Grey Oaks CID
Ordinance 250513

Neighborhood Planning and Development Committee
July 15, 2025

Grey Oaks CID

Location & Overview

East side of N. Oak Trafficway midway between N.E. 79th Terrace to the north and the City limits of Gladstone to the south.

30,000 square foot retail shopping center constructed in 2003.

2.73 acres.

15 tenant spaces, 8.3% vacant.

1% CID sales tax for 27-year term.

Seeking blight declaration.

Grey Oaks CID - Budget

E. District Projects. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the repair, remediation, and reconstruction of building and site improvements comprising a 30,000 square feet retail shopping center, and which includes the following public improvements within the District and the curing of blighting conditions found within the District's boundaries:

Project Costs	
1. Roof	$186,440.00
2. Concrete	$125,000.00
3. Asphalt	$86,950.00
4. Electrical	$25,000.00
5. Landscaping	$25,000.00
6. Trash Enclosure	$45,000.00
7. General Conditions	$47,000.00
8. Start-Up	$40,000.00
9. Rooftop Heating & Cooling	$194,922.00
Sales Tax	$4,737.50
Subtotal	$780,049.50

Grey Oaks CID – Revenue Projection

1% Retail Sales Tax, 27 Years

Period	Year	Gross Sales	CID Sales Tax	Total Collections
1	2025	$3,850,000	$38,500	$38,500.00
2	2026	$3,888,500	$38,885	$38,885.00
3	2027	$3,927,385	$39,274	$39,273.85
4	2028	$3,966,659	$39,667	$39,666.59
5	2029	$4,006,325	$40,063	$40,063.25
6	2030	$4,046,389	$40,464	$40,463.89
7	2031	$4,086,853	$40,869	$40,868.53
8	2032	$4,127,721	$41,277	$41,277.21
9	2033	$4,168,998	$41,690	$41,689.98
10	2034	$4,210,688	$42,107	$42,106.88
11	2035	$4,252,795	$42,528	$42,527.95
12	2036	$4,295,323	$42,953	$42,953.23
13	2037	$4,338,276	$43,383	$43,382.76
14	2038	$4,381,659	$43,817	$43,816.59
15	2039	$4,425,476	$44,255	$44,254.76
16	2040	$4,469,730	$44,697	$44,697.30
17	2041	$4,514,428	$45,144	$45,144.28
18	2042	$4,559,572	$45,596	$45,595.72
19	2043	$4,605,168	$46,052	$46,051.68
20	2044	$4,651,219	$46,512	$46,512.19
21	2045	$4,697,732	$46,977	$46,977.32
22	2046	$4,744,709	$47,447	$47,447.09
23	2047	$4,792,156	$47,922	$47,921.56
24	2048	$4,840,078	$48,401	$48,400.78
25	2049	$4,888,478	$48,885	$48,884.78
26	2050	$4,937,363	$49,374	$49,373.63
27	2051	$4,986,737	$49,867	$49,867.37
		TOTAL	$1,186,604	$1,186,604
				$561,113.94

See Assumptions Tab for Phasing and Value information

Annual increase in sales	1.00%
Tax levy	9.725%

Summary of Blight Findings

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	1	100%	2.73	100%
Blighting Factors				
Insanitary or unsafe conditions	1	100.0%	2.73	100.0%
Deterioration of site improvements	1	100.0%	2.73	100.0%
Existence of conditions which endanger life or property by fire and other causes	1	100.0%	2.73	100.0%
Parcels with at least one blighting factor	1	100.0%	2.73	100.0%
Parcels with no blighting factors	0	0.0%	0.00	0.0%
Parcels with Predominance of Blighting Factors	**1**	**100.0%**	**2.73**	**100.0%**

As evidenced from the table above. more than 50% of the Study Area satisfies all 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%.

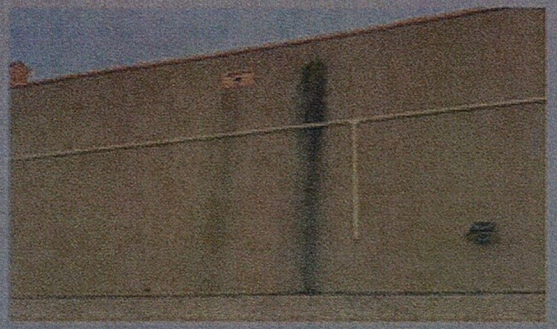
Blight Study prepared by Sterrett Urban dated June 13, 2025

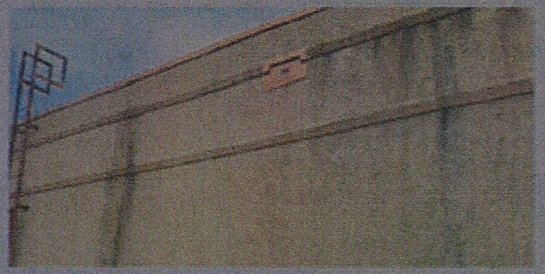
Insanitary or Unsafe Conditions

- Deterioration of pavement throughout the surface parking lots and drive aisles creating tripping hazards.
- Deterioration/damage of sidewalks which creates fall/tripping hazards, especially on the west side of the strip center and along N. Oak Trafficway.
- Faded or nonexistent signage and pavement markings.
- Poor drainage, across the sidewalks adjacent to the building, and on the eastern edge of the service drive.
- Trash/debris, especially on the southern and eastern edges of the property.

Deterioration of Site Improvements

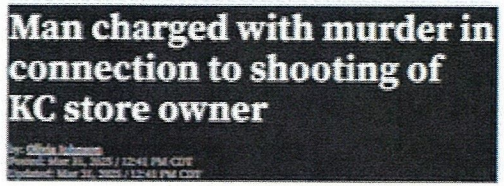
- Water damage to the EIFS siding on all four sides of the building. Damage likely from a lack of venting that would allow moisture to dry out behind the EIFS.
- Cracking of the EIFS, possibly from settling of the building or other variables.
- Failure of finishes on the EIFS due to water washing over the wall.
- Corrosion of metal, such as gas lines and the roof access ladder.
- Deterioration of the doors fronting onto the service drive.
- Deterioration of the soffits, likely due to water intrusion.
- Roof requires repair/replacement due to water penetration of the wall at the parapet.





Conditions which Endanger Life of Property

- Tripping hazards, including deteriorated and uneven sidewalks and of the surface parking.
- Draining water across sidewalks also poses a tripping hazard, especially in the winter if the water freezes.
- Water intrusion into building components, as evidenced by the damage to the EIFS on all sides.
- Shooting took place on March 31, 2025 in the Study Area that took the life of one of the shop owners.



Previous reporting said that on the night of the shooting, at about 2:30 a.m., officers with the Kansas City Police Department were called to a shop in the Grey Oaks Commons — located near the 7800 block of N. Oak Trafficway — on reports of a shooting.

Grey Oaks CID – Curing of Blight

Project Costs	Amount	Blight Factor	Location
Roof	$186,440.00	2a, 2b, 2c, 2d, 2e, 2g, 2h	Exterior
2. Concrete	$125,000.00	1a, 1b, 1c, 1d, 2i, 2k, 2l, 3a	Exterior/Public
3. Asphalt	$86,950.00	1a, 2i	Exterior/Public
4. Electrical	$25,000.00	2e	Exterior
5. Landscaping	$25,000.00	1e, 3a	Exterior / Public
6. Trash Enclosure	$45,000.00	1e, 2j	Exterior / Public
7. General Conditions	$47,000.00	N/A	N/A
8. Start-Up	$40,000.00	N/A	N/A
9. Rooftop HVAC	$194,922.00	2e, 2f	Exterior
Sales Tax	$4,737.50	N/A	N/A
Subtotal	$780,049.50		

See Exhibit E to CID Petition for key identifying which blighting factors are addressed from the blight study with each corresponding improvement.

CID Review Criteria

1. Alignment with Goals in Comprehensive Plan, Area Plans, and Policies
CID would revitalize exterior improvements including security lighting, sidewalks, and landscaping consistent with Gashland/Nashua Area Plan and is consistent with City's preference to redevelop existing properties, enhance pedestrian safety and walkability.

2. Preference towards at least 10% CID revenue spent on Community Benefits including Blight Remediation
80% of district revenues are expected to be spent on public improvements, including landscaping, streetscaping, enhanced security lighting, exterior improvements to building and site improvements. 20% of revenue expected to finance District operations.

3. Whether there are any existing CIDs.
No other CIDs or other incentives exist within the proposed boundary.

4. Current tax rate and comparison of new tax rate with neighboring property.
Current sales tax rate of 8.725% increasing to 9.725%. Nearby CIDs also impose a 1% sales tax, including Oak Barry CID, Metro Square Commons CID, Metro North CID

5. Whether a shorter term is desirable based on improvements and budget.
Based on District Project cost estimates totaling $780,049 and annual administration of $10,000, it is expected the full 27-year term will be needed to reimburse costs. If CID outperforms projections, District may terminate early by operation of law.