to broader economic decline. The Study Area “could promote a higher level of economic activity, increased employment and greater services to the public”, thus falling within the definition of a blighted area.

To achieve the Study Area’s highest, best, and most productive use, significant financial investment by a developer to remove the Study Area’s blight will be required.

As a result of the factors detailed in this report, as of May 2026, the Study Area constitutes an economic and social liability in its present condition and use, and is a “blighted area” according to the definition provided in the CID Act.

EXHIBIT A

LEGAL DESCRIPTION OF STUDY AREA

Lot 1A, CHOUTEAU CROSSINGS REPLAT, a subdivision in the City of Kansas City, Clay County, Missouri.

EXHIBIT B
MAP OF STUDY AREA



Exhibit B