

Borel Building
Community Improvement District

Blight Study

Cas-KC-neda, LLC
Kansas City, Missouri
January 12, 2022

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Section I

Introduction

The purpose of this analysis is to determine if certain property located at 1108-1110 Grand Boulevard (the “Study Area”) in Kansas City, Missouri qualifies as a “blighted area” according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the “CID Act”).

The consultant visited the Study Area in December 2021 and in January 2022. The effective date of this study is January 12, 2022, the last date of inspection.

The Study Area encompasses one (1) tax parcel containing approximately 0.125 acres.

Definitions

Community Improvement District

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 CID 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 CID Act provides the following definition for a blighted area, effective August 28, 2021:

“Blighted area”, the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

(1) “Blighted Area”, 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, morals or welfare in its present condition and use. (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present in order to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one or more conditions are present. The conditions need not be present in each parcel but must be found in the study area as a whole. With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The “Summary of Findings” provides conclusions regarding the analysis and presence of blight in key areas; however, the City of Kansas City, Missouri City Council will make a final determination of a blighted area for the entire Study Area based on the extent to which conditions constitute a liability for the Study Area.

Methodology

The purpose of this work was to analyze conditions located within the Study Area so as to determine if it qualifies as a blighted area as defined within the CID 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 a chart showing blight conditions present in the Study Area.

Data was collected from the current owner and inspections made of the property to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the City and Jackson County and analyzed. Additional supplemental and updated information was obtained through discussions with the property owner, and various reports and studies prepared or commissioned by the City and property owner.

The consultant visited the Study Area in December 2021 and in January 2022. The effective date of the study is January 12, 2022, the last date of analysis.

Previous Blight Determinations

Proposed Redevelopment Area

The Study Area exists within two existing redevelopment areas, both of which were approved by the City Council with a finding of blight, including the Central Business District Urban Renewal Plan (Land Clearance for Redevelopment Authority) and the Downtown Loop General Development Plan (Planned Industrial Expansion Authority).

On November 25, 1968 the city council approved creation of the Central Business District Urban Renewal Area, which includes all of the Study Area. The city council determined it was “desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri undertake and carry out the Neighborhood Development Program for the City of Kansas City, Missouri”. The City Council approved a finding of blight as part of the establishment of the Central Business District Urban Renewal Area.

The Downtown Loop General Development Plan was approved by Committee Substitute for Ordinance No.040146 on March 4, 2004 with a finding of blight. An amendment expanding the boundaries of the Downtown Loop General Development Plan was approved by Committee Substitute for Ordinance No. 051550 in 2006 with a finding of blight. The Downtown Loop General Development Plan includes all of the Study Area.

Adjoining Areas

The Study Area is in close proximity (within about one-half mile) to the following incentive areas, all of which were approved by the City of Kansas City, Missouri with a finding of blight:

Tax Increment Financing Plans

- 1) Grand Boulevard Corridor;
- 2) Civic Mall;
- 3) East Village;
- 4) Tower Properties;
- 5) New York Life;
- 6) 1200 Main/South Loop;
- 7) Americana Hotel;
- 8) Kansas City Convention Center Headquarters Hotel;
- 9) 13th & Washington;
- 11) Judicial Square;
- 12) 9th & Central;
- 13) 811 Main;
- 14) Commerce Tower Village; and
- 15) Gailoyd.

Other tax increment financing plans have been approved within one-half mile of the Study Area but were approved with a finding of “conservation area” rather than blight. Those plans include the following:

- 1) River Market;
- 2) 9th & Main;
- 3) Baltimore Place;
- 4) Downtown Library;
- 5) New England National Bank Building;
- 6) Hotel Phillips;
- 7) 11th Street Corridor;
- 8) Grand Reserve; and
- 9) 12th & Wyandotte.

Urban Renewal Areas

- 1) CBD;
- 2) Columbus Park;
- 3) Eastside;
- 4) South Humboldt;
- 5) Grand Avenue Office Campus;
- 6) Truman & Wyandotte;
- 7) Grand Avenue – McGee;
- 8) Truman & Oak; and
- 9) East Crossroads.

Chapter 353 Development Plans

- 1) Old Town;
- 2) Rivergate;
- 3) Quality Hill;
- 4) Landmarks Broadway Square;
- 5) Lucas Place Lofts;
- 6) Cumberland;
- 7) Waltower Lofts;
- 8) 909 Walnut;
- 9) Commerce Trust;
- 10) Lofts at 917;
- 11) Graphic Arts;
- 12) Library Lofts;
- 13) Mark Twain;
- 14) Block 75;
- 15) Finance Building;
- 16) Hanover Lofts;
- 17) Tower Redevelopment;
- 18) Eleven Main;
- 19) Grand Boulevard Lofts;
- 20) United Missouri Bank;

- 21) 12th and Grand;
- 22) Chambers Lofts;
- 23) Galleria/Block 93 (AT&T);
- 24) Galleria/One KC Place;
- 25) Galleria/Block 111
- 26) Twelfth & Wyandotte;
- 27) Cordova;
- 28) Oak Street;
- 29) Walnut Redevelopment; and
- 30) 16th & Walnut.

PIEA General Development Plans

- 1) Downtown Loop;
- 2) 14th & Baltimore;
- 3) I-35 & West 13th Street;
- 4) East Downtown;
- 5) The View;
- 6) Old Federal Courthouse;
- 7) 9th and Grand;
- 8) 7th & Main;
- 9) Folgers Coffee;
- 10) Paseo West;
- 11) Crossroads Arts;
- 12) Crossroads;
- 13) Film Row; and
- 14) Performing Arts.

Legal Description

The Study Area consists of one (1) tax parcel. A legal description of the tax parcel within the Study Area is included in Appendix A – Property Ownership & Legal Descriptions.

Ownership

The Study Area contains one (1) property parcel. The one parcel is identified by the Jackson County Assessor’s office. A complete listing of the tax parcel identified by the Jackson County Assessor is included in Appendix A.

Boundary Map



Report Format

The Blight Study is presented in three sections and an Appendix. Section I presents an overview of the project, a definition of “blighted area,” and the study methodology. Section II presents a description of the Study Area and an overview of existing conditions. Section III defines the primary categories of blight and documents conditions which are present within each category and provides a conclusion derived from the research.

The Appendix includes a chart exhibiting the various blighted area conditions.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 0.125 acres and consists of one tax parcel in Kansas City, Missouri in the CBD Downtown neighborhood.

The Study Area has very good access due to close proximity to the regional interstate system from within the Downtown Loop, particularly access from Main Street/Delaware Street located less than 825 feet from the Study Area to the west via 11th St./Petticoat Lane. The Downtown Loop is just over one mile wide (east-west) and just under one mile deep (north-south). Grand Boulevard borders the eastern boundary of the Study Area and is a major north/south street extending from the Heart of America Bridge and Berkley Parkway on the north to its intersection with Main Street on the south. The nearest east/west access is 11th Street, a westward one-way street located about 110 feet north of the Study Area. 12th Street, an eastward one-way Boulevard and major street through Downtown, is located 250 feet south of the Study Area.

The City's Major Street Plan (2016) classifies Grand Boulevard as a "Boulevard" thoroughfare with two through lanes running north/south with a bike lane and parking lane on each side of the street. A north-bound turn lane provides access to west-bound 11th Street and a south-bound turn lane provides access to east-bound 12th Street. The intersections of Grand Boulevard with 11th and 12th Streets are signalized.

From the north and south the Study Area can be directly accessed via Grand Boulevard which runs north/south along the eastern edge of the Study Area. The nearest access from the east is via 12th Street to Grand Boulevard. A north-south alley exists along the western edge of the Study Area east of Walnut Street and west of Grand Boulevard. The nearest access from the east is via 11th Street to Grand Boulevard.

Painted bike lanes exist on both sides of Grand Boulevard adjacent to the Study Area and extend north to the River Market and south to 20th Street. The draft revision of the Bike KC Master Plan plans for the lanes on Grand Boulevard to have a "major separation" from vehicular traffic in the future. The nearest planned bike routes near the Study Area with varying degrees of protection include east/west routes on 11th Street and 12th Street, and a north/south route on Walnut Street. The Trails KC Plan does not propose trails within or near the Study Area, and none currently exist. Per walkscore.com the Study Area has a Bike Score of 70/100, which is considered very bikeable – bicycling is convenient for most trips.

Pedestrian access is very good, with a sidewalk on the eastern boundary of the Study Area. The sidewalk is generally in fair condition and provides connections to properties in all directions from the Study Area. Per walkscore.com the Study Area has a Walk Score of 94/100, and the CBD Downtown neighborhood, where the Study Area is located, has a walk score of 87/100 and is the second most walkable neighborhood in Kansas City, Missouri.

Public transit is extremely well-served with five routes directly serving the Study Area and a multitude of others within a few hundred feet, particularly on Grand Boulevard at 11th Street and 12th Street. The five routes directly serving the Study Area include the Main Street MAX (bus rapid transit), Route 24 (Independence), Route 29 (Blue Ridge Limited), Route 77 (Casino Cruiser), and Route 85 (Paseo). A bus stop is located on the sidewalk just a few feet north of the Study Area. The Streetcar is less than three blocks away to the west on Main Street with stops at 12th Street. Other bus routes within one-quarter mile walking distance of the Study Area have been suspended due to the COVID pandemic. Per walkscore.com the Study Area has a Transit Score of 68/100, and is considered good.

Land Area

There is one (1) property parcel within the Study Area. Per information obtained from the geographic information systems of Jackson County, Missouri, the Study Area contains a total of 0.125 acres.

Topography

The Study Area slopes downward to the southwest. The highest point in the Study Area is located at the northeast corner of the property at approximately Kansas City datum 892.5, and the lowest point is located at the southwest corner at approximately Kansas City datum 886.0. The sidewalk bordering the east side of the Study Area along Grand Boulevard and the north-south alley bordering the west side of the Study Area both slope gradually downward to the south.

According to maps from the Federal Emergency Management Agency (FEMA), the Study Area is not located in a flood plain.

Easements

The consultant was provided a title commitment with an Effective Date of July 7, 2020 for the property in the Study Area. No easements or restrictions exist on the property that in the consultant's opinion would impair the value of the property.

As noted in the title commitment the property owner and its successors shall abide by the terms and provisions contained in the document entitled "Party Wall Agreement" recorded January 15, 1910 as Document No. 740232 in Book B1264, Page 438 of Official Records. The party wall in question is the southern wall of the building in the Study Area.

The property in the Study Area is also known as the Mason Building, and the property was listed on the National Register of Historic Places on September 13, 2021.

Utilities

All utilities are available to the subject property within the Study Area including water, sewers, natural gas and power, and all are adequate for development.

Zoning

The existing zoning in the Study Area is DC-15 (Downtown Core – 15). The DC, Downtown Core district is primarily intended to promote high-intensity office and employment growth within the downtown core. The DC district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, government, retail, cultural, educational, visitor accommodations, and entertainment. The district regulations are primarily intended to accommodate a broad mix of office, commercial, public, recreation, and entertainment uses. The DC district also accommodates residential development, both in a stand-alone high-density form and mixed with office and retail uses.



Borel Building Community Improvement District – Zoning Map

Environmental

A Phase One Environmental Site Assessment (ESA), performed by UES Consulting Services, Inc. (UES) and dated August 25, 2020, was provided to the consultant. UES did not identify any Recognized Environmental Conditions (RECs) nor any Controlled RECs, and thus recommended

no additional investigation was warranted at the time of the report. The Phase I ESA was performed in accordance with the guidelines set forth in the American Standard for Testing and Materials (ASTM) Practice E1527-13 and the purpose of the ESA is to identify any recognized environmental conditions. Investigation of the following environmental matters is not required by ASTM Practice E1527-13 and as such was not included in the ESA: asbestos, radon, lead-based paint, lead in drinking water, indoor air quality, mold, health and safety, ecological resources, endangered species, wetlands, industrial hygiene, high-voltage power lines, regulatory compliance, and historic site registry.

A “Limited Lead-Based Paint Site Screening For a Real Estate Transaction,” performed by Lafser & Associates, Inc., dated September 4, 2020, was also provided to the consultant. As noted within the report (p. 1), lead-based paint was identified on each floor of the building on the building components listed below:

- White Plaster Columns – First Floor
- Black Wood Baseboard – First Floor
- White Plaster Ceiling – First Floor, Second Floor
- Black Wood Beams – First Floor, Second Floor
- Black metal sprinkler piping – First Floor
- Black/Red Metal Door and Jamb – First Floor – Alley Door
- Perimeter Plaster Walls – First Floor, mezzanine, Second Floor, Third Floor
- Interior Plaster Walls – First Floor, mezzanine, Second Floor, Third Floor
- Painted Metal Windows – All Floors
- Beige Stair Baluster – Fourth Floor
- Metal Fire Doors – All Floors
- Metal Piping – Riser – First Floor

The report recommends an assumption that all of the components listed above are positive for lead-based paint throughout the building (p. 1).

An “Asbestos Inspection,” dated January 13, 2022 and performed by GenCorp Services was provided to the consultant. The inspection was conducted on December 14, 2021 and lab analysis revealed materials tested positive for asbestos on each floor of the building, the building exterior and the roof. As noted on page four of the report the following materials tested positive for asbestos and will require proper removal:

1st floor:

Floor tile and mastic throughout bottom layer all layers
dry wall joint compound throughout
Paneling adhesive throughout

2nd floor:

Sheet flooring back corner
Floor tile and mastic on mezzanine

3rd floor:

Black mastic throughout
9x9 floor tile throughout bottom layer
12x12 tile throughout
9x9 tile throughout

4th floor:

9x9 Tile and Black mastic throughout
Wall paneling throughout

5th floor:

Wall paneling adhesive throughout
Sheet flooring in the bathrooms

6th floor & mezzanine:

12x12 floor tile and mastic throughout
Paneling adhesive throughout

Exterior & Roof:

Window glazing front and back
Door caulk off fire escape
Penthouse coatings
Penthouse window caulk
Flashings

The summary of test results does not mention the positive test results (attached as part of the report) from materials tested in the basement level. Those materials that tested positive include water tank insulation, mag clock pipe joints, pipe insulation, and 501 duct seam tape. The water tank insulation was 20% chrysotile, while the other materials tested for 65% chrysotile. According to the National Institutes of Health, chrysotile asbestos is an extremely hazardous material that is known to cause cancer of the lung, malignant mesothelioma of the pleura and peritoneum, cancer of the larynx and certain gastrointestinal cancers.

Most of the materials summarized above tested for chrysotile between 2% and 7%, with sheet testing at 20%.

The report lists “additional notables” which includes the recommendation that four materials should be considered positive for asbestos regardless of location, including wall paneling adhesive, drywall joint compound, caulking on all exterior windows and doors, and all black mastic.

Real Estate Taxes

A five-year history of the assessed values within the Study 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 Study 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%, residential properties is 19%, and agricultural properties is 12%. The real estate levy for 2021 in the Study Area was \$8.1976 per \$100 of assessed valuation. An additional \$1.437 per \$100 is assessed on commercial and industrial property only (the Merchants and Manufacturers replacement tax).

In 2021, the Study Area generated \$329,280 in taxable assessed value, generating a total of \$31,724.81 in real estate taxes. All tax payments are current, as are assessments for the Downtown Community Improvement District and the Streetcar Transportation Development District.

In 2017 the taxable assessed value was \$207,360. Taxable assessed value within the Study Area has increased by 58.80% since 2017. The biggest increase took place in 2019 when total assessed values increased by 58.75%.

Existing Improvements

The Study Area consists of one property parcel containing approximately 0.25 acres and is located within the CBD Downtown Neighborhood.

The lone property parcel has been improved as follows:

1108-1110 Grand Boulevard

The Mason Building (as the Borel Building was originally known, as the building’s original occupant was the Mason Company) was constructed as a four-story office building in 1905 that was later expanded to six stories in 1921. The total gross building area is approximately 32,740 square feet.

Per the “National Register of Historic Places Registration Form” for the Mason Building, dated February 12, 2021 and prepared by Andrew B. Weil of the Landmarks Association of St. Louis:

The primary architectural element of the front façade (facing east to Grand Boulevard) is a curtain wall clad with fit sheet copper installed by A. Zahner Company and framed with white glazed terra cotta.

The first-floor storefronts are separated from the upper floors with a white glazed terra cotta drip cornice. Primary access to the upper commercial floors is provided via an entrance on the south end of the front façade. The south storefront is accessed via an entrance in the middle of the front façade, and an entrance at the north end of the front façade provides access to the north storefront (currently occupied by a restaurant) and the upper commercial floors. Other than the restaurant the building is currently vacant.

The front façade is capped with a projecting terra cotta dentil cornice. The copper curtain wall consists of a gridded system of columns, beams, and ribbons of windows.



1108-1110 Grand Boulevard – East Elevation (front of building facing Grand Boulevard)



1108-1110 Grand Boulevard – West Elevation (back of building facing north/south alley)

The rear elevation faces an alley and is faced with red brick, and devoid of any ornamentation. The rear façade is divided into two sections with a central square brick pilaster. The left side has four-window bays, of which the first three floors have been infilled with brick and glass block. The right side has three-window bays with exit doors providing access to steel fire escape stairs. Like the left side, the window bays of the first three floors appear to have been infilled with brick and glass block.

The building is constructed of brick-masonry with heavy wooden mill construction with some structural steel components and brick and concrete support piers in the basement.

Billboards

There are no billboards located within the Study Area.

CBD Downtown Neighborhood

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, two-, and three-mile radius from the approximate center of the Study Area with an address of 1108 Grand Boulevard.

Population				
1108 Grand Blvd	Historic		Estimated	Projected
Radius	2000	2010	2021	2026
One Mile	8,107	11,046	16,460	19,053
decennial chg (1 mile)		+36.3%	+49.0%	+15.8%
chg. from '00 (1 mile)		+36.3%	+103.0%	+135.0%
Two Mile	26,969	28,899	37,228	41,559
decennial chg. (2 mile)		+7.2%	+28.8%	+11.6%
chg. from '00 (2 mile)		+7.2%	+38.0%	+54.1%
Three Mile	81,428	76,629	87,358	93,753
decennial chg (3 mile)		-5.9%	+14.0%	+7.3%
chg. from '00 (3 mile)		-5.9%	+7.3%	+15.1%

Source: ESRI; Sterrett Urban, LLC

Median Household Income		
1108 Grand Blvd	Estimated	Projected
Radius	2021	2026
One Mile	59,471	68,785
chg. from 2020 (1 mile)		+15.7%
Two Mile	47,756	55,563
chg. from 2020 (2 mile)		+16.3%
Three Mile	38,233	44,969
chg. from 2020 (3 mile)		+17.6%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate substantial growth within one mile of the Study Area and modest growth within two miles between 2000 and 2010, whereas population declined within three miles of the Study Area. Population increased by approximately 36.3% between 2000 and 2010 within one mile of the center of the Study Area, whereas the population for Kansas City, Missouri grew at 4.1% over the same period. The ESRI forecast for 2021 and for 2026 suggests substantial continued growth within one and two miles of the Study Area between 11.6% and 15.8%.

Between 2021 and 2026 median household income within three miles of the Study Area is projected to increase between 15.7% and 17.6% (it should be noted that the data for 2021 and 2026 are estimates), with the lowest rate of increase nearest the Study Area. The estimated median household income anywhere within three miles of the Study Area in 2021 is lower than the estimated median household income for the Kansas City metropolitan area in 2019 (\$70,215, the most recent data available), and is highest nearest the Study Area (\$59,471). The median household income in Kansas City, Missouri in 2019 was \$54,194.

Unemployment

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
September 2021

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
263,905	254,482	9,423	3.6%

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 November 2021 was 2.7%.

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

Section III

Determination of Study Area Conditions

RSMo. 67.1401.2(3)

Significant findings of the Borel Building Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in December 2021 and in January 2022. Property and structures, along with public improvements adjacent to the property, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by RSMo. 67.1401.2(3) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 67.1401.2(3)

The principal blighting factors reported here and in line with the statutory definition include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. An analysis of the effects of those conditions present in line with the statute follows, including retarding the provision of housing accommodations; constitutes an economic or social liability, or is a menace to the public health, safety, morals, or welfare in its present condition and use. The Appendix section of this report includes a table exhibiting the conditions present on the property.

Blight Defined

As presented in Section I, blight is defined as follows with respect to the CID Act:

“Blighted area”, 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, morals or welfare in its present condition and use.

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).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent Study Area conditions considered unsafe or insanitary include environmental liabilities located throughout the building, deterioration of the sidewalk above basement-level vaults to the point of near-collapse, severe deterioration of life-safety systems, modern code violations and noncompliance with the Americans with Disabilities Act.

No separate environmental assessments were done for this Blight Study, but as noted previously in this report, a limited lead-based paint screening and an asbestos inspection indicated the widespread presence of lead-based paint and asbestos throughout the property. A Phase I Environmental Site Assessment did not identify any recognized environmental conditions.

Vaults exist underneath the sidewalk along Grand Boulevard that are accessible from the basement level of the Study Area. The underneath side of the sidewalk is visible and has deteriorated significantly, with the steel rebar in the sidewalk exposed and corroded. Supports, including steel beams and adjustable steel support columns, have been put in place to keep the sidewalk from collapsing, but the columns have also deteriorated significantly and some of the vertical supports are no longer straight and plumb.

The water supply line for the fire suppression system (sprinklers), which enters the building through the foundation in the vault along Grand Boulevard, has corroded and deteriorated significantly to the point of near-failure. Failure of the supply line would disable the fire suppression system and could endanger life and property in the event of a fire. Other life-safety issues include the lack of emergency lighting and signage and improper egress through fire exits (stairs required to access the fire exit).

Modern building code violations also exist throughout the Study Area. Some examples include exposed electrical wiring (which appears to have been the cause of a fire in the basement level); circuit breakers taped in the “on” position to prevent tripping which could cause overheating of electrical wiring; low ceiling heights; and noncompliance with the Americans with Disabilities Act, including poor accessibility, improper clearances in the restrooms, signage lacking tactile and certain visual features, and improper width of accessible routes (less than the minimum thirty-six inches).

Other insanitary and unsafe conditions present in the Study Area included graffiti, primarily located on the fire doors located on the west side (back) of the building; uneven, deteriorating sidewalk pavement along Grand Boulevard; and the presence of pigeon fecal matter on the sidewalk in front of the building facing Grand Boulevard.

Examples of this condition are shown below and on the following pages. The Study Area clearly exhibits insanitary or unsafe conditions and to an extent that endangers property and life.



Interior – exposed, corroded steel, underneath side of sidewalk; support required to prevent sidewalk failure



Interior – corroded, deteriorated supports in basement vault supporting sidewalk above



Interior – corrosion of water supply to fire suppression system



Interior – asbestos pipe insulation



Interior – asbestos pipe insulation



Interior – asbestos pipe insulation



Interior – asbestos flooring and mastic



Interior – exposed wiring, evident fire damage



Interior – circuit breakers taped to prevent tripping



Interior – mezzanine level – low ceiling height, suitable only for storage; lead-based paint



Interior – narrow accessibility between wall, stair railing; non-functioning building system (plumbing in restroom)



Interior – improper access to fire exit, lack of emergency lighting



Interior – restroom with poor accessibility, improper clearances



Interior – restroom with poor accessibility, improper clearances



West side of Study Area – rusted fire exit doors; graffiti; steel fire stairs not to code, deteriorated



Looking north in front of Study Area – uneven, deteriorating sidewalk; pigeon excrement in front of entrances, building



Loading area in alley on west side of Study Area – graffiti

Cause Component 2: 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 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).

A TPO membrane roof was installed in 2018, but was done so without insulation. As such the roof does not satisfy the International Energy Conservation Code of 2012, which has been in effect in Kansas City, Missouri since June 3, 2012.

Cracking in foundation sidewalls and leaking water through the foundation undermine the structural integrity of the foundation. The foundations lack waterproofing and the walls require pointing. Several bell footings are cracked. A structural beam under the front wall of the building has delaminated due to continued exposure to moisture in the vault and lower level. Other heavy timber construction in the basement requires minor repairs. A gap between the Borel Building and the parking garage adjacent to the south allows water to enter the building through the foundation.

The vault area underneath the sidewalk leaks and as discussed in the previous section, temporary shoring – jacks and steel beams – are severely corroded due to water leaking into the vault. The utilities located in the vault – water, fire sprinkler service, and gas – will need to be relocated out of the vault to the interior of the basement level. The fire sprinkler service is in danger of failing should the severely corroded water supply line fail.

New utility services will be required throughout the building due to deterioration and noncompliance with modern codes, including electrical, water, gas, phone, data and communications.

Tuckpointing of masonry is required at the rear of the building (west façade) and lintels have deteriorated. The steel fire stairs have deteriorated and do not satisfy code, requiring replacement. On the front of the building (east façade), the copper curtain wall shows signs of damage and weathering and requires restoration. The windows are obsolete, non-historic and require replacement. The terra cotta is in need of cleaning and mortar and sealant repair.

All exterior and interior fire doors have deteriorated and are in need of replacement.

Water intrusion is evident in multiple locations through the building. Failure of finishes, primarily paint, is evident throughout the interior. Plaster ceilings have failed in several locations.

The most common examples of structural deterioration found in the Study Area included the failure of exterior finishes and the deterioration of fascia and soffits. The following photos are examples of structural deterioration in the Study Area.



Front façade – deterioration of mortar resulting in loose terra cotta; copper curtain wall requires restoration



Front façade – deterioration of windows; copper curtain wall requires restoration



Rear façade – deterioration of lintels; brick masonry requires pointing



Rear façade – deterioration of windows, lintels; brick masonry requires pointing



Interior – exposed, corroded steel, underneath side of sidewalk; support required to prevent sidewalk failure



Interior – deterioration of heavy mill lumber beams, brick piers



Interior – deterioration of steel and concrete structural components, supports



Interior – deterioration of steel and concrete structural components, supports



Interior – stress fracture at column footing



Interior – deterioration of door, unsecure (held closed with screwdriver)



Interior – deterioration of plaster ceiling



Interior – evidence of water intrusion, deterioration of ceiling



Interior – deterioration of plaster ceiling



Interior – deterioration of window, failure of finishes



Interior – failure of finishes



Interior – failure of finishes



Interior – evidence of water intrusion; failure of finishes



Interior – failure of finishes; nonfunctioning fixtures



Interior – evidence of water intrusion; deterioration of ceiling tile, window



Interior – failure of finishes; debris



Interior – evidence of water intrusion; failure of finishes, ceiling



Interior – failure of finishes; debris

In addition to structural deterioration, a few 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 include deterioration of the sidewalk along Grand Boulevard in front of the building.

Altogether, deterioration of site improvements is present throughout the Study Area and primarily includes the deterioration of foundation walls and other structural components, building systems and windows and doors, and failure of finishes.

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

Data regarding fire calls to the Study Area was not available.

An examination of crime data for the past twelve months (accessed from trulia.com with data provided by spotcrime.com and crimereports.com), indicates the Study Area – along with much of the CBD Downtown Neighborhood – has the highest crime rates in Kansas City. A closer examination of crime incidents within the Study Area, however, indicates no reported crime incidents.

As noted previously asbestos and lead-based paint exist throughout the Study Area. Exposure to asbestos is known to cause lung damage and various cancers. Lead poisoning is extremely hazardous to children, and may cause damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems, and can lead to lower intelligence.

The water supply pipe for the fire sprinkler system is severely corroded and in danger of failure. Without an operational fire sprinkler system, the building and any occupants are at greater risk in the event of a building fire.

Conditions exist throughout the Study Area that endanger life or property by fire and other causes.

Summary of Blighting Factors

The following table summarizes the three qualifying factors analyzed within the Study Area:

**Borel Building
Community Improvement District
Summary of Blighting Factors**

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	1	100%	0.13	100%
<u>Blighting Factors</u>				
Insanitary or unsafe conditions	1	100.0%	0.13	100.0%
Deterioration of site improvements	1	100.0%	0.13	100.0%
Existence of conditions which endanger life or property by fire and other causes	1	100.0%	0.13	100.0%
Parcels with at least one blighting factor	1	100.0%	0.13	100.0%
Parcels with no blighting factors	0	0.0%	0.00	0.0%
Parcels with Predominance of Blighting Factors	1	100.0%	0.13	100.0%

As evidenced from the table above, the entirety of the Study Area satisfies each of the three blighting factors. In addition, the percentage of the Study Area that has at least one blighting factor is 100.0%. The percentage of the Study Area that exhibits a predominance of blighting factors is 100.0%.

Effect Component 1: Economic or Social Liability

Economic Liability

The following economic characteristics of blighted areas are generally agreed upon as:

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

These economic characteristics are typically substantiated with certain conditions, which may include but are not limited to one or more of the following:

- Depreciated or stagnant property values or impaired investments.
- High business vacancies, low lease rates, high turnover rates, or excessive vacant lots.
- Lack of neighborhood commercial facilities.
- Residential overcrowding or an excess of adult businesses.
- High crime rate.

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.”

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by approximately 58.80% since 2017. Much of that increase occurred in 2019 when the total assessed value increased approximately 58.75%. The only other year in which the total assessed value increased was in 2021 when the valuation increased 0.03%. Despite the increased valuation since 2017, the valuation per building square foot remained quite low compared to other occupied commercial properties. The table below illustrates the disparity in valuation between that of the Study Area and that of other operating hospitality properties in the Downtown area that are renovated properties. All are operated under different flags, and most target a different clientele than the other hotels. Average nightly rates range from as low as approximately \$105 to approximately \$195, and the number of rooms varies from 43 to 217. All of the hotel properties are listed on the National Register. Despite the differences in the properties, their assessed values per building square foot clusters within a fairly tight range.

Borel Building Community Improvement District – Blight Study

<u>Address/Property</u>	<u>Bldg SF</u>	<u>Assessed Value</u>	<u>AV/SF</u>
1108 Grand Boulevard	32,740	\$ 329,280	\$ 10.06
1111 Grand Boulevard <i>Ambassador Hotel</i>	43,787	\$ 1,431,040	\$ 32.68
106 W. 12 th Street <i>Phillips Hotel</i>	148,900	\$ 5,489,920	\$ 36.87
1329 Baltimore Avenue <i>Hilton President Kansas City</i>	195,255	\$ 5,689,600	\$ 29.14
219 W. 9 th Street <i>21c Museum Hotel</i>	107,500	\$ 3,392,320	\$ 31.56
417 E. 13 th Street <i>Holiday Inn Express</i>	40,500	\$ 1,435,200	\$ 35.44
2101 Central Avenue <i>Crossroads Hotel</i>	120,000	\$ 3,601,920	\$ 31.02
2020 Grand Boulevard <i>Hotel Indigo – Crossroads</i>	60,000	\$ 1,588,779	\$ 26.48

Source: Jackson County; Sterrett Urban, LLC

As demonstrated in the above table, improved hospitality properties have an assessed value per building square foot ranging between \$26.48 and \$36.87. The assessed value per building square foot of the Study Area, at \$10.06, is just 27%-38% of the valuation of the hospitality properties that occupy historic or older properties. Much of the disparity is due to two conditions – 1) with the exception of the ground floor restaurant, the property has been entirely vacant since December 2020; and 2) the extensive building rehabilitation that is required to eliminate the blighting conditions in the Study Area and to prepare the building for occupancy. Clearly the mostly vacant building has a detrimental impact on the collection of tax revenues. In addition to depressed property tax revenues, economic activity taxes such as sales and utility taxes are also depressed.

The Study Area’s inability to generate reasonable and sustained revenue places the City and other taxing jurisdictions in a position where budgets for such services as police, fire, schools, vector and rodent control, parks, and other municipal or district services translates into an economic liability for the residents of Kansas City and the beneficiaries of those jurisdictions typically funded by property, sales and business taxes.

The redevelopment of the Area has been hindered by several dominating factors, including unsafe conditions (environmental liabilities including asbestos and lead-based paint; deterioration of the sidewalk located over the subsurface vault fronting Grand Boulevard and deterioration of the fire water supply line) that can endanger life; physical deterioration (obsolete and/or nonfunctional building systems, and the deterioration of windows, exterior cladding, and

failure of finishes). These are costs that are prohibitive for a private sector developer (or property owner) to take on independently. Doing nothing will only result in further deterioration of building and site improvements, resulting in increased redevelopment costs and an increased likelihood that an historic building will not be redeveloped, creating a negative impact on neighboring properties. 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 Study Area would result in new employment opportunities in the area. The potential increase in activity would also generate new sales, personal property, employment, and utility taxes.

Factors such as those described in this section render the Area an economic liability to the City and other affected taxing jurisdictions. Economic underutilization – low assessed values and taxes, high vacancy, deterioration of improvements and the presence of unsafe conditions that endangers life and property – indicates the Study Area is blighted.

Conclusion

A predominance of the components that make up the definition of blight (RSMo. 67.1401.2(3)(a)) was present in the proposed Borel Building Community Improvement District.

The dominant blighting factors include the presence of environmental liabilities and the deterioration and/or obsolescence of public and private site improvements that result in unsafe conditions throughout the Study Area. The stagnation of low property values due to the factors noted above in an area that has tremendous traffic volume and is experiencing increased economic growth indicates blight is present within the Borel Building Study Area. The above combine to create economic underutilization and thereby an economic liability for the City and other taxing jurisdictions.

Therefore, the consultant has determined that the proposed Borel Building Community Improvement District of Kansas City, Missouri, as of January 12, 2022, is a “blighted area” according to the definition provided in Missouri’s Community Improvement District Act (RSMo. 67.1401 et seq.) and constitutes an economic liability in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

No.	Site Address	Parcel ID No.	Owner	Legal Description
1	1108 GRAND BLVD	29-220-49-11-00-0-00-000	CAS-KC-NEDA, LLC	ALL THAT PART OF LOT 81, LYING NORTH OF A LINE DRAWN EAST AND WEST THROUGH THE CENTER OF THE SOUTH WALL OF THE 6 1/2 STORY BUILDING NOW SITUATED THEREON EXTENDING TO THE EAST AND WEST BOUNDARY LINES OF SAID LOT, AS SAID WALL IS DESCRIBED IN THE PARTY WALL AGREEMENT FILED FOR RECORD ON JANUARY 15, 1910, AS DOCUMENT NO. 740232, AND RECORDED IN BOOK B-1264 AT PAGE 438, ALL IN SWOPE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Appendix B

Property Valuation & Taxes

Borel Building Community Improvement District
Blight Study

Appendix B
Property Valuation and Taxes

No.	Parcel ID Number	Assessed Values					Taxes		NOTES
		2017	2018	2019	2020	2021	2021	Delinquent	
1	29-220-49-11-00-0-00-000	207,360	207,360	329,184	329,184	329,280	31,724.81	0.00	
Total		207,360	207,360	329,184	329,184	329,280	31,724.81	0.00	
Annual Change %			0.00%	58.75%	0.00%	0.03%			
Cumulative Change %			0.00%	58.75%	58.75%	58.80%			

NOTE:

Tax payments include A/V Principal and Replacement Tax, but does not include assessments for Downtown CID or Streetcar TDD.

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Predominance of Blighting Factors Present
1	1108 GRAND BLVD	29-220-49-11-00-0-00-000	■	■	■	3	0.13	■
TOTALS			1	1	1	3	0.13	1
			0.13 100.0%	0.13 100.0%	0.13 100.0%			0.13 100.0%


Appendix D

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief...

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. Patrick Sterrett has made a personal inspection of the property that is the subject of this report January 12, 2022.
7. This study is not based on a requested result or a specific conclusion.
8. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Borel Building Community Improvement District
Blight Study

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.
2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.
3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.
4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analysis and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.
5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a \$20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a \$20 million charter school in Kansas City, Missouri and a \$5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC

Owner/Principal

2006 – Current

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study

Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study

11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study

7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study

Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study

Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study

Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study

63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)

17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study

32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study

Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study

Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study

NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study

Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study

325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study

612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study

801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study

1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study

3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study

40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study

89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study

Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study – Court Testimony

Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area

Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study

4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study

Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study

Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study

Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study

Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study

NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study

NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study

3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study

Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study

Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study

8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study

Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study

Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study

Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study

Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study

Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)

Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study

Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study

Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

***Blight Study**

Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

***Blight Study**

Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)

Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study

Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan

Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study

39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study

Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study

Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study

155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update

Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis

Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study

Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study

Westport–Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study

Longfellow–Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan

Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri

1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow–Dutch Hill Urban Renewal Plan