

114 W. Linwood Boulevard Urban Renewal Plan

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI**

PLAN APPROVALS:

__ - __ -2026 **LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY**
__ - __ -2026 **CITY PLAN COMMISSION**
__ - __ -2026 **NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE**
__ - __ -2026 **CITY COUNCIL**

Land Clearance for Redevelopment Authority of Kansas City, Missouri

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By Ordinance 16120 of November 21, 1952, the City Council of the City of Kansas City authorized and created the Land Clearance for Redevelopment Authority of Kansas City, Missouri under the Land Clearance for Redevelopment Authority Law, Section 99.300 et. seq. R.S. Mo. Section 99.310 of such Law, the Declaration of Policy, states:

"It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provisions of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale of lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, since the prevailing condition of or decay may make impractical the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible to conservation or rehabilitation in such manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented, and to the extent feasible, conserved and rehabilitated by the voluntary action and the regulatory process. A municipality, to the greatest extent that it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the redevelopment or rehabilitation or renewal of areas by private enterprise."

**114 W. LINWOOD BOULEVARD
URBAN RENEWAL PLAN
OF
KANSAS CITY, JACKSON COUNTY, MISSOURI**

CONTENTS

	Executive Summary	4
I.	Description of the Project Area	5
II.	Findings	8
III.	Statement of Development Objectives	10
IV.	Land Use Plan	11
	A. Current Land Use Plan	
	B. Proposed Land Use Plan	
	C. Design Objectives and Controls	
	D. Zoning	
V.	Urban Renewal Techniques to be Used to Achieve Plan Objectives	13
VI.	Workable Program	14
VII.	Proposed Financing	16
VIII.	Relocation	16
IX.	Affirmative Action	16
X.	Duration of Controls	17
XI.	Provision for Amending Plan	17

Exhibits:

Exhibit A-1	Legal Description
Exhibit A-2	Map of the Plan Area
Exhibit B	Current Land Use
Exhibit C	Proposed Land Use
Exhibit D	Current Zoning
Exhibit E	Proposed Zoning
Exhibit F	Blight Study
Exhibit G	Land Clearance for Redevelopment Authority's Resolution of Approval for Plan and Blight Study"

Appendices:

Appendix 1	Design Review Process
Appendix 2	Standardized Relocation Policy
Appendix 3	Workable Program
Appendix 4	Affirmative Action Process

114 W. LINWOOD BOULEVARD URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

PROPONENTS	MWA Linwood, LLC
LOCATION	One property/tax parcel on the north side of Linwood Boulevard between Main Street on the east and Wyandotte Street on the west with an address of 114 W. Linwood Boulevard.
AREA PLAN	Midtown/Plaza Area Plan
COUNCIL DISTRICT	4 th District–Councilman Eric Bunch 4 th District–Councilman Crispin Rea
PROJECT	An approximate \$2 million renovation of the MWA Building, located at 114 W. Linwood Boulevard, to accommodate 13,451 square feet of commercial space, including a commercial artist workspace of 7,681 square feet on the second and mezzanine levels of the 3-story masonry structure, and a multi-tenant ground floor that would provide 5,770 square feet of commercial space for a mix of tenants that could include office, food and beverage, retail, and additional artist workspaces.
OBJECTIVES	Adoption of the 114 W. Linwood Boulevard Urban Renewal Plan will: <ul style="list-style-type: none">• Support and facilitate the renovation of a vacant and underutilized building with street level commercial space and space for arts-related uses, a targeted sector identified as a priority for attraction/retention in the AdvanceKC economic development strategic plan.
LCRA ASSISTANCE	Assistance anticipated by the Proponent includes: <ul style="list-style-type: none">• Tax Abatement
BLIGHT STUDY	On behalf of the Proponents, Sterrett Urban, LLC documented physical conditions in the Plan Area that constituted blighted or insanitary conditions.

I. DESCRIPTION OF THE PROJECT AREA

This Plan Summary, statement of State, City and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the 114 W. Linwood Boulevard Urban Renewal Plan (the “Plan”) for the 114 W. Linwood Boulevard Urban Renewal Area.

The Plan Area encompasses one Project Area totaling approximately 0.46 acres and is located within the Midtown/Plaza Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Midtown/Plaza Area Plan (adopted January 7, 2016 by Committee Substitute for Resolution No. 150899, as Amended) last amended in 2023, recommends Commercial land use within the Plan Area.

The 114 W. Linwood Boulevard Urban Renewal Area is located within the north central portion of the Midtown/Plaza Area Plan. The Plan Area consists of one site on the north side of Linwood Boulevard west of Main Street and about seventy feet east of Wyandotte Street. The site fronts Linwood Boulevard and is easily accessed from the local and regional network of streets. The Project Area consists of one property/tax parcel located at 114 W. Linwood Boulevard.

As noted in the Midtown/Plaza Area Plan, Midtown Kansas City is characterized by a variety of development patterns and variations in condition. Despite recent and significant reinvestment in some of the perimeter neighborhoods, such as Union Hill, Valentine, Hyde Park, and Coleman Highlands, a great many underutilized sites exist, particularly in the central and eastern portions of the area. The Project Area included in this Plan Area is a prime example of an underutilized property – a vacant building long owned by a business who purchased the building in 1967 and occupied it until they relocated in 2012. The company continued to own the building until it was sold to the Plan’s proponent.

The purpose of the plan is to assist with the renovation of the MWA Building located at 114 W. Linwood Boulevard. The MWA Building is a 3-story masonry building (two floors and a mezzanine of 13,451 square feet) that was constructed in 1922 and is currently unoccupied. Improvements would include the installation of all building

systems (currently non-existent or non-functioning), replacement of the roof, and interior improvements to allow building occupancy with commercial uses.

The second floor and mezzanine will consist of artist workspace(s)/office. The ground floor will be improved as a “warm shell” ready for tenancy by a potential mix of uses, including artist workspaces, office, retail, and restaurant, among other potential commercial uses. A basement of 5,616 square feet will be available for tenant storage. Surface parking exists to the west of the building and currently accommodates up to fifteen vehicles.

The Plan’s proponents believe that assistance from the Land Clearance for Redevelopment Authority (the “Authority”), potentially consisting of property tax abatement, will present an opportunity to redevelop the underutilized property within the Plan Area, and will fulfill several goals and guiding principles of the Midtown/Plaza Area Plan by specifically targeting development in a strategic location, namely within walking distance of the Kansas City Streetcar route. And doing so will assist in achieving one of the objectives of the City’s Transit-Oriented Development Policy, to bring about neighborhoods that are transit-supportive that “could catalytically transform the city into an engine for economic growth”. (p.2, *Kansas City, Missouri Transit-Oriented Development Policy*)

The LCRA has considered and determined that the development, land use, and building requirements proposed by the Plan for the 114 W. Linwood Boulevard Urban Renewal Area is designed with the general public purpose, to accomplish, in harmony or conformance with the Midtown/Plaza Area Plan and Kansas City Spirit Playbook, the City’s adopted comprehensive master plan, a coordinated, adjusted and harmonious development of the community and of its environs. The LCRA has further considered and determined that such development will promote the health, safety, morals, order, convenience, prosperity and the general welfare of the community, in addition to efficiency and economy in the development process. The LCRA has further considered and determined that the proposed redevelopment and revitalization activities, which will be in conformance with all existing zoning and building codes, will make adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of healthful and convenient population

distribution, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary and unsafe dwelling accommodations or insanitary areas or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

Location

The Plan is located within the 4th Council District of the City of Kansas City, Missouri in the Broadway Gillham Neighborhood. Refer to Exhibit A-1 for the legal description of the Plan Area and to Exhibit A-2 for a map of the Plan Area.

Conformance to the Comprehensive Plan

The Plan is located within the Midtown/Plaza Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Midtown/Plaza Area Plan includes the one property/tax parcel in the 114 W. Linwood Boulevard Urban Renewal Plan. The Midtown/Plaza Area Plan recommends Commercial uses for the Plan Area. The Midtown/Plaza Area Plan defines Commercial as follows:

Commercial

Primarily intended to accommodate “heavier” commercial activities and/or operations that are not found in or compatible with mixed-use neighborhood-oriented environments. Included are large-scale commercial development targeted in designated areas along major arterials. This land use classification generally corresponds with the “B3” and “B4” zoning category within the zoning ordinance.

It will not be necessary to modify the land use cited in the Midtown/Plaza Area Plan for this Urban Renewal Plan to be in conformance with the recommended land use cited in the Midtown/Plaza Area Plan. Refer to Exhibit B for a map of the current land use. Refer to Exhibit C for a map of the proposed land use for the 114 W. Linwood Boulevard Urban Renewal Plan, which matches Exhibit B.

The Plan conforms to the KC Spirit Playbook, the City's adopted comprehensive master plan, as it will specifically promote the following objectives:

Business Attraction & Retention

- Encourage Growth of Local Businesses
The MWA Building will be the location of multiple small businesses, including at least one or more that are in a Target Sector (Arts, Design, and Engineering) identified by AdvanceKC, the City's comprehensive economic development strategy, as a sector to target for attraction and retention. Site-based incentives for projects supporting these sectors are prioritized in the AdvanceKC scorecard.

Access to Jobs

- Promote Concentration of Jobs in Transit-Accessible Areas
The plan area is not directly served by transit and other alternative modes of transportation, but public transit is easily accessible a short distance from the plan area. Two options exist, including the KC Streetcar and 31st Street (No. 31). The nearest stops are located within one-quarter mile of the plan area.

A two-lane protected bike lane has recently been completed on Wyandotte Street, less than 100 feet west of the plan area, and the Vision Zero Plan calls for a protected bike lane on Linwood Boulevard that would connect the plan area with numerous other bike and pedestrian routes in Midtown.

As noted in the Midtown/Plaza Area Plan, 15.5% of local residents in the area use alternative modes of transportation, compared to 6% citywide.

Development Patterns

- Enhance the feasibility of infill development, redevelopment, or development proposed as a contiguous or an efficient extension of existing development patterns through direct assistance or development incentives in strategic areas.

II. FINDINGS

According to section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute, a "blighted area" and "insanitary area" are defined as follows:

"Blighted area", the same meaning as defined pursuant to section 99.805.

The definition of a blighted area as defined in RSMo. 99.805(1) is stated as follows:

"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, or welfare in its present condition and use; and

Insanitary: An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.

Most of the components of the Chapter 99 definitions were present in the proposed 114 W. Linwood Boulevard Urban Renewal Area. Although some portions of the Plan Area are in adequate or sound condition, there exist deteriorated and substandard conditions throughout the Plan Area as a whole, which could lead the legislative body to a finding that the proposed redevelopment area is blighted.

The dominant blighting factors in the proposed redevelopment area include 1) the presence of unsafe or insanitary conditions, including noncompliance with modern building codes, inoperable building systems and lack of life safety systems; 2) deterioration of site improvements, including primary roofs, deterioration of windows and doors, and the failing of finishes, as well as site deterioration, including the deterioration of parking surfaces and walls, all of which are prevalent throughout the Plan Area as a whole; 3) deteriorated public improvements in the Plan Area, including uneven or cracked sidewalks; and 4) commercial vacancies.

These factors combine to create economic underutilization, an inability to generate reasonable taxes, and social liabilities within the Plan Area, and make redevelopment of the Plan Area by private enterprise alone cost prohibitive.

Therefore, the Authority has determined that the proposed 114 W. Linwood Boulevard Urban Renewal Area of Kansas City, Missouri, as of December 24, 2025, is a

“blighted area” according to the definition provided in Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is an economic and social liability and a menace to the health, safety, and welfare of the city. See Exhibit F for the LCRA’s Finding of Blight.

III. STATEMENT OF DEVELOPMENT OBJECTIVES

Local objectives to be achieved through the implementation of this Urban Renewal Plan include the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly development in conformance with the recommended land use map and building and zoning codes of Kansas City, Missouri.

Development objectives to be met through the adoption of this Urban Renewal Plan include the following items:

- To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair the tax base and general welfare of the community.
- To enhance the tax base of the municipality and the other public taxing districts by developing the area to its highest and best use and encouraging private investment in the surrounding areas, thereby increasing tax revenues and corresponding public service to the community.
- To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs.
- To promote the health, safety, order, convenience, prosperity and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area.

The specific development objectives to be achieved through the implementation of this Urban Renewal Plan include the following major items:

- To support and facilitate the estimated \$2 million renovation of 114 W. Linwood

Boulevard, a vacant, underutilized building, to accommodate commercial space (13,451 square feet) with uses that align with AdvanceKC, the City’s comprehensive economic development strategy; and

- To create a commercial development appropriate to the surrounding neighborhoods near the KC Streetcar route that will enhance and protect the City’s investment in public mass transit.

IV. LAND USE PLAN

A. Current Land Use Plan

The Plan Area lies within the Midtown/Plaza Area Plan. The current land use for the specific parcel within the Plan Area is Commercial. For a depiction of the current land use, see Exhibit B – Current Land Use.

B. Proposed Land Use Plan

All uses within the Plan Area shall conform to City Code requirements. Land uses for the specific parcels within the Plan Area are identified within the Midtown/Plaza Land Use Plan as “Commercial.” For a depiction of the Midtown/Plaza Area Plan land use recommendations, see Exhibit C – Proposed Land Use.

It is anticipated that proposed land uses within this Plan will conform to designated land uses as outlined by the city. Individual projects may be required to amend the land use recommendations as they are brought forward for consideration.

C. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the 114 W. Linwood Boulevard Urban Renewal Area. All sites and building designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA “Design Review Process”, described in Appendix 1.

1. Building Design Objectives

Building materials and color schemes shall be complementary to (as much as possible) those used on adjacent buildings within adjacent block(s). Buildings shall be designed to avoid creation of unarticulated, blank facades and to create architectural style and proportion sympathetic or complementary to existing structures so that new construction is an integral element of overall site design. While major changes in building scale shall be avoided whenever possible, some diversity of building scales should also be encouraged.

2. Parking Design Objectives

All off-street parking areas for commercial uses to be improved as part of a redevelopment project assisted by the Authority shall conform to the screening requirements of Chapter 88, Article IV of the City of Kansas City's Code of Ordinances. Redevelopers shall maintain parking facilities in an acceptable manner (weed- and litter-free, plantings trimmed and maintained, all required lighting is operable, pavement cracks and defects are sealed or corrected, etc.) in conformance with the Plan.

3. Signage

Within the 114 W. Linwood Boulevard Urban Renewal Area, in exchange for tax abatement on any tracts owned by the owner or leaseholder of a freestanding outdoor advertising sign, the developer agrees to remove freestanding outdoor advertising signs prior to the approval of any property tax abatement by the Authority.

4. Street, pedestrian walkways and open space objectives

Each redevelopment proposal will, if required by the Development Services or the Department of Parks and Recreation, include provision of approved streetscape improvements. Such improvements may include sidewalks, street trees (or other approved plantings) with adequate drainage and grates, and well maintained curbs.

5. General maintenance:

General maintenance shall be required of all redevelopment parcels assisted by the Authority and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire must be repaired, or if repair is deemed infeasible, such structure shall be removed within 60 days of such calamity.

6. Zoning

The existing zoning in the Plan Area is B4-5 (Heavy Business/Commercial 4 (dash 5)). Existing zoning within the Plan Area and surrounding environs is demonstrated in Exhibit D. As part of the

redevelopment of the Plan Area and demonstrated in Exhibit E, rezoning to UR (Urban Redevelopment) will be required for all redevelopment seeking LCRA assistance (including tax abatement) unless the developer follows the Department of the Interior Standards or rezoning is waived by the City Planning Director. It is anticipated that redevelopment will occur as market conditions warrant. Prior to redevelopment the UR will be presented to include the appropriate project information for that particular project.

V. URBAN RENEWAL TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

With respect to implementation of the 114 W. Linwood Boulevard Urban Renewal Plan, the following urban renewal techniques will be used to ensure positive economic and community development:

A. Tax Abatement

The LCRA may provide tax abatement, or other forms of development assistance, to projects proposed by residents, organizations or business entities and which are in conformance with this Plan. No property will receive abatement or other incentives unless the applicant(s) demonstrates that: 1) all property taxes have been paid for all of the properties owned by or under the control of the applicant(s) and 2) that there are no unresolved code violations on any property located within the City of Kansas City, Missouri that is owned or controlled by the applicant, unless, however, the applicant's proposed project within the Area shall

correct or remediate any code violation at the property within the Plan area for which the applicant has been cited within the ninety (90) days prior to the submittal date of a Redevelopment Project Application. All commercial, industrial, retail, mixed-use, office, multi-family and/or institutional redevelopment projects seeking assistance from the LCRA will follow the Authority's Workable Program. The projects will be evaluated to determine if public assistance is necessary to fulfill the objectives of the

Plan. Any property being considered for a subsequent tax abatement must exhibit significant blight at the time of the second application and that at least five years shall have elapsed since the end of the previous tax abatement, provided, however, that said requirement that at least five years shall have elapsed may be waived or reduced by the Authority in the event of hardship circumstances.

A request for development assistance that exceeds standard Chapter 99 tax abatement (assessed valuation of property “frozen” for 10 years of abatement on the increased valuation of the property) shall be considered as a request for a minor modification of this Plan. The Authority will inform the Director of Finance and the Director of City Development in writing not less than thirty (30) days prior to the hearing of such a request by the Authority.

B. Eminent Domain

Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and/or the eradication of blight or insanitary conditions. The Authority shall not exercise its power of eminent domain within the Plan Area.

C. Project Plan/Design and Financing Review/Developer’s Obligations

Prior to the approval of a Project, the LCRA will submit a copy of the proposal to the Director of City Development and the Director of Finance for their review regarding the proposal’s compliance with the City’s adopted plans and design guidelines in this plan.

VI. WORKABLE PROGRAM

A. Workable Program and Rules for Implementation (Background).

1. On October 4, 2000, pursuant to Section 99.420(5) of the LCRA Law, the Authority adopted, as amended from time to time, The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Workable Program”), and the Rules for the Implementation of The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Rules for Implementation”), as a basis upon which to judge future Urban Renewal Plans and any proposed amendments to existing Urban Renewal Plans.
2. Sections 99.320(20) and (21) of the LCRA Law requires that Urban Renewal Plans adopted by the Authority and the City Council comply with the Workable Program.

B. Impact of the Workable Program on Applications for Benefits under this Urban Renewal Plan.

1. The Authority shall not grant to any person (“Applicant”) any of the benefits (“LCRA Benefits”) the Authority has the power to grant under the LCRA Law unless the Authority shall have first determined whether the project proposed by the Applicant (“Project”), for which the Applicant has applied to the Authority for LCRA Benefits, would not be economically viable without the granting of the LCRA Benefits sought by the Applicant.

C. Application

1. Each Applicant shall submit an application (“Application”) that shall include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be economically viable without the granting of the LCRA Benefits sought by the Applicant. Each Application shall include such other information as required by the Workable Program and the Rules for Implementation.

D. Monitoring Urban Renewal Projects under this Urban Renewal Plan.

1. During the life of any LCRA benefits granted by the Authority to an Applicant, the Authority shall monitor the Project to assure that the City realizes the benefits to its tax and employment bases and physical improvements (“Public Benefits”) of the Project promised by the Applicant when the LCRA Benefits were granted.
2. In the event the City does not, in the opinion of the Authority, realize the Public Benefits, then the Applicant shall be obligated to pay to the

Authority a sum (“Liquidated Public Benefit”) equal to the value of the LCRA Benefits, which were realized by the recipient of those benefits.

3. If the Applicant shall demonstrate to the satisfaction of the Authority that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefit.

VII. PROPOSED FINANCING PLAN

The proponents of this Plan have estimated the Total Project Costs for the renovation of the MWA Building to serve multiple commercial tenants at 114 W. Linwood Boulevard to be approximately \$1.9 million. Construction plans and detailed cost estimates will be prepared as part of all Redevelopment Project Applications submitted for consideration by the Authority.

In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including traditional debt financing and cash equity, will be used to help finance restoration, rehabilitation, and redevelopment projects within the 114 W. Linwood Boulevard Urban Renewal Area.

VIII. RELOCATION

The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary.

IX. AFFIRMATIVE ACTION PLAN

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 4) which requires that developers and project contractors submit individual affirmative action plans. All projects approved by LCRA are subject to applicable federal, state and/or City affirmative action regulations, requirements, guidelines and procedures.

X. DURATION OF CONTROLS

The 114 W. Linwood Boulevard Urban Renewal Plan shall be effective for a period of ten (10) years from the date of passage of the approving ordinance.

XI. PROVISION FOR AMENDING PLAN

This Plan may be modified by the Authority, provided that when the proposed modification will substantially change the development of the urban renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

Exhibit A - 1

Legal Description

Parcel 1

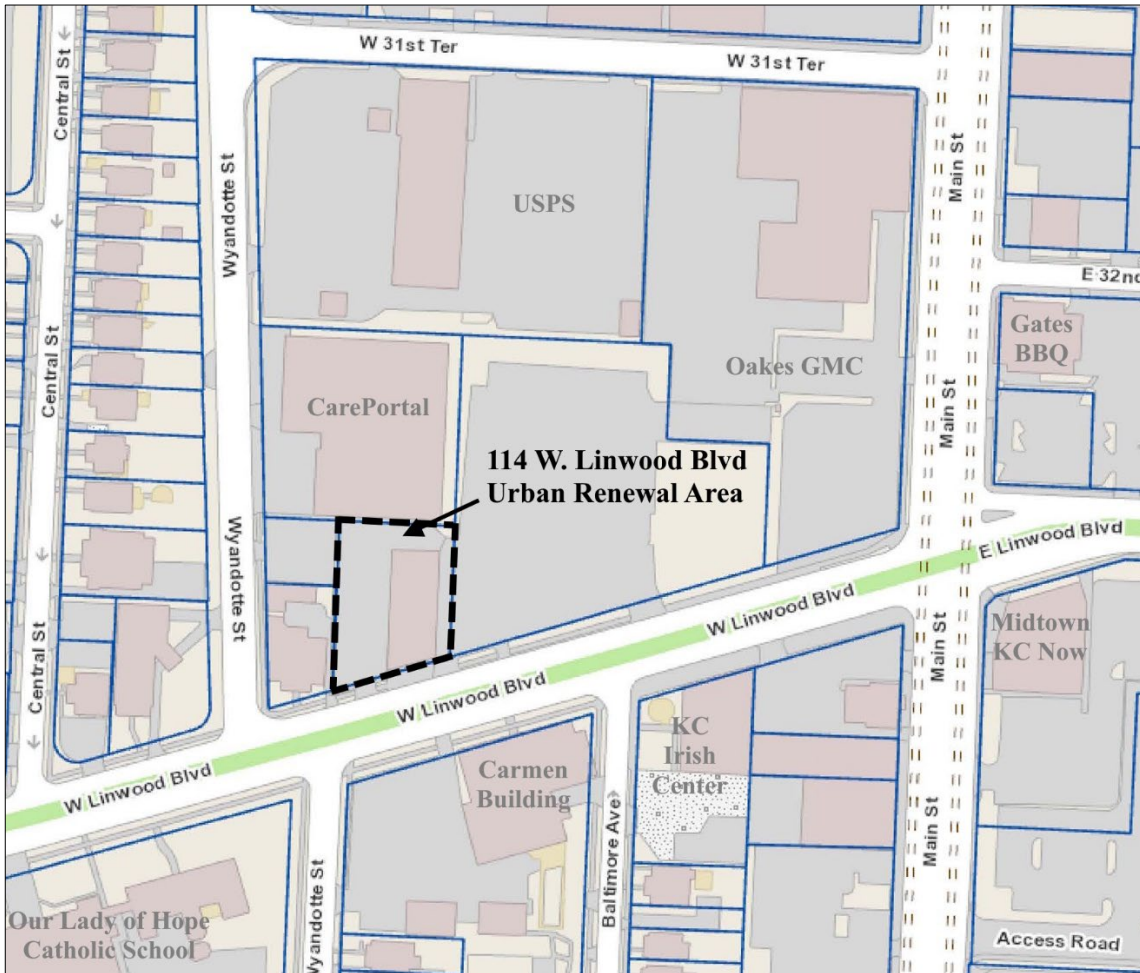
114 W. Linwood Boulevard

Owner: Barf Hearts, LLC

Tax ID No. 29-830-08-08-00-0-00-000

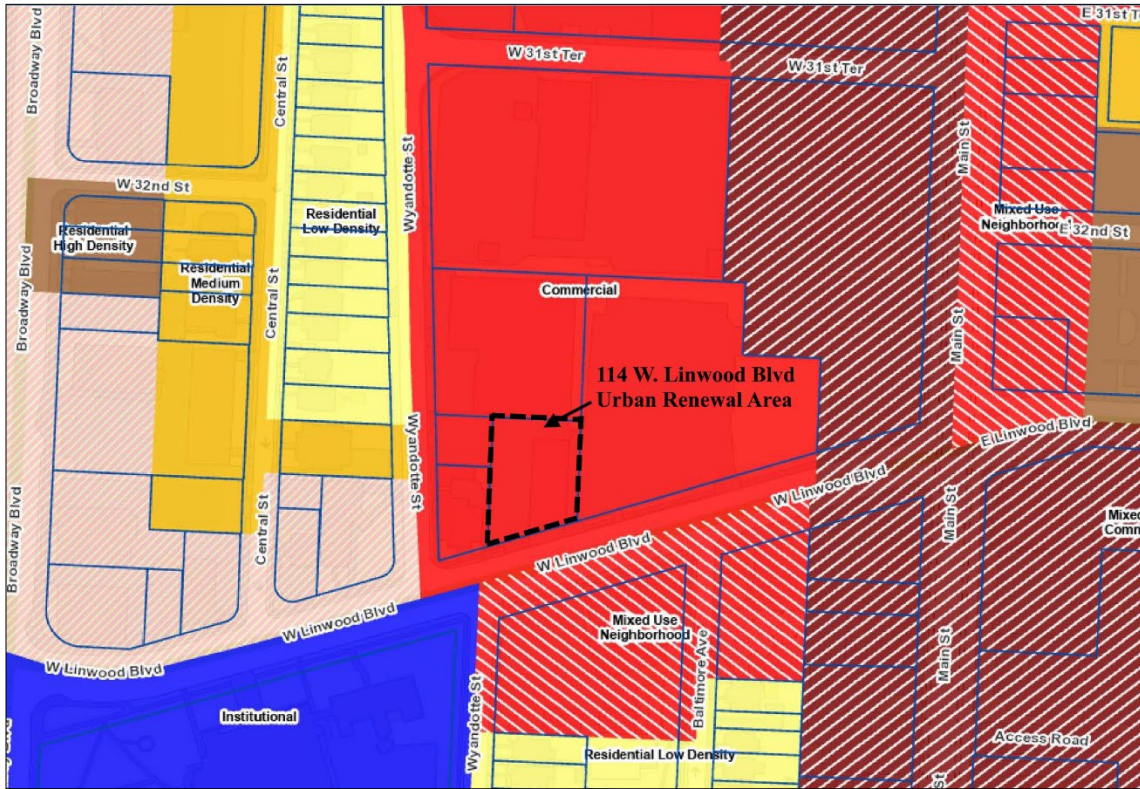
Lots 1, 2, 3, 4 and 5, together with the South 1/2 of the vacated alley lying North of and adjoining said lots, ROSS' SUBDIVISION OF LOTS 6 & 7, BLOCK 2, OF MCGEE'S SUMMIT, a subdivision in Kansas City, Jackson County, Missouri.

Exhibit A-2 Map of Plan Area



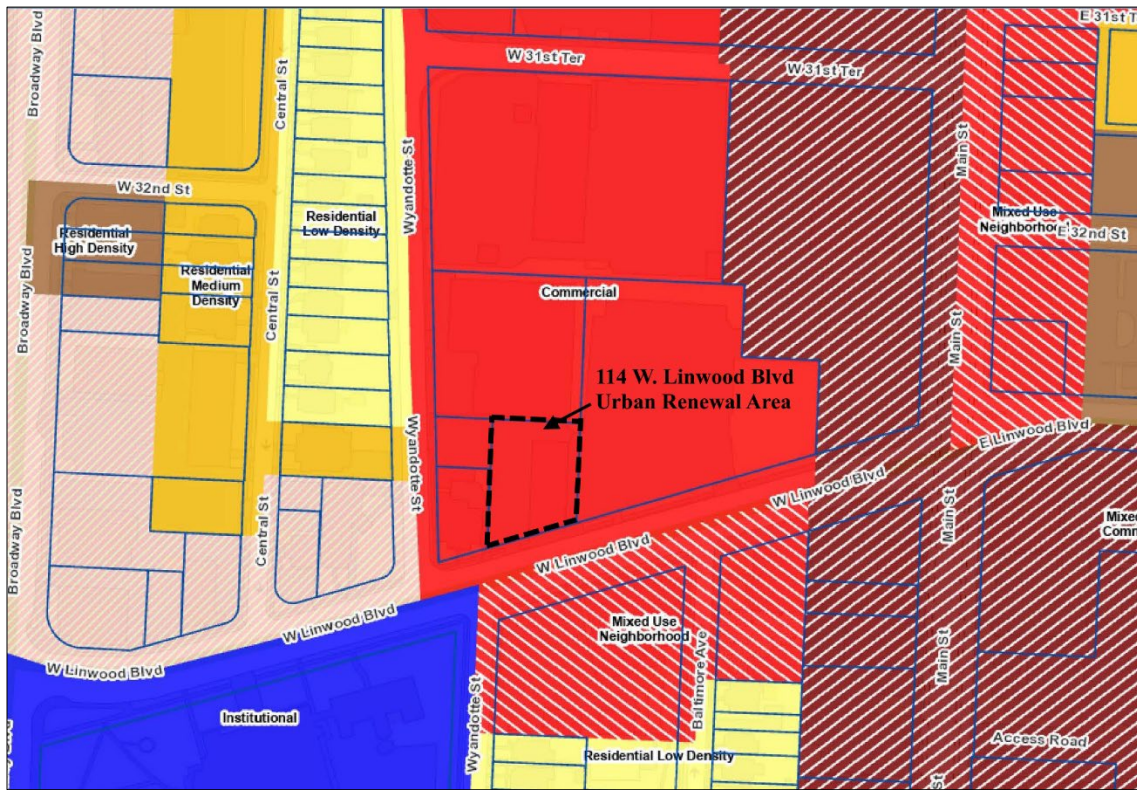
114 W. Linwood Boulevard Urban Renewal Plan

Exhibit B - Current Land Use



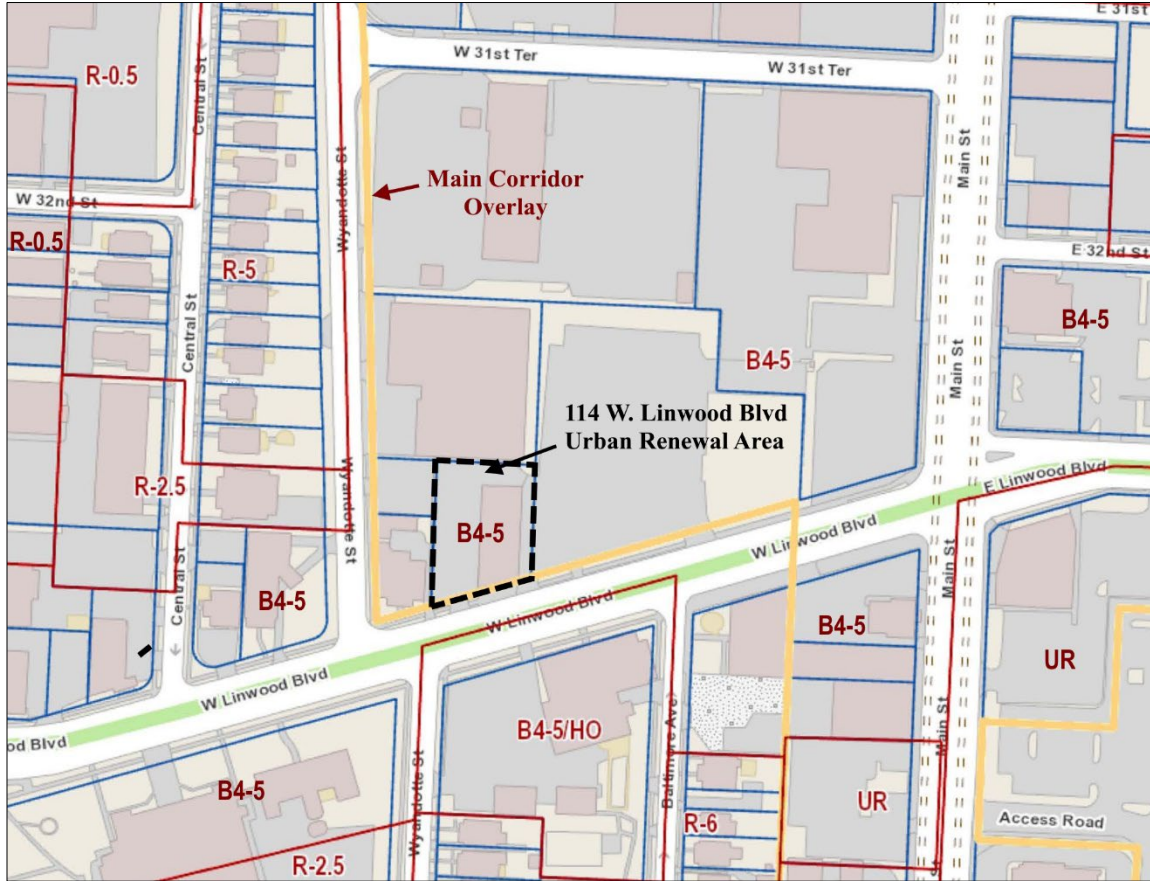
114 W. Linwood Boulevard Urban Renewal Plan

Exhibit C – Proposed Land Use



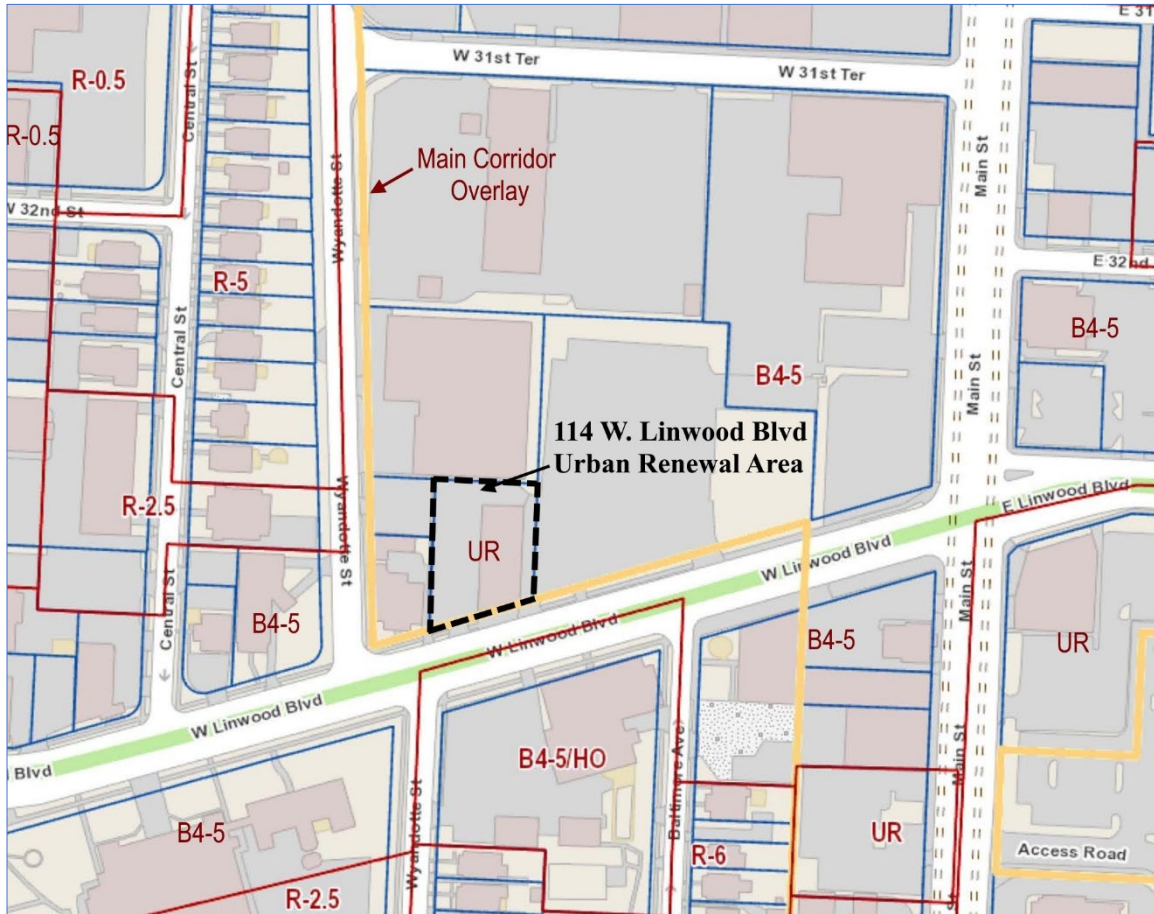
114 W, Linwood Boulevard Urban Renewal Plan

Exhibit D - Current Zoning



114 W. Linwood Boulevard Urban Renewal Plan

Exhibit E - Proposed Zoning



114 W. Linwood Boulevard Urban Renewal Plan

Exhibit F
Blight Study

Under Separate Cover

Exhibit G

Land Clearance for Redevelopment Authority's Resolution of Approval for Plan and Blight Study

**(The LCRA's Resolution making a finding of blight and approving the Urban
Renewal Plan will be provided following its adoption)**

Appendix 1

Design Review Process

Under Separate Cover

Appendix 2

Standardized Relocation Policy

Under Separate Cover

Appendix 3
Workable Program

Under Separate Cover

Appendix 4
Affirmative Action Process

Under Separate Cover