LEGAL AID
OF WESTERN MISSOURI

May 15, 2025

VIA U.S.P.S. and Email
City Planning & Development Department
City Hall, 15th Floor
414 East 12th St.
Kansas City, MO 64016

Re: **Lien Waiver Application for Property Located at 2015 Spruce Ave., Kansas City, MO**

To whom it may concern,

I am writing on behalf of my client, East 23rd St. PAC Neighborhood Association (the "**Neighborhood**"), a not-for-profit community organization dedicated to improving the quality of housing within its boundaries. The Neighborhood previously identified 2015 Spruce Ave., Kansas City, Missouri 64127, in Jackson County (the "**Property**"), as an abandoned and longstanding problem property within the neighborhood's boundaries. The Neighborhood then identified and contracted with Mr. Jose Orellana to repair the house for Jose and his family to occupy, turning this vacant blighted property into a beautiful family home.

On July 1, 2022, the Neighborhood filed an Abandoned Housing Act ("**AHA**") case regarding the Property to have the house declared abandoned and transfer possession to the Neighborhood so that the Property could be rehabilitated. On August 2, 2024, the Neighborhood presented a rehabilitation plan from Mr. Orellana to the Court in the AHA case, and the plan was approved. The Court then issued an Order granting temporary possession of the Property to its chosen rehabber to complete the repairs according to the rehabilitation plan. Due to the poor condition of the Property, Mr. Orellana quickly got to work and has already spent significant time and resources to complete the repairs and abate the nuisance conditions. There is still much work to be done.

There are currently taxes due and owing in the amount of $19,962.51 and special assessments in the amount of $10,188.16 for the Property. All assessments on the Property were applied prior to the Neighborhood or Mr. Orellana taking control of the Property. The remaining taxes due include amounts for special assessments, and Mr. Orellana plans to pay the remaining balance once a determination has been made by the Lien Waiver Committee.

The East 23rd St. PAC Neighborhood Association supports a full waiver of all assessments related to the Property. If requested, the Neighborhood is willing to provide the Lien Waiver Committee with proof of taxes paid, absence of code violations, final photographs of the Property and any other necessary documentation once the repairs are complete. Once the repairs are complete, the Court typically issues a Court Administrator's Deed transferring ownership to the Neighborhood, and the Neighborhood will transfer title to Mr. Orellana subject to the attached Memorandum of Understanding. Proof of ownership may also be provided at that time.

Please contact my office with any questions related to the Neighborhood's efforts to rehabilitate the Property.

Sincerely,

Josie W. Pennington
Legal Aid of Western Missouri
Attorney for East 23rd St PAC NA
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Enclosures:
Petition for Temporary Possession of Real Property and Court Administrator's Deed
Order for Temporary Possession
Memorandum of Understanding