

# QUALIFICATION ANALYSIS

OF THE PROPOSED

29<sup>TH</sup> & BENTON PIEA STUDY AREA  
NWQ BENTON BOULEVARD & E 29<sup>TH</sup> STREET  
KANSAS CITY, MISSOURI



**PREPARED FOR:**

MR. DAVID MACOUBRIE  
EXECUTIVE DIRECTOR

PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI

**AS OF:**

APRIL 3, 2020  
RECORD NO. 1730

BELKE APPRAISAL & CONSULTING SERVICES, INC.



## AERIAL PHOTOGRAPH





# BELKE APPRAISAL & CONSULTING SERVICES, INC.

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REAL ESTATE ANALYSIS & VALUATION

**SCOTT J. BELKE, MAI**

PRESIDENT

April 3, 2020

Planned Industrial Expansion Authority of KCMO

Mr. David P. Macoubrie II

Executive Director

300 Walnut, Suite 400

Kansas City, Missouri 64105

RE: Qualification Analysis  
29<sup>th</sup> & Benton PIEA Study Area  
Chase Apartments  
2644-2702 E 29<sup>th</sup> Street and 2651 Victor Street  
Kansas City, Missouri 64128

Dear Mr. Macoubrie,

Per our agreement dated March 11, 2020, I am pleased to herewith submit my Qualification Analysis for the proposed 29<sup>th</sup> & Benton PIEA Study Area located within Santa Fe Place which was platted in 1897 as one of the first planned neighborhoods in Kansas City and was listed on the National Register of Historic Places (NRHP) on May 30, 1986. The study area is positioned at the northwest corner of E 29<sup>th</sup> Street and Benton Boulevard in Kansas City, Missouri and comprises the following three Jackson County tax parcels and uses:

Parcel Address	Tax Parcel No.	Current Use
2644 E 29 <sup>th</sup> Street	28-920-10-36-00-0-00-000	21-Unit Apartment Building
2702 E 29 <sup>th</sup> Street	28-920-10-26-00-0-00-000	27-Unit Apartment Building
2651 Victor Street	28-920-10-03-00-0-00-000	6-Unit Apartment Residence

Per Kansas City, Missouri GIS Mapping, the three tax parcels encompassing the study area contain approximately 2.06 acres or 89,588 square feet and are improved with 48,516 gross square feet (above grade) of vertical structures. The city has zoned the entirety of the study area R-1.5, Residential 1.5. The study area is presently held in three related ownerships. Careful inspection of the study area was made on several occasions during March and April 2020. The effective date of this study is April 3, 2020.

The Missouri Revised Statutes provides the statutory definition of a "blighted area" (RSMo Section 100.310 (2)) utilized in my qualification analysis:

**"Blighted area"**, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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;

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Mr. Macoubrie  
April 3, 2020

The 29<sup>th</sup> & Benton Study Area is improved with two apartment buildings (48 units) and an apartment/residence conversion (6 units). The two apartment structures located on E 29<sup>th</sup> Street are each of 3-story design and contain a combined 45,420 gross square feet. Due to the age and design, excessive deterioration and obsolescence, and lack of modern amenities, the two structures are currently sustaining 46% vacancy. The westerly apartment building (2644 E 29<sup>th</sup> Street) has been vacant for over 9 years. The apartment/conversion is located on Victor Street, is now 115 years old, and has been vacant for over 7 years due to extensive deterioration and obsolescence. The study area contains a combined total of 54 units sustaining 52% vacancy. The off-street parking areas of both the apartment buildings and apartment/residence conversion are in very poor condition. A vacant lot adjoins to the east of the apartment/residence conversion. The Heart Of The City Area Plan highlights excessive vacant lots as one of the negative features of the plan area.

The property at 2644 E 29<sup>th</sup> Street was foreclosed in 1996 and 2010. A Certificate of Existence Dangerous Building was issued in 1995 and released in 1999. The property at 2702 E 29<sup>th</sup> Street had a Certificate of Existence Dangerous Building issued in 1995 subsequently released in 2005. Real estate taxes levied against the study area have been paid in delinquency annually between at least 2011 and 2019.

The presence of potential environmental issues (asbestos, lead (paint and pipes), mold, moss), deteriorating or failing improvements, extensive water infiltration, lack of safety railings, trespassing and vandalism, trash, and neighborhood crime combined to create safety and sanitary concerns. The current use (lack of use) of the study area is also an economic underutilization, results in unrealized assessment and taxation, delinquent taxes, and diminished housing opportunities and economic impact.

Census data indicates the subject census tract (38) lost 50% of its population between 1970 and 2010, while the adjoining census tracts lost 58%. The median household income within the subject census tract (\$27,667) and the adjoining census tracts (\$24,398) are 54% and 60% below the Kansas City MSA median (\$60,442). Census Tract 38 is designated by the city as continuously distressed (Economic Development Scorecard Distressed Levels Map). The entire study area lies within the Central City/KC CUR (Kansas City Catalytic Urban Redevelopment) Opportunity Zone.

The 29<sup>th</sup> & Benton Study Area lies within the Midtown to East KCMO EEZ which required findings of blight. The study area is surrounded by approved PIEA, URA, and TIF incentive/plan areas which required a finding of statutory blight. The study area and the immediate neighborhood exhibit numerous negative influences contributing to blight.

Presently, 3 of the 5 blighting factors contained in the statutory definition are present in predominate degrees within the study area and have resulted in economic and social liabilities, retarded the provision of housing accommodation, resulted in economic underutilization, and created a menace to the public health, safety, morals, and welfare.

Therefore, I have concluded the 29<sup>th</sup> & Benton PIEA Study Area qualifies per R.S.Mo. Chapter 100 as a blighted area as of the effective date of this study (April 3, 2020).



Mr. Macoubrie  
April 3, 2020

It has been a distinct pleasure to serve you in this assignment.

Sincerely,  
BELKE APPRAISAL & CONSULTING SERVICES, INC.



Scott J. Belke, MAI  
President  
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)  
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

## 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 my personal, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this study, and I have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this study or to the parties involved with this assignment.
- 5) My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this study.
- 6) My analyses, opinions, and conclusions were developed, and this study has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- 7) I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 8) As of the date of this report, Scott J. Belke, MAI has completed the requirements of the continuing education program of The Appraisal Institute.
- 9) Scott J. Belke, MAI made several personal inspections of the study area that is the subject of this report during March and April 2020. The effective date of this Qualification Analysis is April 3, 2020.
- 10) No one provided significant professional assistance to the person signing this report.
- 11) I have performed no services, as a consultant, appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



Scott J. Belke, MAI  
President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)  
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

## GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This study is subject to the following assumptions and limiting conditions:

- 1) The information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
- 2) Possession of this study or a copy thereof, does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the consultant.
- 3) The consultant is not required to give testimony or attendance in court because of this study, unless prior agreements have been made in writing.
- 4) Neither all nor any part of the contents of this study, especially any conclusions as to blight, the identity of the consultant or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.



Scott J. Belke, MAI  
President



Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)  
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)



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## **PROPERTY DATA**

The following photographs illustrate conditions existing within the 29<sup>th</sup> & Benton PIEA Study Area during inspections performed in March and April 2020.





**PHOTOGRAPH #1**

Looking West Along The Front  
Elevation Of 2702 E 29<sup>th</sup> Street



**PHOTOGRAPH #2**

The South Elevation  
Of 2702 E 29<sup>th</sup> Street



**PHOTOGRAPH #3**

The East Elevation  
Of 2702 E 29<sup>th</sup> Street



**PHOTOGRAPH #4**

The South Elevation  
Of 2644 E 29<sup>th</sup> Street



**PHOTOGRAPH #4**

The North Elevation Of  
2644 E 29<sup>th</sup> Street



**PHOTOGRAPH #6**

The West Elevation Of  
2644 E 29<sup>th</sup> Street



**PHOTOGRAPH #7**

A View Of The North & East  
Elevations Of 2651 Victor Street

**PHOTOGRAPH #8**

A View Of The South & East  
Elevations Of 2651 Victor Street

**PHOTOGRAPH #9**

Looking North Across The  
Vacant Lot At 2651 Victor Street





**PHOTOGRAPH #10**

Looking West Across The East  
Portion Of The Parking Lot



**PHOTOGRAPH #11**

Looking West Across The Central  
Portion Of The Parking Lot



**PHOTOGRAPH #12**

Looking East Across The West  
Portion Of The Parking Lot



**PHOTOGRAPH #13**

Storage Shed Adjoining  
The Center Parking Lot Area



**PHOTOGRAPH #14**

Picnic Area Adjoining  
The Center Parking Lot Area



**PHOTOGRAPH #15**

Brush Container In The Northwest  
Corner Of The Study Area



## INTRODUCTION

### Purpose

The purpose of this Qualification Analysis is to determine if the proposed 29<sup>th</sup> & Benton PIEA Study Area located within the Santa Fe Place Historic District in Kansas City, Jackson County, Missouri meets the statutory definition set forth in Missouri Revised Statutes Chapter 100 Industrial Development of a blighted area, insanitary area, or undeveloped industrial area. The 29<sup>th</sup> & Benton PIEA Study Area is located in the center city roundly two miles southeast of the Central Business District (CBD). Santa Fe Place was platted in 1897 as one of the first planned neighborhoods in Kansas City and was listed on the National Register of Historic Places (NRHP) on May 30, 1986.

The consultant visited the study area and the adjoining neighborhood on several occasions in March and April 2020. The effective date of this study is April 3, 2020. The study area encompasses three adjoining Jackson County tax parcels situated along E 29<sup>th</sup> Street, Benton Boulevard, and Victor Street. The total land area contained in the study area is 89,588 square feet or 2.06 acres. The three tax parcels slope downward gently to the east, are served by all utilities, are zoned R-1.5, Residential 1.5, and lie within FEMA Zone X (areas of minimal flood hazard). The study area lies within Census Tract 38 which is designated by the city as continuously distressed, the Central City/KC CUR (Kansas City Catalytic Urban Redevelopment) Opportunity Zone, and the Midtown to East KCMO Enhanced Enterprise Zone.

The study area is improved with the Chase Apartments along the north side of E 29<sup>th</sup> Street and a converted apartment/residence and adjoining vacant lot along the south side of Victor Street. The Chase Apartments consists of two buildings built in 1971 (age=49 years) containing 45,420 square feet housing 48 multifamily units. These multifamily structures are of poor to fair quality in poor to fair condition. The apartment/residence on Victor Street was built in 1905 (age=115 years), contains 3,096 square feet above grade and 1,292 square feet below grade, and once contained 6 apartment units. The westerly building (2644) at Chase Apartments has been 80% to 100% vacant for over 9 years while the easterly building (2702) is presently 15% vacant. The converted apartment/residence at 2651 Victor Street has been 100% vacant for at least 7 years. The combined vacancy within the study area is 52% (28 of 54 units). The property at 2644 E 29<sup>th</sup> Street was foreclosed in 1996 and 2010. A Certificate of Existence Dangerous Building was issued in 1995 and released in 1999. The property at 2702 E 29<sup>th</sup> Street had a Certificate of Existence Dangerous Building issued in 1995 subsequently released in 2005.

### Legal Description

The following legal descriptions for the three county tax parcels comprising the study area were taken from the last deeds recorded at the Register of Deeds in the Jackson County Courthouse:

#### 2644 E 29<sup>th</sup> Street:

All of Lots 24, 25, 26 and 27, Block 4, SANTA FE PLACE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

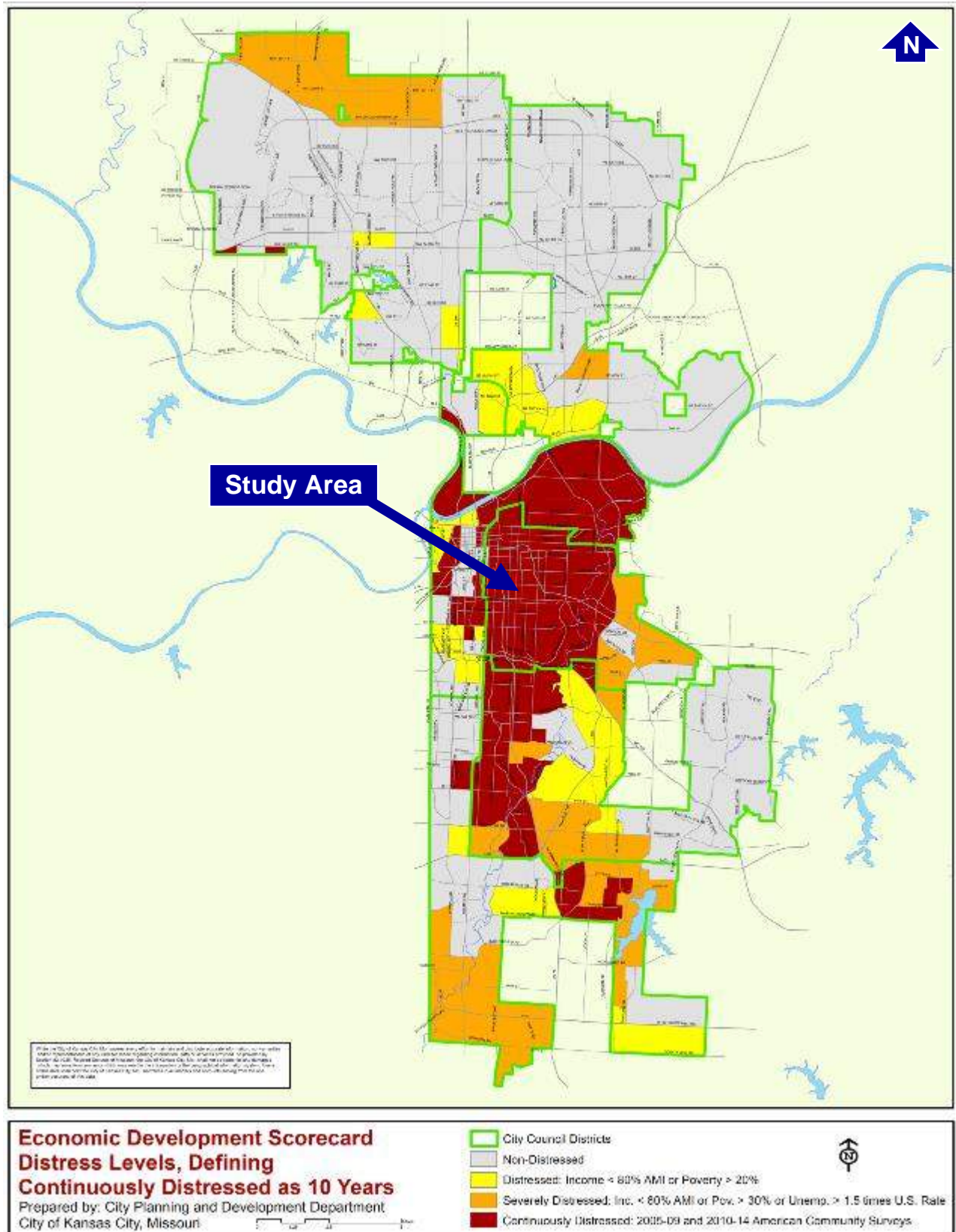
#### 2702 E 29<sup>th</sup> Street:

All of Lots 19, 20, 21, 22 and 23, Block 4, SANTA FE PLACE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

#### 2651 Victor Street:

All of Lots 13 and 14, Block 4, SANTA FE PLACE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.





The KCMO GIS map section included below provides aerial delineation of the three Jackson County tax parcels while the exhibit on the following page provides the original plat of SANTA FE PLACE.

### KCMO GIS MAPPING AERIAL PHOTOGRAPH





PLAT MAP

SANTA FE PLACE

Know ALL MEN BY THESE PRESENTS: That the undersigned, Mammie J. Bell and Victor B. Bell, her husband, and August R. Meyer, being the owners and proprietors of the full quarter of section fifteen (15), township forty-nine (49), range thirty-three (33), Jackson County, Missouri, to-wit: Beginning at the North west corner of said section fifteen, Avenue nineteen hundred and seventy seven and seventy five hundredths (1977.5) feet, more or less, to the center line of Thirtieth (30th) Street; thence East along six hundred and fourteen and thirty two hundredths (614.32) feet, more or less, to the East line of the North west quarter (14) of said Section fifteen (15), being with the said center line of Indiana Avenue, nineteen hundred and seventy four (1974) feet, more or less, to the Northeast corner of the North west quarter (14) of said Section fifteen (15); thence West with said center line of Twenty seventh (27th) Street, twenty six hundred and fifteen and three tenths (2615.3) feet, to excavate said land to be subdivided in the manner marked and designated on this plat, which said subdivision shall hereafter be known as "SANTA FE PLACE". Victor, and Twenty ninth Streets are hereby dedicated to the public use. A license to Kansas City to build public sewers across the rear ends of lots in blocks to excavate to extent of three (3) feet on each side of East and West lot-dividing lines, as indicated on plat by dotted lines, in said blocks one (1) to five (5) inclusive South line of Twenty seventh (27th) Street, and North line of block one (1), as marked "reserved" on this plat, is hereby reserved absolutely to said Mammie J. B. Bell and Victor B. Bell.

State of Missouri County of Jackson On this 24th day of July, A.D. 1897, before me personally appeared Victor B. Bell and Mammie J. Bell, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

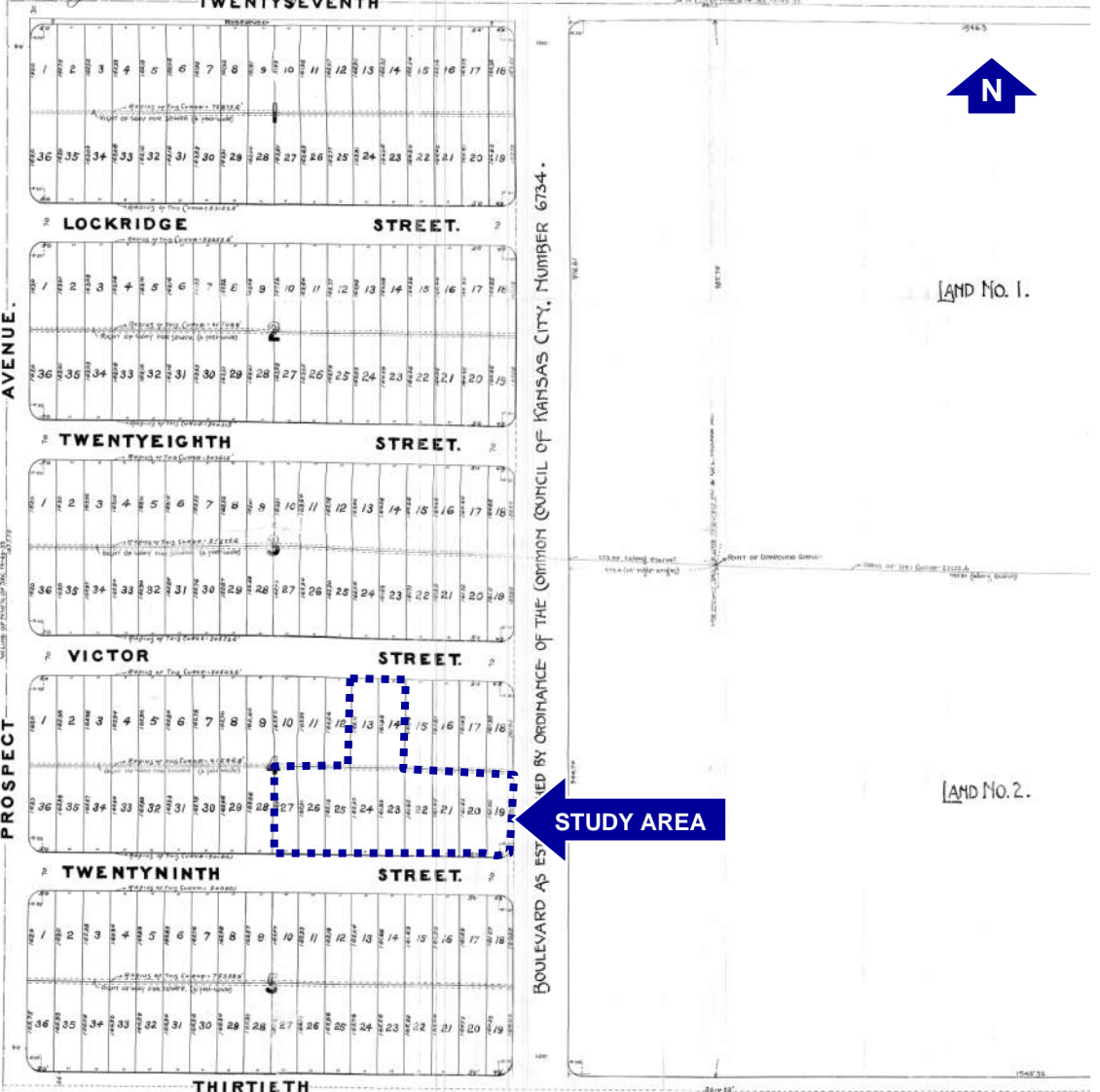
My commission expires on the 16th day of January, 1899.

State of Missouri County of Jackson On this 24th day of July, A.D. 1897, before me personally appeared August R. Meyer, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires on the 25th day of January, 1900.

August R. Meyer  
Owner of blocks 1, 2 & 105  
Owner of blocks 4, 5 & 103  
I, Charles S. Curry, City Clerk of Kansas City, Mo., do hereby certify that the foregoing plat was duly approved by the Board of Aldermen of Kansas City, Mo., on the 24th day of July, 1897, and is hereby published for the public use.



## Statutory Definition

Chapter 100 of the Missouri Revised Statutes entitled *Industrial Development* allows for the creation of “The Planned Industrial Expansion Authority” within a city and empowers the authority to submit general redevelopment plans to the city. However, “an authority shall not prepare a plan for a project area unless the governing body of the city has declared, by resolution or ordinance, the area to be blighted, insanitary or undeveloped industrial area in need of industrial development” (RSMo ch. 100.400.1 (2)).

Chapter 100 provides the following definitions for a blighted area, insanitary area, or undeveloped industrial area:

**“Blighted area”**, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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; (RSMo ch. 100.310 (2)).

**“Insanitary area”**, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, 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 combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare; (RSMo ch. 100.310 (11)).

**“Undeveloped industrial area”**, any area which, by reason of defective and inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically; contains old, decaying, obsolete buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, warehouses, distribution centers, structures; contains buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, multi-family housing facilities, warehouses, distribution centers and structures whose operation is not economically feasible; contains intermittent commercial and industrial structures in a primarily industrial or commercial area; or contains insufficient space for the expansion and efficient use of land for industrial plants and commercial uses amounting to conditions which retard economic or social growth, are economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury of the public health, safety, morals and welfare. (RSMo ch. 100.310 (18)).

## Chapter 100 Redevelopment Rights

### Blight Prevention

The authority is empowered to take actions deemed “necessary to prevent a recurrence of blighted, insanitary, undeveloped industrial areas or to effectuate the purposes of this law” (RSMo ch. 100.390 (4)).

### Tax Abatement

RSMo ch. 100.570 provides for the ad valorem tax exemption benefits contained in RSMo ch. 353 (*The Urban Redevelopment Corporation Law*) to be made available to any redevelopment corporation on lands and improvements situated within the project area provided the governing body grants approval by a three-fourths vote. Upon compliance with Chapter 353 requirements, real property of urban redevelopment corporations shall not be subject to assessment or payment of general ad valorem taxes

imposed by the city, state or any political subdivision, for a period not more than 10 years after the date upon which the corporation becomes owner of the real property. However, taxes may be collected on the assessed valuation of the land, exclusive of improvements, based upon the land assessment for the calendar year preceding the corporation's ownership. Such land assessment may not be increased during the 10-year period.

After completion of the initial 10-year abatement, for an ensuing period not more than 15 years, ad valorem taxes shall be based upon an assessment not to exceed 50% of the true value of the real property including any improvements. After a period not totaling more than 25 years, the real property shall be subject to assessment and payment of all ad valorem taxes based upon the full true value of the real property. By Committee Substitute For Ordinance No. 160383 dated October 6, 2016, the Kansas City, Missouri city council determined "in the absence of Extraordinary Qualifications" the maximum abatement limit in the first 10 years will be lowered from 100% to 75% and from 50% to 37.5% in the following 15 years.

### **Eminent Domain**

RSMo ch. 100.420.1 provides authorities with the power of eminent domain:

An authority shall have the right to acquire by the exercise of eminent domain any real property which it may deem necessary for a project or for its purposes under this law after the adoption by it of a resolution declaring the acquisition of the real property described therein is necessary for such purposes.

### **Bond Issuance**

RSMo ch. 100.430 provides authorities with the power to issue bonds:

- (1) An authority shall have power to issue bonds from time to time in its discretion for any of its corporate purposes including the payment of principal and interest upon any advances for surveys and plans for projects. . . (2) An authority shall also have power to issue refunding bonds for the purpose of paying or retiring or in exchange for bonds previously issued by it.

### **Previous Blight Findings**

The State of Missouri has designated much of the urban core as an Enterprise Zone. The study area is located within the Midtown to East KCMO EEZ (see **EEZ 3** exhibit on the following page). EEZ incentives are designed to encourage job creation and investment by providing tax credits and local property tax abatement to new or expanding businesses located in an Enhanced Enterprise Zone (EEZ). State tax credits are available to companies based upon redevelopment and new hires created in the zone. Creation of an EEZ requires a determination of blight, pervasive poverty, unemployment and general distress. The EEZ statutory definition of blight (R.S. Mo. 135.950 (2)) is identical to Section 99.805(1) R.S. Mo. (Real Property Tax Increment Allocation Redevelopment Act – utilized by the Tax Increment Financing Commission of Kansas City, Missouri) and Section 100.310 (2) R.S. Mo. (Industrial Development – utilized by the Planned Industrial Expansion Authority of Kansas City, Missouri).

City and state government must often provide incentives for redevelopment to occur in the urban core. The Santa Fe URA adjoins to the south of the study area and the large Linwood Prospect URA and Key Coalition URA are west near Prospect Avenue. The Justin Place 353 and D.A. Holmes School 353 are south of E 29<sup>th</sup> and E 30<sup>th</sup> Streets (between Prospect Avenue and Benton Boulevard). The large Troost Area TIF and Troost Corridor PIEA are west of US Highway 71. Maps of the approved redevelopment incentive areas with the study area identified are included on the second following page.



**Legend**

- EEZ 3 - Midtown to East KCMO
- Kansas City Boundary

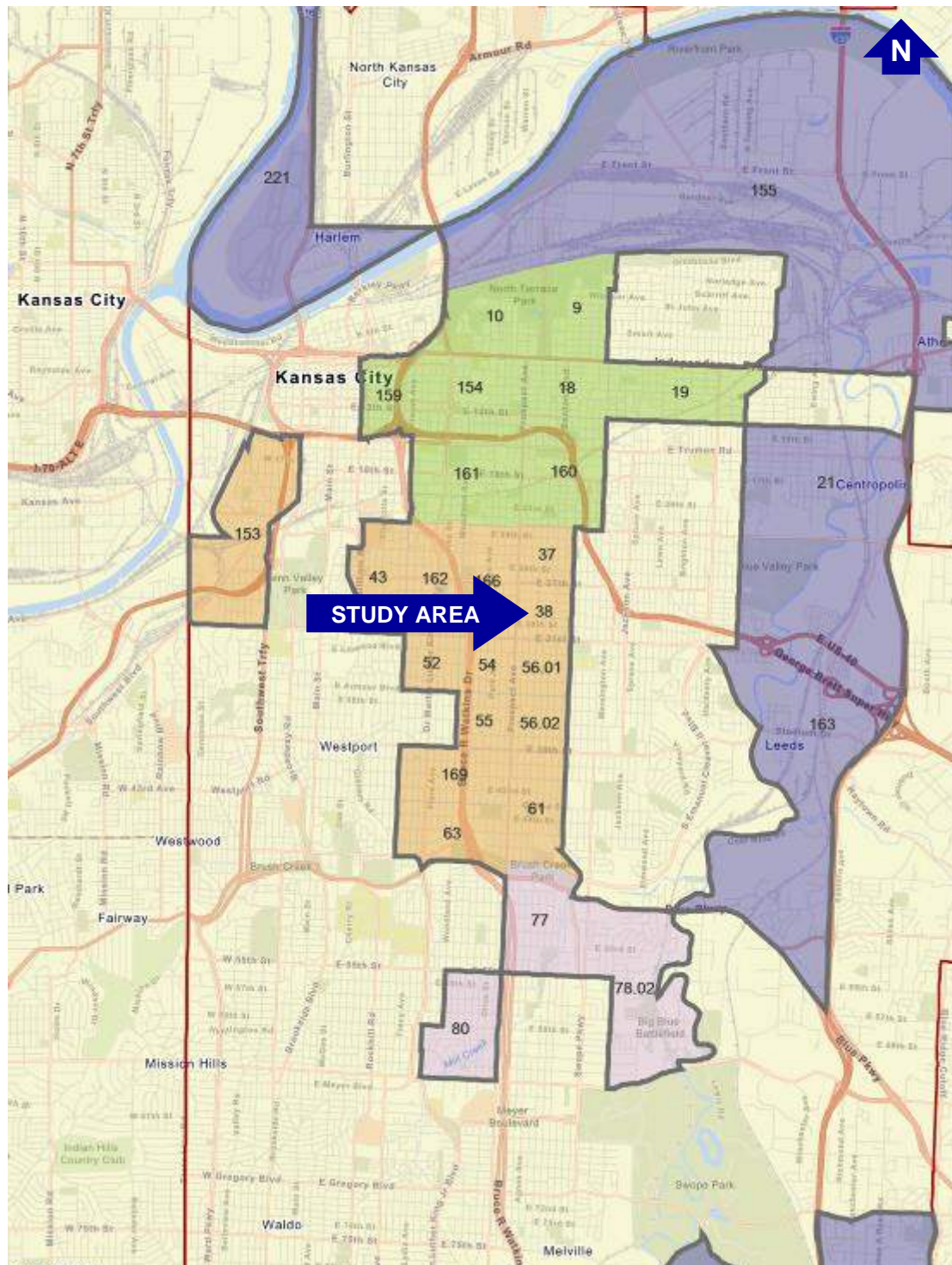






The entire study area lies within the Central City/KC CUR (Kansas City Catalytic Urban Redevelopment) Opportunity Zone. The Opportunity Zones program encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designated census tracts. Zones are subject to approval by the U.S. Department of Treasury. The state of Missouri submitted 161 Opportunity Zones to the federal government for inclusion in the program.

### KCMO OPPORTUNITY ZONES



## Ownership

The study area was acquired in three separate transactions as outlined in the table below:

Address	Ownership Entity	Sale Date	Document No.
2702 E 29 <sup>th</sup> Street	29 <sup>th</sup> Street Properties, LLC	12/27/2006	2006E0144217
2644 E 29 <sup>th</sup> Street	2644 E 29 <sup>th</sup> Properties, LLC	12/15/2011	2012E0005028
2651 Victor Street	2651, LLC	12/04/2013	2013E0123638

The three entities are reportedly related.

## Experience

The consultant has over 25 years of experience preparing blight analyses on properties located within several local municipalities and utilizing various Missouri State Statutes (R.S. Mo. Chapters 99, 100, and 353) and Kansas State Statues (K.S.A. Chapter 12). A full listing of redevelopment projects for which consulting services have been provided is included with the consultant's qualifications at the end of the study.

## SANTA FE PLACE NEIGHBORHOOD

### Location

The proposed 29<sup>th</sup> & Benton PIEA Study Area is located in the Santa Fe Place Historic District located southeast of the “downtown loop” (formed by Interstates 29, 35, and 70). The study area lies just over 2 miles southeast of the southeast corner of the downtown loop, just over a ½ mile east of US Highway 71, and ¾ mile west of Interstate 70. The study area lies within the northwest portion of Jackson County, Missouri, the west/central portion of Kansas City, Missouri, and is proximate to the center of the greater metropolitan area.

### Access

Interstates 70 and US Highway 71 provide convenient linkage for the study area with other portions of the metropolitan area (including nearby Interstates 29, 35, and 635). An interchange with Interstate 70 is available to the northeast at E 27<sup>th</sup> Street while an interchange with US Highway 71 is available due west along E 29<sup>th</sup> Street. Prospect Avenue (west) is a major north/south connector through the city. Benton Boulevard (east) converts to an avenue south of Linwood Boulevard. Benson Boulevard is designated “Established Boulevard” in the Major Street Plan while Prospect Avenue is designated “Local Link.” The Santa Fe Place neighborhood has a rectilinear urban street design enabling convenient access in all directions. Both Benton Boulevard and Prospect Avenue carry two-way traffic in two lanes.

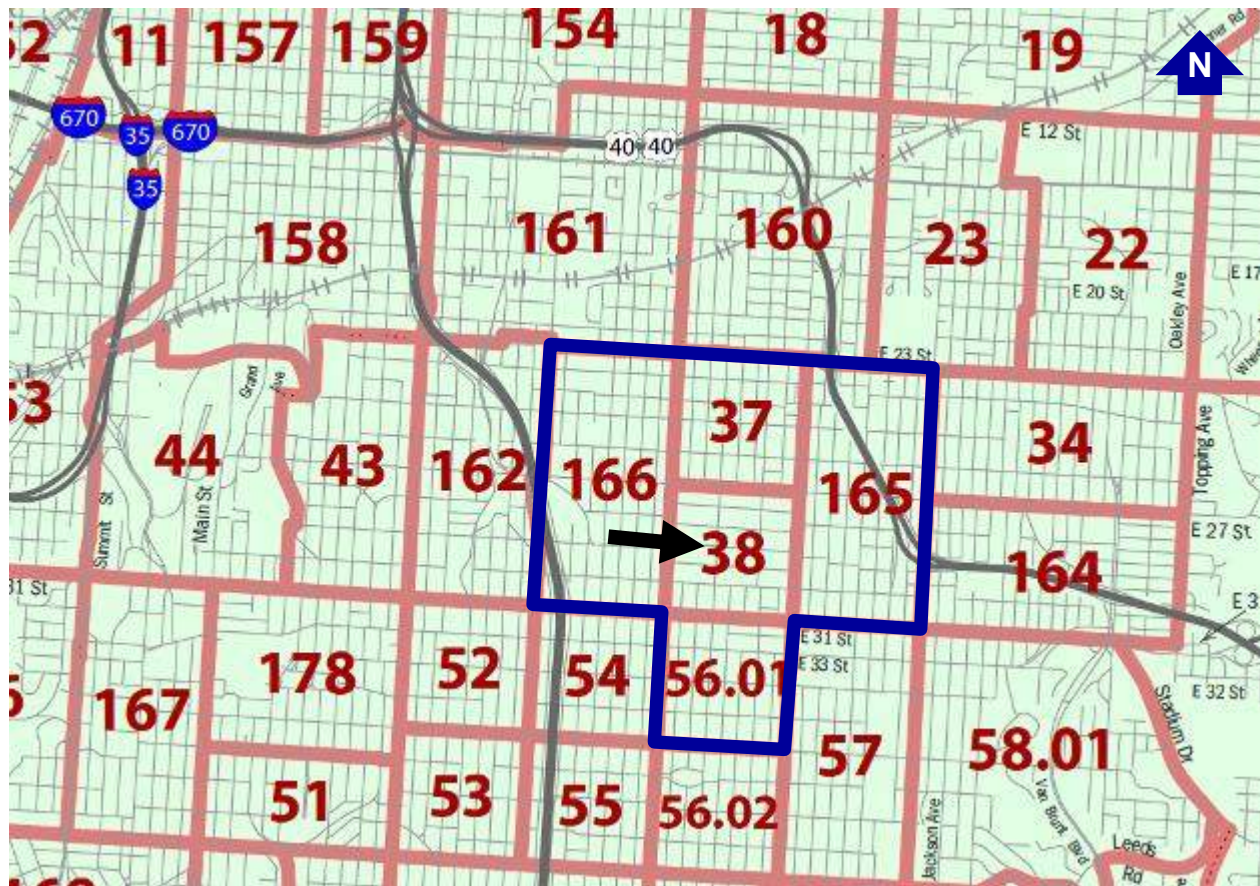
### Neighborhood Demographics

A 2010 Census tract map is included on the following page identifying subject Census Tract 38 and adjoining Census Tracts 37, 56.01, 165, and 166. The tables on the second following page provide population, households and income trends for the subject census tract (38) and the six adjoining census tracts (Census 2000 and prior) or four adjoining census tracts (Census 2010). (Census Tracts 36.01 and 36.02 are combined into Census Tract 165 in Census 2010 while 39 and 40 are combined into 166.) Data is provided from the US Census Bureau.

The age and urban core location of the CBD give rise to a mixed set of demographics. The census figures indicate substantial population and household decline in the subject census tract (38) and adjoining census tracts over the four decades prior to 2010. The loss in population between 1970 and 2010 amounted to 50% (CT 38) or 56% (adjoining), while households decreased 46% (CT 38) or 56% (adjoining) during the same period. Median household income in Census Tract 38 increased 88% between 1990 and 2000 and 25% between 2000 and 2010. The increase in median household income across the Kansas City metropolitan area was a lower 49% (\$31,246 to \$46,696) in 2000 and higher 29% (\$46,696 to \$60,442) in 2010. The median household income for the Kansas City metropolitan area in 2000 was 110% higher than in Census Tract 38 (\$46,696 vs. \$22,188) increasing to 118% higher in 2010 (\$60,442 to \$27,667). The median HHI of the adjoining census tracts is 12% lower than in subject Census Tract 38. A positive aspect of center city population is that density is high. The income per area of land (e.g., acre, square mile, etc.) somewhat compensates for the low income per household. Still, some retailers have not been attracted by the buying power of the working population in the center city.



## JACKSON COUNTY CENSUS 2010 MAP



Census Tract	HISTORICAL POPULATION FIGURES				
	1970	1980	1990	2000	2010
<b>Study Area</b>					
<b>38</b>	<b>3,345</b>	<b>2,181</b>	<b>2,193</b>	<b>1,917</b>	<b>1,689</b>
% chg.		-35%	1%	-13%	-12%
chg. '70 to '10					-50%
<b>Adjoining Area</b>					
36.01	1,864	1,212	994	855	--
36.02	3,105	2,218	1,748	1,518	
37	2,982	2,207	1,672	1,274	1,116
39	2,808	1,716	1,442	1,360	
40	3,119	1,770	1,300	1,066	
56.01	4,219	2,974	2,292	1,878	1,633
165	--	--	--	--	2,373
166	--	--	--	--	2,426
<b>Total</b>	<b>18,097</b>	<b>12,097</b>	<b>9,448</b>	<b>7,951</b>	<b>7,548</b>
% chg.		-33%	-22%	-16%	-5%
chg. '70 to '10					-58%
<b>Combined Area</b>					
<b>Total</b>	<b>21,442</b>	<b>14,278</b>	<b>11,641</b>	<b>9,868</b>	<b>9,237</b>
% chg.		-33%	-18%	-15%	-6%
chg. '70 to '10					-57%

Census Tract	HOUSEHOLDS				
	1970	1980	1990	2000	2010
Study Area					
<b>38</b>	<b>1,195</b>	<b>853</b>	<b>824</b>	<b>720</b>	<b>646</b>
% chg.		-29%	-3%	-13%	-10%
chg. '70 to '10					-46%
Adjoining Area					
36.01	507	394	347	329	
36.02	905	779	664	601	
37	1,054	839	654	484	420
39	1,072	695	590	572	
40	1,122	705	526	414	
56.01	1,318	999	898	782	701
165	--	--	--	--	770
166	--	--	--	--	747
<b>Total</b>	<b>5,978</b>	<b>4,411</b>	<b>3,679</b>	<b>3,182</b>	<b>2,638</b>
% chg.		-26%	-17%	-14%	-17%
chg. '70 to '10					-54%
Combined Area					
<b>Total</b>	<b>7,172</b>	<b>5,264</b>	<b>4,503</b>	<b>3,902</b>	<b>3,284</b>
% chg.		-27%	-14%	-13%	-16%
chg. '70 to '10					-54%

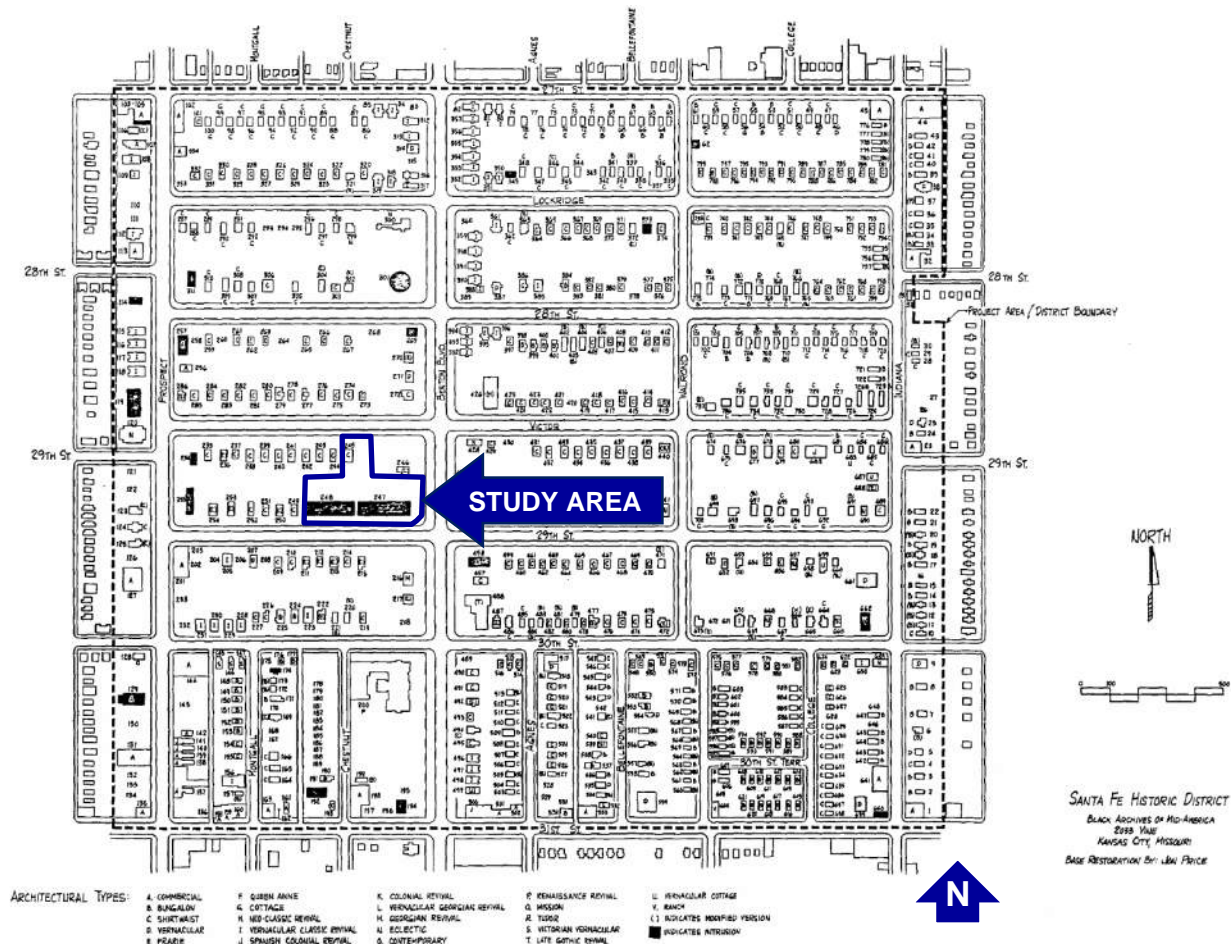
Census Tract	Median HH Income				
	1970	1980	1990	2000	2010
Study Area					
<b>38</b>		<b>\$12,567</b>	<b>\$11,789</b>	<b>\$22,188</b>	<b>\$27,667</b>
% chg.			-6%	88%	25%
chg. '80 to '10					120%
Adjoining Area					
36.01		\$9,805	\$17,555	\$32,768	
36.02		\$12,760	\$14,267	\$20,511	
37		\$6,663	\$11,855	\$25,547	\$30,902
39		\$7,002	\$9,098	\$21,357	
40		\$8,390	\$11,875	\$18,281	
56.01		\$12,611	\$19,120	\$18,424	\$20,720
165					\$30,842
166					\$17,550
<b>Total</b>		<b>\$9,697</b>	<b>\$14,162</b>	<b>\$21,893</b>	<b>\$24,398</b>
% chg.			46%	55%	11%
chg. '80 to '10					152%

## Area Development

Santa Fe Place was platted in 1897 as one of the first planned neighborhoods in Kansas City and was listed on the National Register of Historic Places (NRHP) on May 30, 1986 (Santa Fe Place Historic District). The district is bounded on the north by the south side of E 27<sup>th</sup> Street, on the east by the east side of Indiana Avenue (extending 138' back from the curb), on the south by the north side of E 31<sup>st</sup> Street, and on the west by Prospect Avenue (extending 138' back from the curb). A map of the historic district is included on the following page.



## SANTA FE PLACE HISTORIC DISTRICT



The NRHP filing notes the district was platted in 1897 and the original residential development occurred between 1902 and 1925. 2651 Victor Street is an example of Shirtwaist architecture prevalent in Santa Fe Place and dates to 1905 (age=115 years). The structure has been vacant for at least 7 years and is in a state of advanced deterioration and obsolescence.

Santa Fe Place lies within the Heart Of The City (HOTC) Area Plan, the city's area plan of record for the study area. The HOTC was adopted on April 21, 2011 by Resolution No. 110159. The plan boundaries run from the Interstate 70 south to Emmanuel Cleaver II Boulevard and from The Paseo and Woodland Avenue on the west to the Blue River on the east. (See the plan area maps included on the following pages.) The HOTC area plan states:

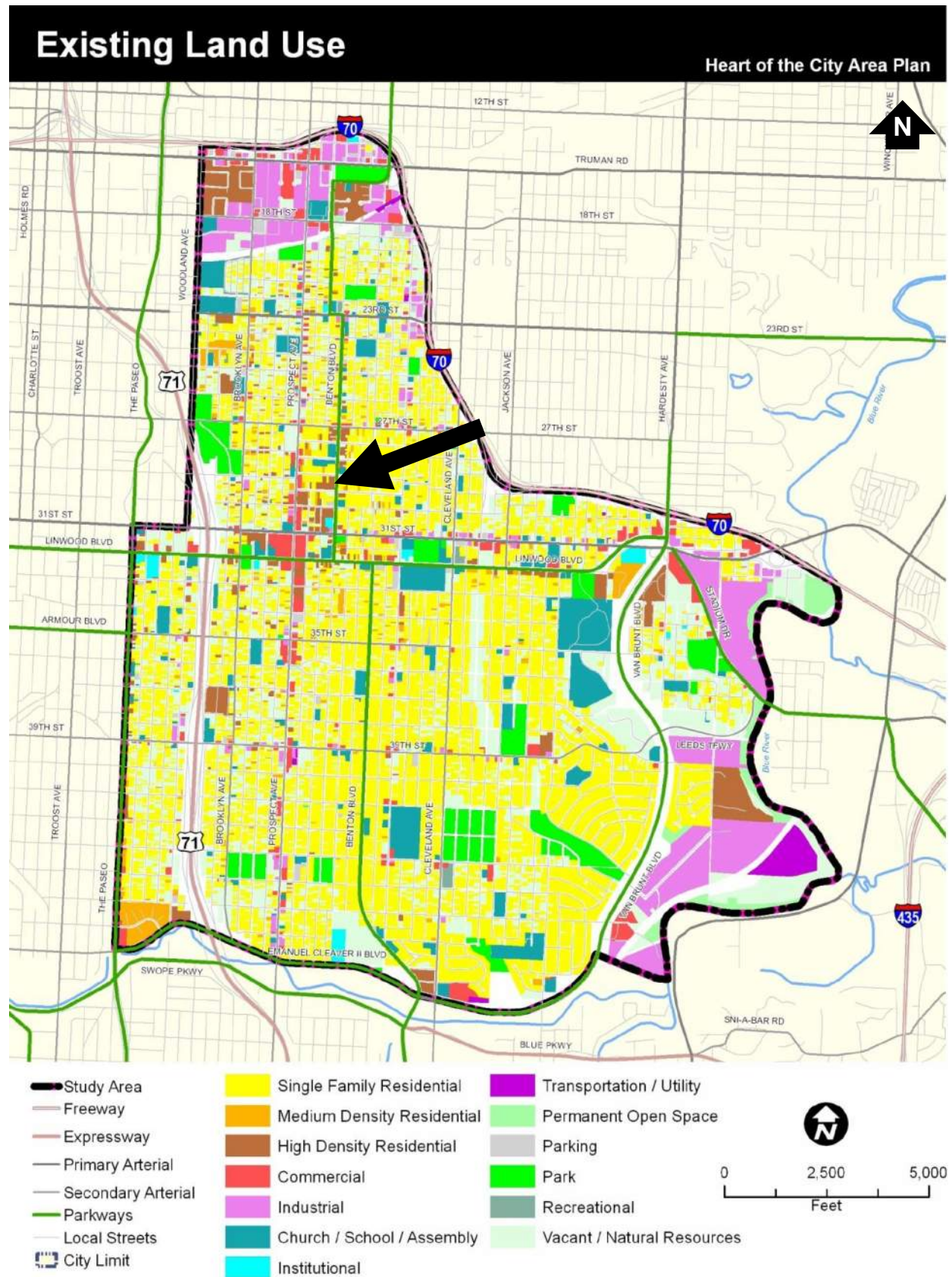
"... the Heart of the City has suffered the effects of segregation, out-migration and disinvestment. High crime and deteriorating physical conditions, coupled with vacant houses and buildings has taken a particularly heavy toll on the Heart of the City.

But the area boasts many assets; beautiful boulevards, historic homes and strong community ties; all of which lend to its unique urban character. Close proximity to the Central Business Corridor provides access to jobs, entertainment and cultural amenities and the central location of the area provides quick access to much of the region."



H E A R T   O F   T H E   C I T Y   A R E A   P L A N



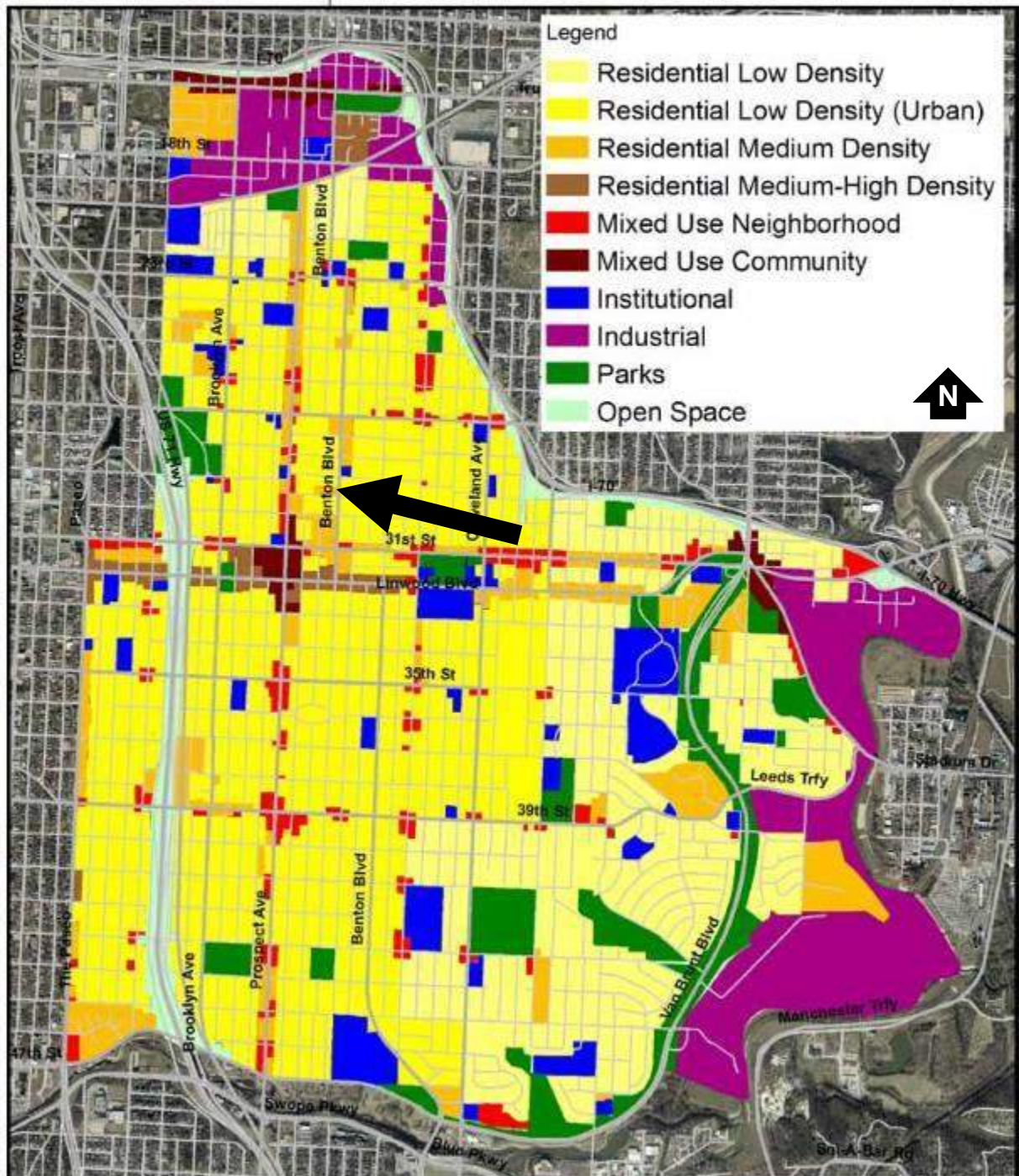






## The Land Use Plan

The Land Use Plan provides a framework for future development decisions. The map below is based upon the values and aspirations of area residents, property owners, business owners and others who participated in the planning process. The land use categories and definitions are described on the following pages.





As the exhibits from HOTC included on the following pages indicate, the area is dominated by residential uses but has an unusual and unfortunate number of vacant lots. Commercial development is generally limited to Prospect Avenue, Linwood Boulevard, and Truman Road (all classified as Primary Transit Corridors). Industrial is limited to the far north and east portions of the plan area. The Land Use Plan map suggests the subject multifamily buildings along the north side of E 29<sup>th</sup> Street be designated for Residential Medium Density allowing up to 8.7 units per acre while the converted apartment house and vacant lot on Victor Street be Residential Low Density (Urban) allowing for 4 to 8.7 units per acre.

The largest land owners in the HOTC area are the City of Kansas City, Missouri (366 acres), the Kansas City School District (122 acres), and the Land Trust of Jackson County, Missouri (121 acres). The former is a government corporation which sells properties (982 at writing) that have failed to sell on the courthouse steps to satisfy unpaid taxes. The New Tolls Task Force identifies the HOTC area as one of the most distressed areas in the city based upon nine indicators.

## **Adjoining Development**

### **2644 E 29<sup>th</sup> Street**

#### **North**

2651 Victor Street and three other single-family residences are to the north. These residences range from poor to fair quality in poor to fair condition.

#### **East**

2702 E 29<sup>th</sup> Street adjoins to the east of 2644 E 29<sup>th</sup> Street.

#### **South**

Single-family residences (two boarded up) to the south of fair quality in poor to fair condition.

#### **West**

A single-family residence is west of this parcel and is of fair quality in poor to fair condition.

### **2702 E 29<sup>th</sup> Street**

#### **North**

The Dumas Long-Term Care Facility operates out of a large two-story multiunit structure of residential design. The structure is on a larger lot and is of above average quality in average condition.

#### **East**

To the east across Benton Boulevard are two single-family residences. The southerly residence is in-fill of more modern design (1970s) while the northerly structure reflects typical Santa Fe Place age and design.

#### **South**

A larger single-family residence of average quality and condition on a large lot with detached garage is to the south.

#### **West**

2644 E 29<sup>th</sup> Street adjoins to the east of 2702 E 29<sup>th</sup> Street.

### **2651 Victor Street**

#### **North**

Single-family residences of fair to average quality and condition are north across Victor Street.

**East**

A single-family residence that appears to be a more recent addition is to the east. The structure is average quality in above average condition.

**South**

2644 E 29<sup>th</sup> Street is to the south of 2651 Victor Street.

**West**

A single-family residence of fair quality and condition adjoins to the west.

(Neighborhood photographs are included on the following pages.)

Looking West On E 29<sup>th</sup> Street With 2702 E 29<sup>th</sup> Street To The Right



A View North On Benton Boulevard With 2702 E 29<sup>th</sup> Street To The Left



Looking South On Benton Boulevard With 2702 E 29<sup>th</sup> Street To The Right



A View East On E 29<sup>th</sup> Street From Benton Boulevard





Looking East On Victor Street With 2651 Victor Street To The Right



A View West On Victor Street With 2651 Victor Street To The Left



Boarded Up House – South Side Of E 29<sup>th</sup> Street



Boarded Up House – South Side Of E 29<sup>th</sup> Street





## SITE & IMPROVEMENT DATA

### Location

The Santa Fe Place neighborhood and the study area are located just 2 miles southeast of the CBD of Kansas City, Missouri (the downtown loop formed by Interstates 29, 35, and 70) about halfway between US Highway 71 (west) and Interstate 70 (east). Midtown is west of US Highway 71 and Crown Center and Crossroads are northwest. The Missouri River is roundly 3½ miles to the northwest. The Country Club Plaza is 2½ miles to the southwest. The official addresses of the study area (with corresponding county tax parcel number) are as follows:

Parcel Address	Tax Parcel No.
2644 E 29 <sup>th</sup> Street	28-920-10-36-00-0-00-000
2702 E 29 <sup>th</sup> Street	28-920-10-26-00-0-00-000
2651 Victor Street	28-920-10-03-00-0-00-000

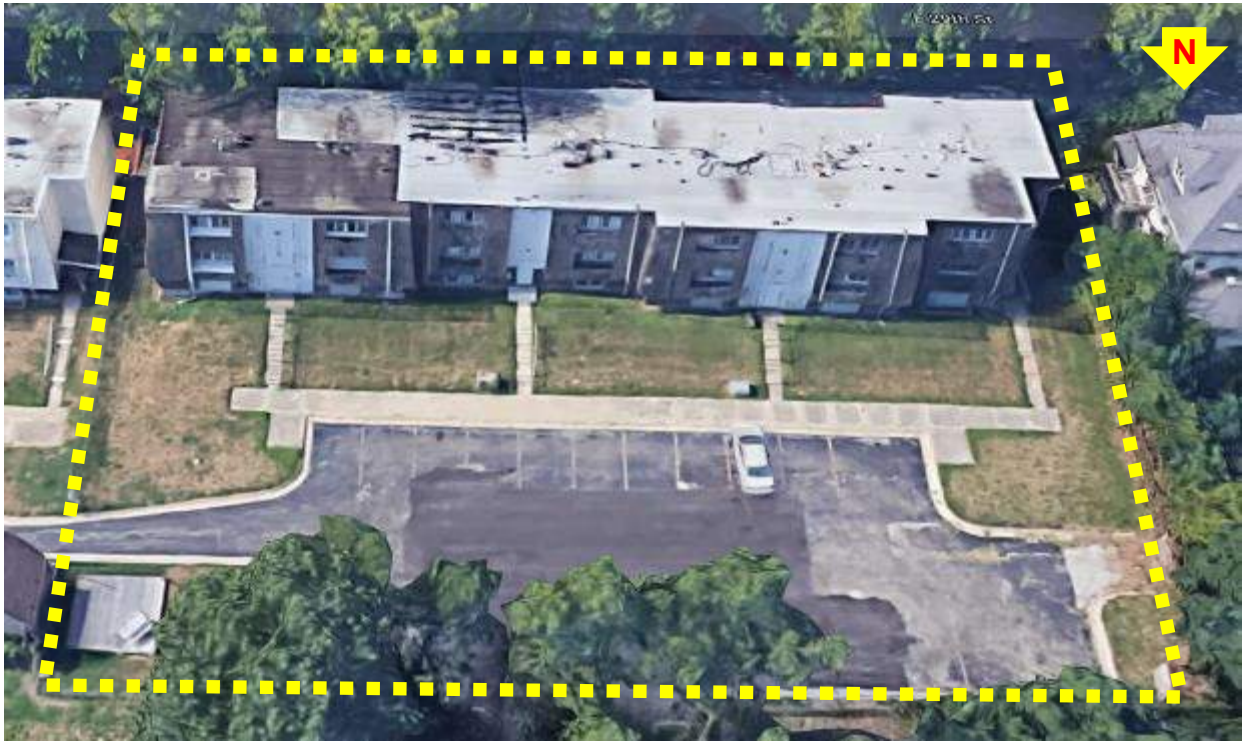
The study area is also located in the west/central portion of Kansas City, Missouri, the northwest corner of Jackson County, Missouri and near the center of the Kansas City MSA. KCI Airport is a 20-minute drive to the northwest in Platte County, Missouri (via Interstate 29).

### AERIAL PHOTOGRAPH – 2702 E 29<sup>TH</sup> STREET





**AERIAL PHOTOGRAPH – 2644 E 29<sup>TH</sup> STREET**



**AERIAL PHOTOGRAPH – 2651 VICTOR STREET**



## Access

Interstates 70 and US Highway 71 provide convenient linkage for the neighborhood and study area with other portions of the metropolitan area (including nearby Interstates 29, 35, and 635). An interchange with Interstate 70 is available to the northeast at E 27<sup>th</sup> Street while an interchange with US Highway 71 is available due west along E 29<sup>th</sup> Street. Prospect Avenue (west) is a major north/south connector through the city. Benton Boulevard (east) converts to an avenue south of Linwood Boulevard. Benson Boulevard is designated "Established Boulevard" in the Major Street Plan while Prospect Avenue is designated "Local Link." The Santa Fe neighborhood has a rectilinear urban street design enabling convenient access in all directions. Both Benton Boulevard and Prospect Avenue carry two-way traffic in two lanes. A parking lot behind the Chase Apartments serves both apartment buildings and is accessed from Benton Boulevard.

## Land Area

The proposed study area consists of contiguous rectangles fronting E 29<sup>th</sup> Street and a rectangle fronting Victor Street. Utilizing Jackson County GIS Mapping, KCMO GIS Mapping and the recorded plat, the study area encompasses the following land area:

Tax Parcel No.	Address	JackMO		KCMO		Plat	
		Sq.Ft.	Acres	Sq.Ft.	Acres	Sq.Ft.	Acres
28-920-10-36-00-0-00-000	2644 E 29 <sup>th</sup> Street	32,620	0.75	32,640	0.75	32,430	0.74
28-920-10-26-00-0-00-000	2702 E 29 <sup>th</sup> Street	40,375	0.93	40,367	0.93	40,341	0.93
28-920-10-03-00-0-00-000	2651 Victor Street	16,610	0.38	16,581	0.38	16,196	0.37
<b>Total</b>		<b>32,620</b>	<b>0.75</b>	<b>32,640</b>	<b>0.75</b>	<b>32,430</b>	<b>0.74</b>

The plat indicates the two apartment buildings have 450.00 feet fronting the north side of E 29<sup>th</sup> Street and 160.76 feet on the west side of Benton Boulevard while the converted apartment/residence has 100.00 feet fronting the south side of Victor Street.

## Zoning

The entire Planning Area is presently zoned R-1.5, Residential Dash 1.5. The residential (R) zoning districts are primarily intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of existing and developing neighborhoods. While the districts primarily accommodate residential use types, some nonresidential uses are also allowed. The R district standards provide development flexibility, while at the same time helping to ensure that new development is compatible with the city's many neighborhoods. In addition, the regulations offer certainty for property owners, developers, and neighbors about the limits of what is allowed.

The R district names (map symbols) are intended to provide a general indication of what is allowed in the district, with the "R" denoting the residential orientation of the district and the numeral providing a general indication of the allowed density, expressed in terms of the required minimum lot area per dwelling unit (in thousands). The R-1.5 district, for example, is a short-hand reference to a residential district that generally allows one dwelling unit per 1,500 square feet of gross site area (29 units per acre).

A **Zoning Map** identifying the study area is included on the following page. The study area lies within a large swath of R-1.5 zoning. Prospect Avenue to the west is generally zoned B3-2, Community Business. Large areas east of Benton Boulevard have less intense R-5, Residential Dash 5 zoning (9 units per acre).



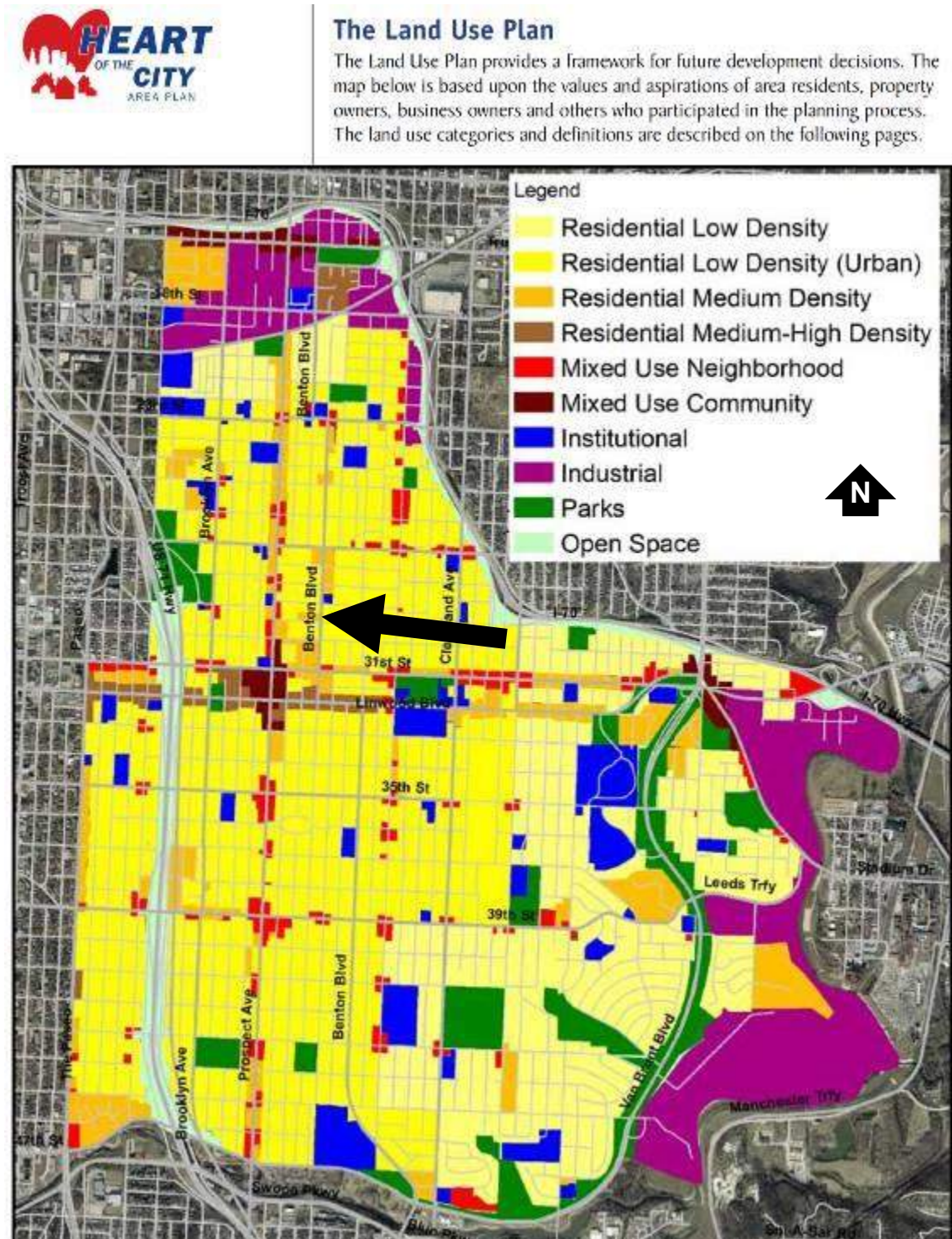
# ZONING MAP





## Area Plan

The study area lies within the Heart of the City Area Plan (HOTC; approved May 30, 2011) and the land beneath the subject multifamily buildings along the north side of E 29<sup>th</sup> Street have been designated by the city for Residential Medium Density allowing up to 8.7 units per acre while the converted apartment house and vacant lot on Victor Street are designated Residential Low Density (Urban) allowing for 4 to 8.7 units per acre.

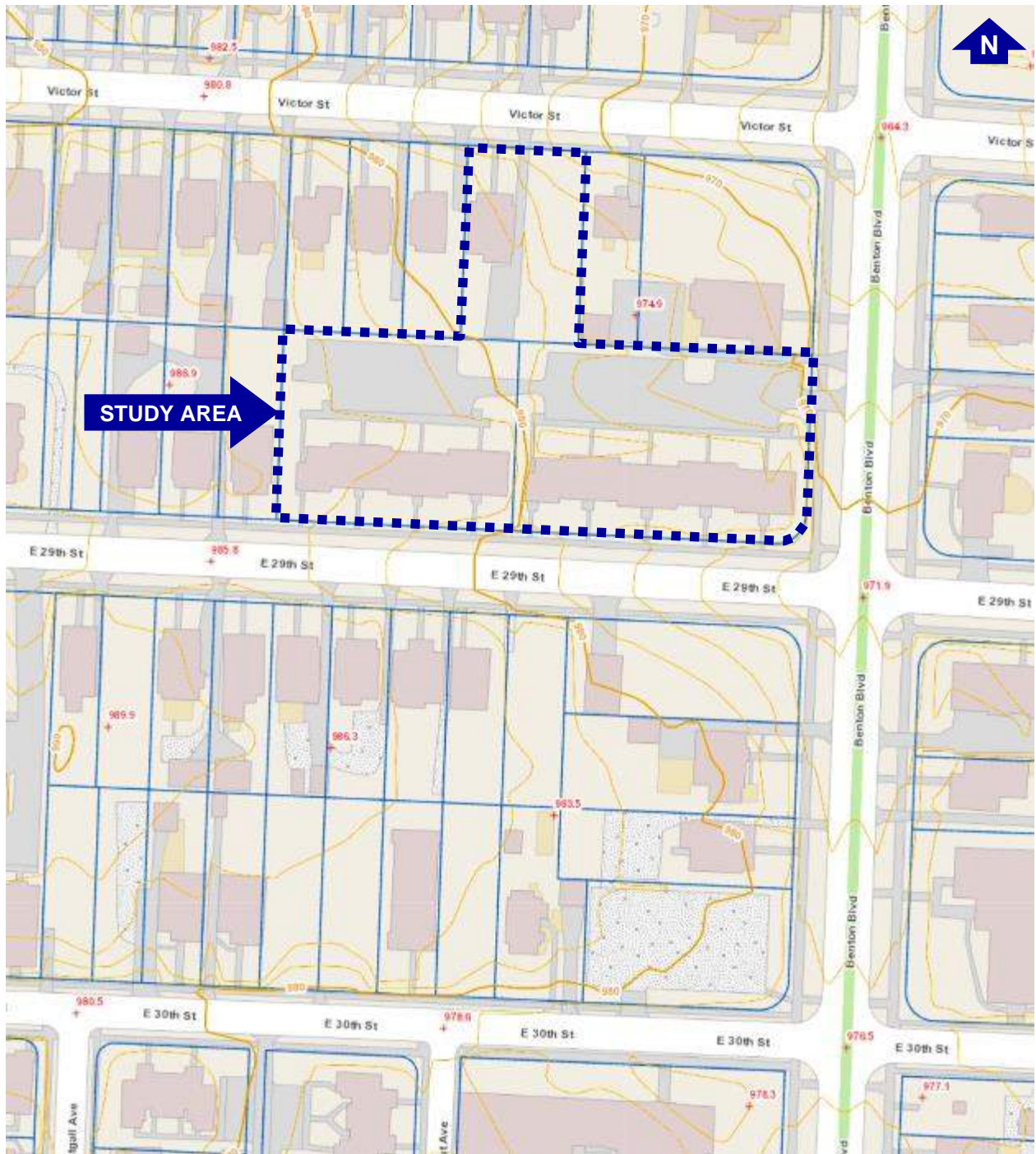




## Topography

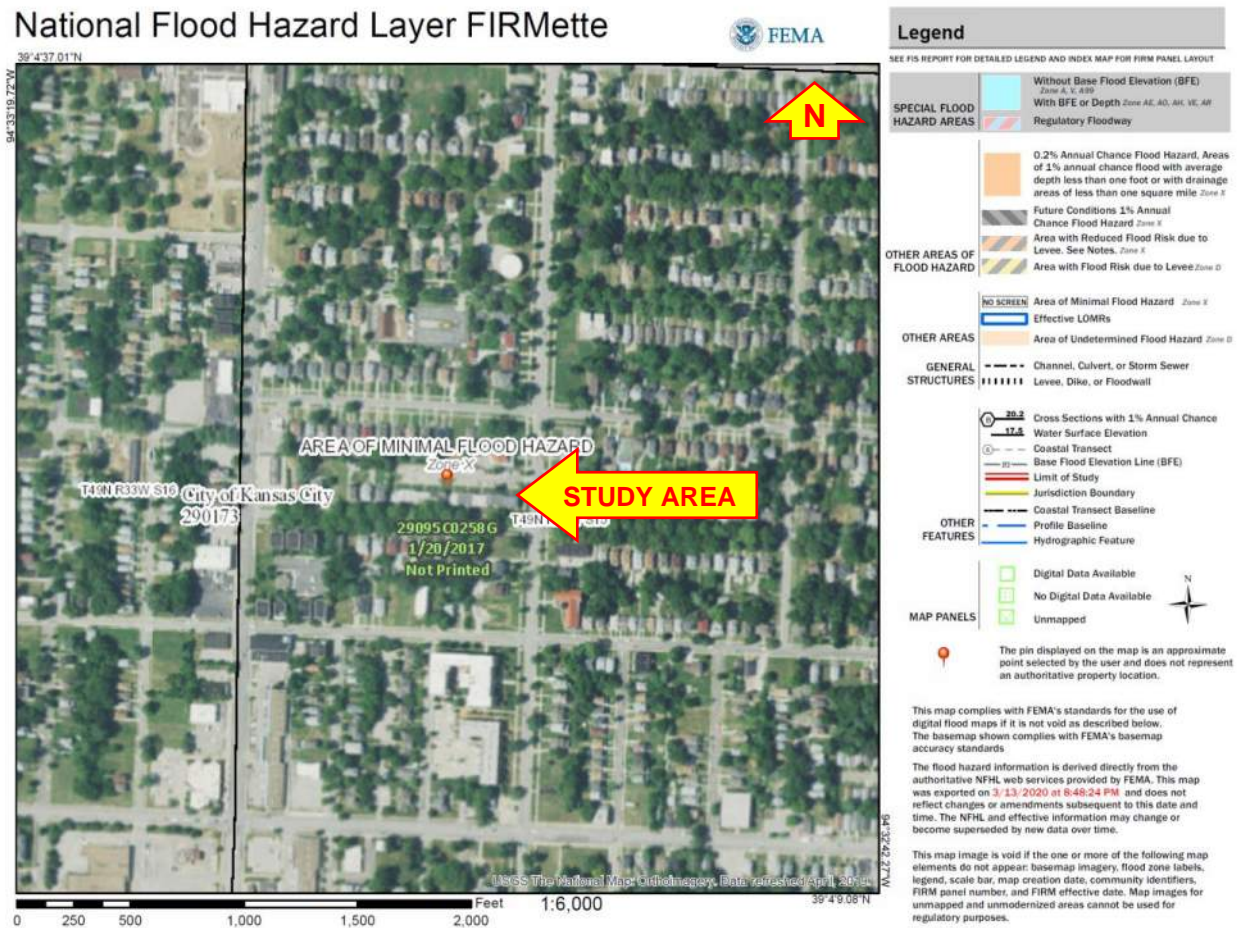
The sites of the apartment structures facing E 29<sup>th</sup> Street slope gently downward from west (986') to east (970') roundly 16 feet. A masonry retaining walls separates 2644 E 29<sup>th</sup> Street from easterly adjoining 2702 E 29<sup>th</sup> Street. The apartment conversion site at 2651 Victor Street slopes downward gently from southwest (980') to northeast (972') roundly 8 feet. The study area appears to drain adequately along these eastward slopes.

## TOPOGRAPHIC MAP



## FEMA

According to FIRM Community Panel 29095C0258G (dated January 20, 2017), the study area lies outside the 100-year floodplain (Zone X – Areas of Minimal Flood Hazard). The study area appears to drain adequately along the downward eastward slope. The FEMA flood panel is included below:



## Utilities

The study area is adequately served by utilities as described below.

### Water

The City of Kansas City, Missouri provides water to its residents.

### Sewers

The City of Kansas City, Missouri provides stormwater and sanitary sewers to its residents.

### Electricity

Evergy, a private regulated utility recently formed by the merger of KCP&L with Westar Energy, provides electricity to residents of Kansas City, Missouri. Overhead utility lines are along the rear property lines in the Santa Fe Place neighborhood.

### Natural Gas

Spire Inc. (publicly traded and state regulated) provides natural gas service to residents in Kansas City, Missouri.



## Assessment & Taxation

### Appraised Valuation

The three county tax parcels comprising the study area are highlighted on county Tax Map 28-920 included on the following page. The trend in appraised valuation for the three subject tax parcels over the past 10 years is shown in the table below:

Tax Parcel #	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
28-920-10-36	\$244,386	\$244,386	\$244,386	\$279,292	\$279,292	\$279,292	\$279,292	\$293,484	\$293,484	\$337,507
28-920-10-26	\$364,286	\$364,286	\$364,286	\$416,750	\$416,750	\$541,528	\$541,528	\$566,986	\$566,986	\$652,034
28-920-10-03	\$52,071	\$52,071	\$52,071	\$59,003	\$59,003	\$59,003	\$59,003	\$62,912	\$62,912	\$72,349
<b>TOTAL</b>	<b>\$660,743</b>	<b>\$660,743</b>	<b>\$660,743</b>	<b>\$755,045</b>	<b>\$755,045</b>	<b>\$879,823</b>	<b>\$879,823</b>	<b>\$923,382</b>	<b>\$923,382</b>	<b>\$1,061,890</b>
Annual chg.	0%	0%	0%	14%	0%	17%	0%	5%	0%	15%
Chg. '10 to '19										61%

All property in Missouri is supposed to be reassessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year. The state mandated the assessor in Jackson County to increase overall assessment in 2019. Significant controversy and appeals have resulted due to the increase. The three tax parcels within the study area have a 2019 assessment 15% higher (\$1,061,890) than 2018 (\$923,382). The combined 2019 appraised valuation equates to \$20.81 per square foot of building above grade. Whether large increases in assessment are justified within an area influenced by blight with mostly vacant properties is debatable. The apartment structure at 2644 E 29<sup>th</sup> Street has essentially been vacant over the projection period in increasing state of deterioration yet the appraised value has increased 38%. Likewise, the apartment conversion at 2651 Victor Street has been vacant and in a state of increasing deterioration but the appraised valuation has increased 39%.

### Assessed Valuation

The resulting trend in assessed valuation for the study area over the past 10 years is shown below.

Tax Parcel #	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
28-920-10-36	\$46,433	\$46,433	\$46,433	\$53,065	\$53,065	\$53,065	\$53,065	\$55,762	\$55,762	\$64,126
28-920-10-26	\$69,214	\$69,214	\$69,214	\$79,183	\$79,183	\$102,890	\$102,890	\$107,727	\$107,727	\$123,886
28-920-10-03	\$9,893	\$9,893	\$9,893	\$11,211	\$11,211	\$11,211	\$11,211	\$11,953	\$11,953	\$13,746
<b>TOTAL</b>	<b>\$125,541</b>	<b>\$125,541</b>	<b>\$125,541</b>	<b>\$143,459</b>	<b>\$143,459</b>	<b>\$167,166</b>	<b>\$167,166</b>	<b>\$175,443</b>	<b>\$175,443</b>	<b>\$201,759</b>
Annual chg.	0%	0%	0%	14%	0%	17%	0%	5%	0%	15%
Chg. '10 to '19										61%

All subject tax parcels are classified as apartments at the 19% ratio. The combined 2019 assessed valuation equates to \$4.16 per square foot of building above grade.

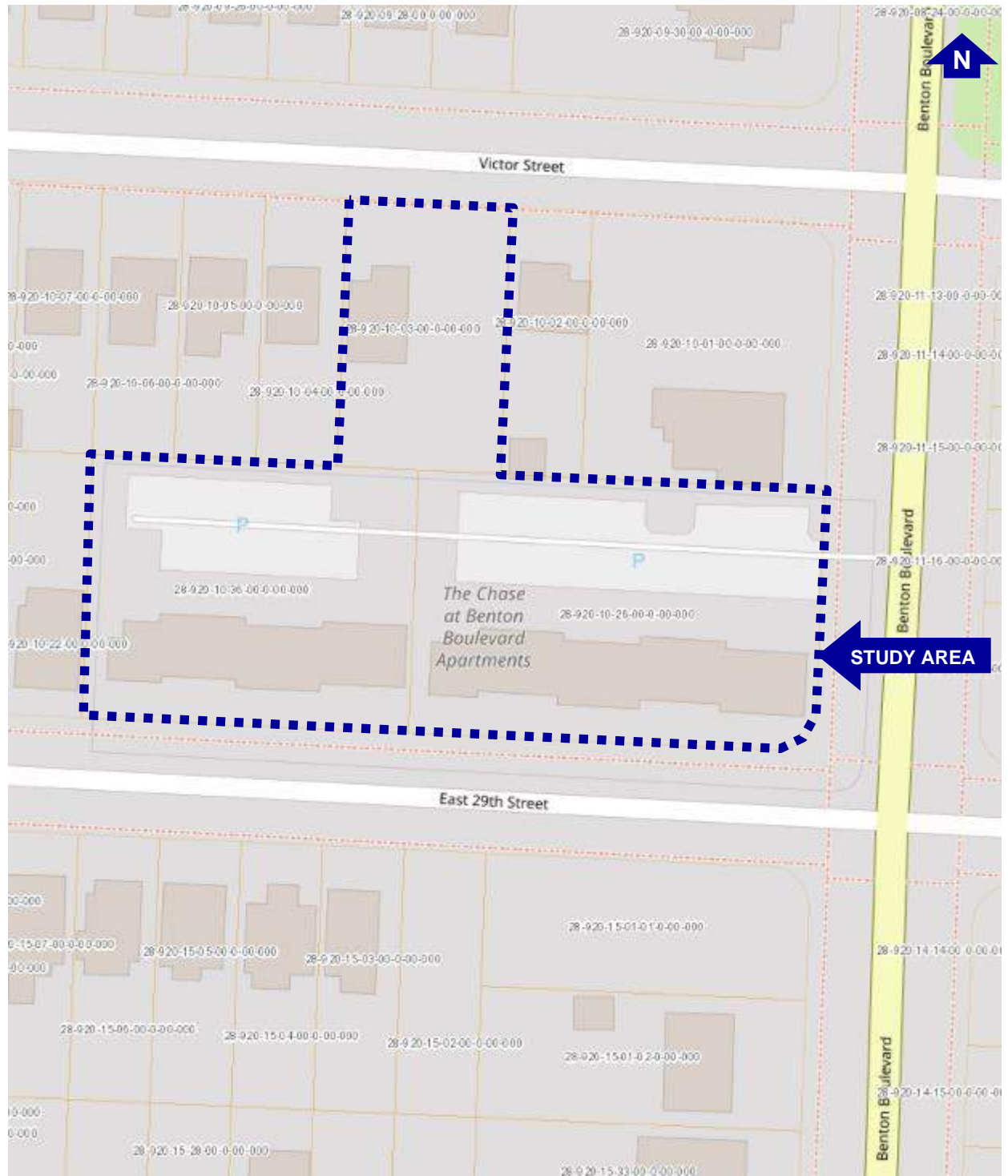
### Real Estate Taxes

The trend in real estate taxes for the study area over the past 10 years is shown below:

Tax Parcel #	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
28-920-10-36	\$3,706.22	\$3,710.40	\$3,728.01	\$4,264.57	\$4,260.48	\$4,238.46	\$4,247.75	\$4,438.66	\$4,625.79	\$5,212.67
28-920-10-26	\$5,525.55	\$5,551.45	\$5,577.75	\$6,363.54	\$6,357.44	\$8,218.13	\$8,236.14	\$8,575.07	\$8,936.60	\$10,070.45
28-920-10-03	\$789.68	\$798.87	\$802.63	\$900.97	\$900.11	\$895.46	\$897.42	\$951.46	\$991.57	\$1,117.38
<b>TOTAL</b>	<b>\$10,020.45</b>	<b>\$10,060.72</b>	<b>\$10,108.39</b>	<b>\$11,529.08</b>	<b>\$11,518.03</b>	<b>\$13,352.05</b>	<b>\$13,381.31</b>	<b>\$13,965.19</b>	<b>\$14,553.96</b>	<b>\$16,400.50</b>
Annual chg.	0%	0%	0%	14%	0%	16%	0%	4%	4%	13%
Chg. '10 to '19										64%

The total real estate taxes collection in 2019 was \$16,400.50 or \$0.34 per square foot of building or \$304 per unit, a fairly small amount for 48,516 square foot of multifamily space. It is reasonable to assume if the study area were revitalized and redeveloped to the highest and best use, higher real estate taxes would be generated.

### JACKSON COUNTY ASSESSMENT MAP 28-920



### Tax Delinquency

The three tax parcels comprising the study area incurred significant and recurring real estate taxes delinquency between 2011 and 2019 as recounted in the table below. The total delinquency (interest plus Chapter 52 and 141 fees) for the 9 years amounts to \$45,436.49.

#### REAL ESTATE TAX DELINQUENCY

Tax Parcel #	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
28-920-10-36	\$0.00	\$1,998.16	\$3,946.46	\$12,091.41	\$2,281.24	\$2,149.82	\$1,577.51	\$1,044.50	\$0.00	\$25,089.10
28-920-10-26	\$5,007.26	\$3,795.26	\$2,866.28	\$1,847.47	\$1,456.26	\$2,126.57	\$3,186.50	\$1,583.56	\$0.00	\$16,861.90
28-920-10-03	\$751.73	\$505.47	\$373.81	\$956.02	\$640.48	\$477.50	\$184.01	\$204.50	\$143.69	\$3,485.49
<b>TOTAL</b>	<b>\$5,758.99</b>	<b>\$6,298.89</b>	<b>\$7,186.55</b>	<b>\$14,894.90</b>	<b>\$4,377.98</b>	<b>\$4,753.89</b>	<b>\$4,948.02</b>	<b>\$2,832.56</b>	<b>\$143.69</b>	<b>\$45,436.49</b>

### Easements & Restrictions

The consultant requested but was not provided with a title report. Therefore, no evaluation can be made of easements or other restrictions.

### Overlay Districts

As the KCMO GIS overlay mapping function shown on the following page indicates, the urban core is covered with multiple city approved PIEA, TIF, 353, and Urban Renewal areas. City and state government must often provide incentives for redevelopment to occur in the urban core. Available redevelopment tools include tax increment financing (administered by the TIF Commission), Chapter 353 redevelopment rights (via KCMO), Chapter 99 real estate tax abatement (administered by the Land Clearance Redevelopment Authority (LCRA)), port authority benefits (administered by PortKC including conduit bond financing, PID (Port Improvement District), Mid-Continent EB-5 Regional Center, and Advanced Industrial Manufacturing (AIM) Zones), state enterprise zone and opportunity zone assistance.

The Santa Fe URA adjoins to the south of the study area and the large Linwood Prospect URA and Key Coalition URA are west near Prospect Avenue. The Justin Place 353 and D.A. Holmes School 353 are south of E 29<sup>th</sup> and E 30<sup>th</sup> Streets (between Prospect Avenue and Benton Boulevard). The large Troost Area TIF and Troost Corridor PIEA are west of US Highway 71.

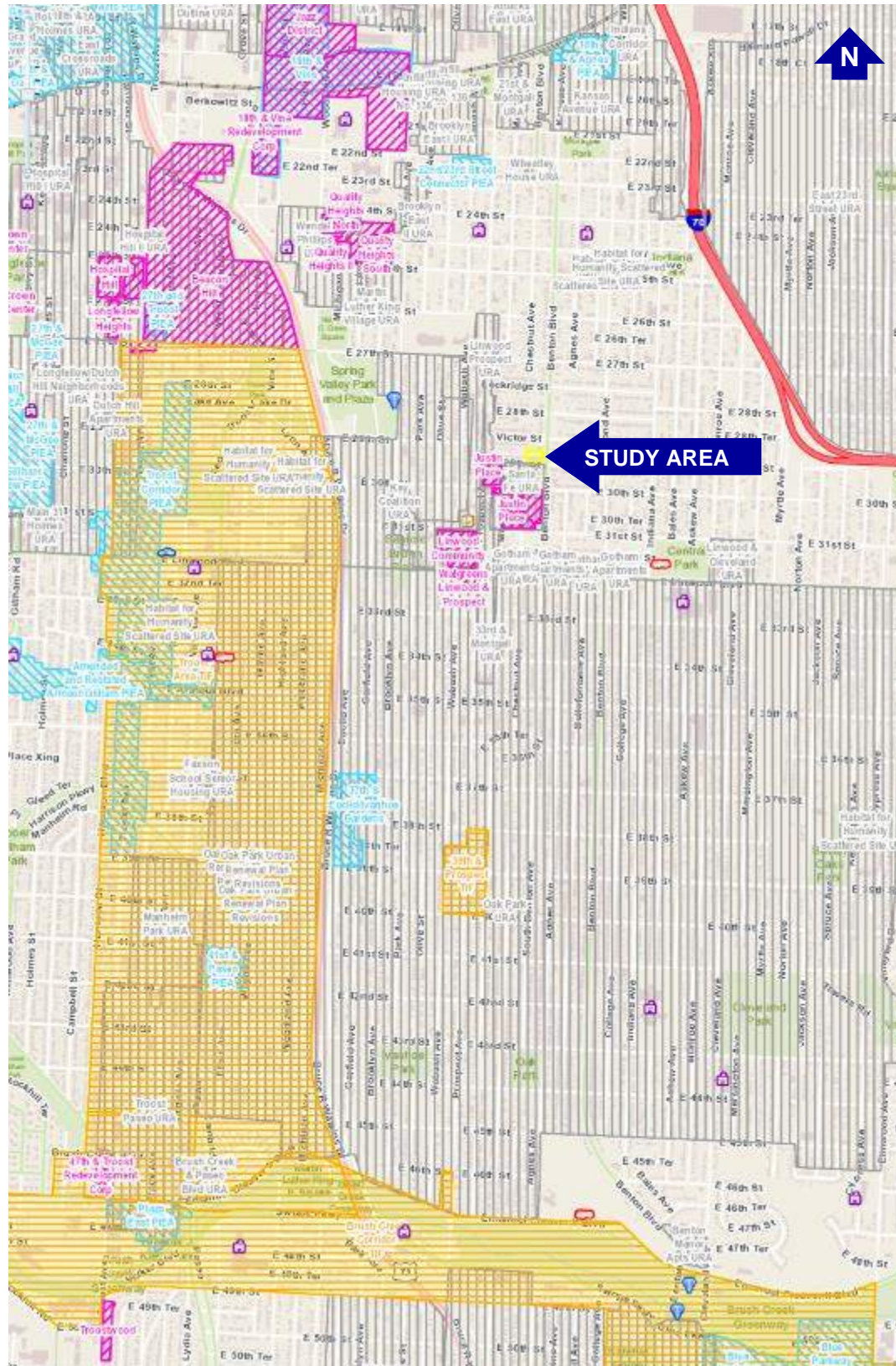
The study area also lies within the Midtown to East KCMO EEZ (see **EEZ 3** exhibit on second following page). EEZ incentives are designed to encourage job creation and investment by providing tax credits and local property tax abatement to new or expanding businesses located in an Enhanced Enterprise Zone (EEZ). Creation of an EEZ requires a determination of blight, pervasive poverty, unemployment and general distress. The State of Missouri has designated the much of the urban core as an Enterprise Zone. State tax credits are available to companies based upon redevelopment and new hires created in the zone.

The study area lies within Census Tract 38 which has been designated by the Economic Development Scorecard (AdvanceKC) as continuously distressed and which qualifies for New Market Tax Credits (2017). (See the **Economic Development Scorecard** exhibit included on the third page following.)

The study area lies within the Central City/KC CUR (Kansas City Catalytic Urban Redevelopment) Opportunity Zone (see exhibit on fourth page following). The Opportunity Zones program encourages long-term investment and job creation in low-income areas, by allowing investors to re-invest unrealized capital gains in designated census tracts. Zones are subject to approval by the U.S. Department of Treasury. The state of Missouri submitted 161 Opportunity Zones for inclusion in the program.

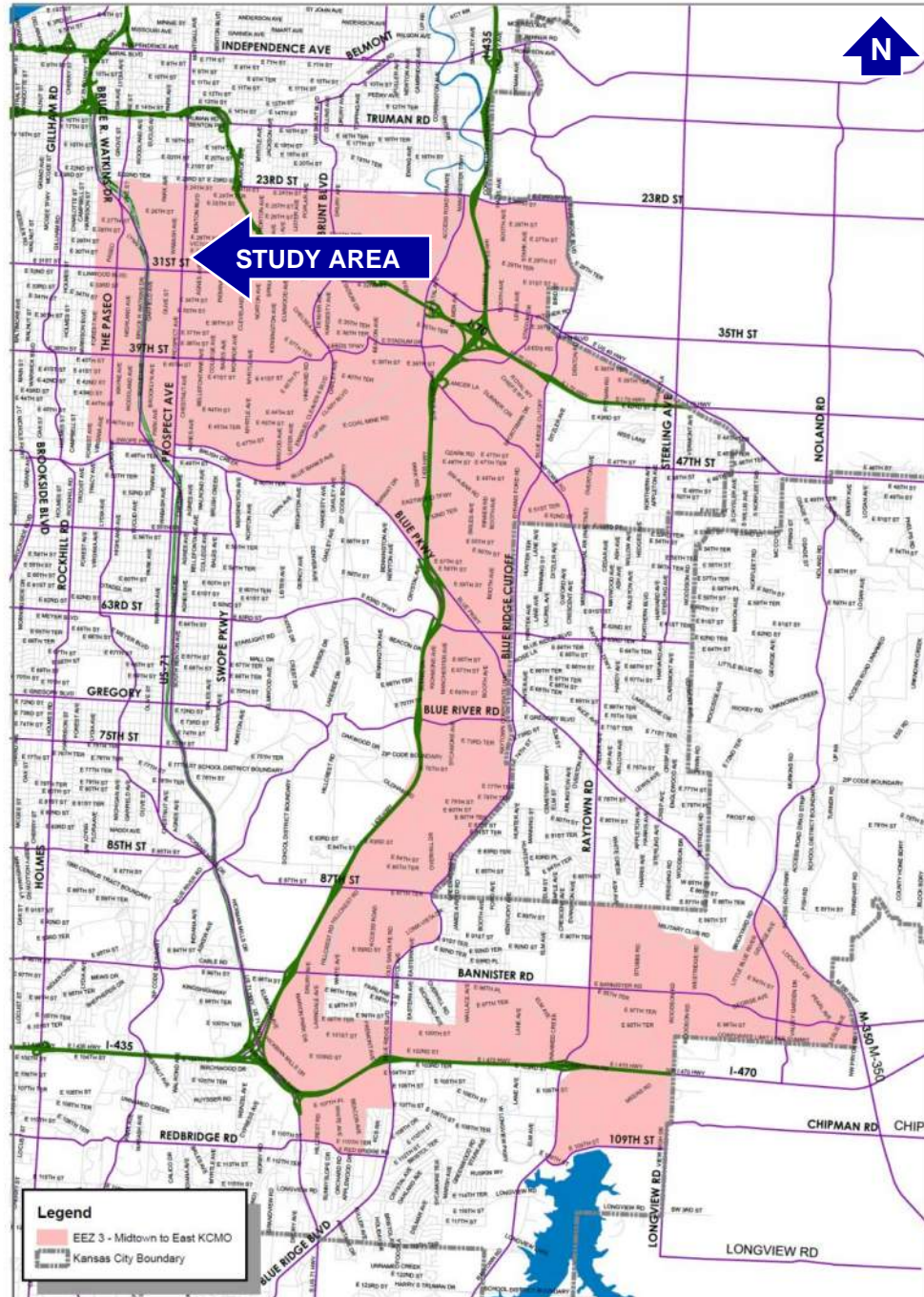


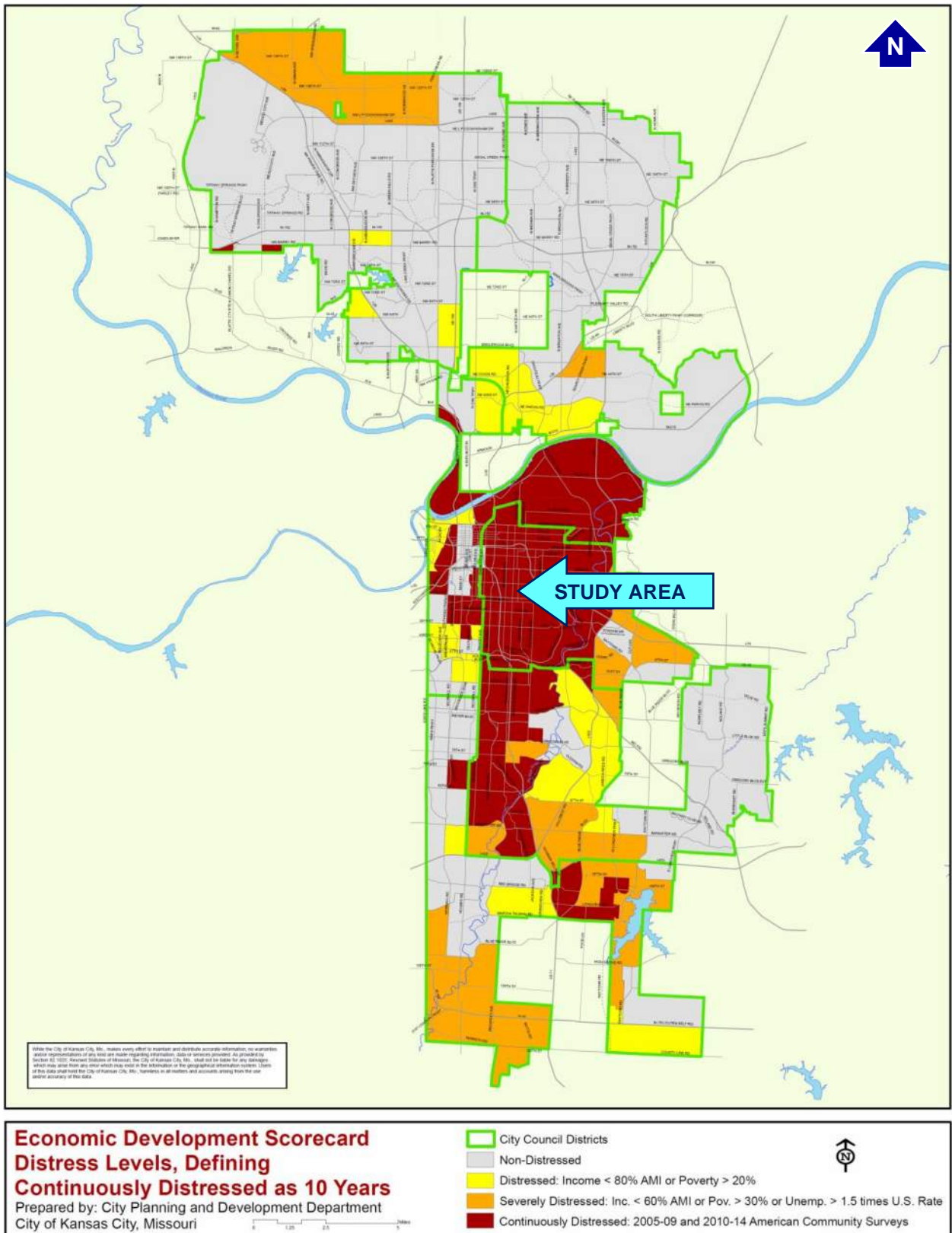
## URBAN CORE REDEVELOPMENT &amp; INCENTIVE AREAS





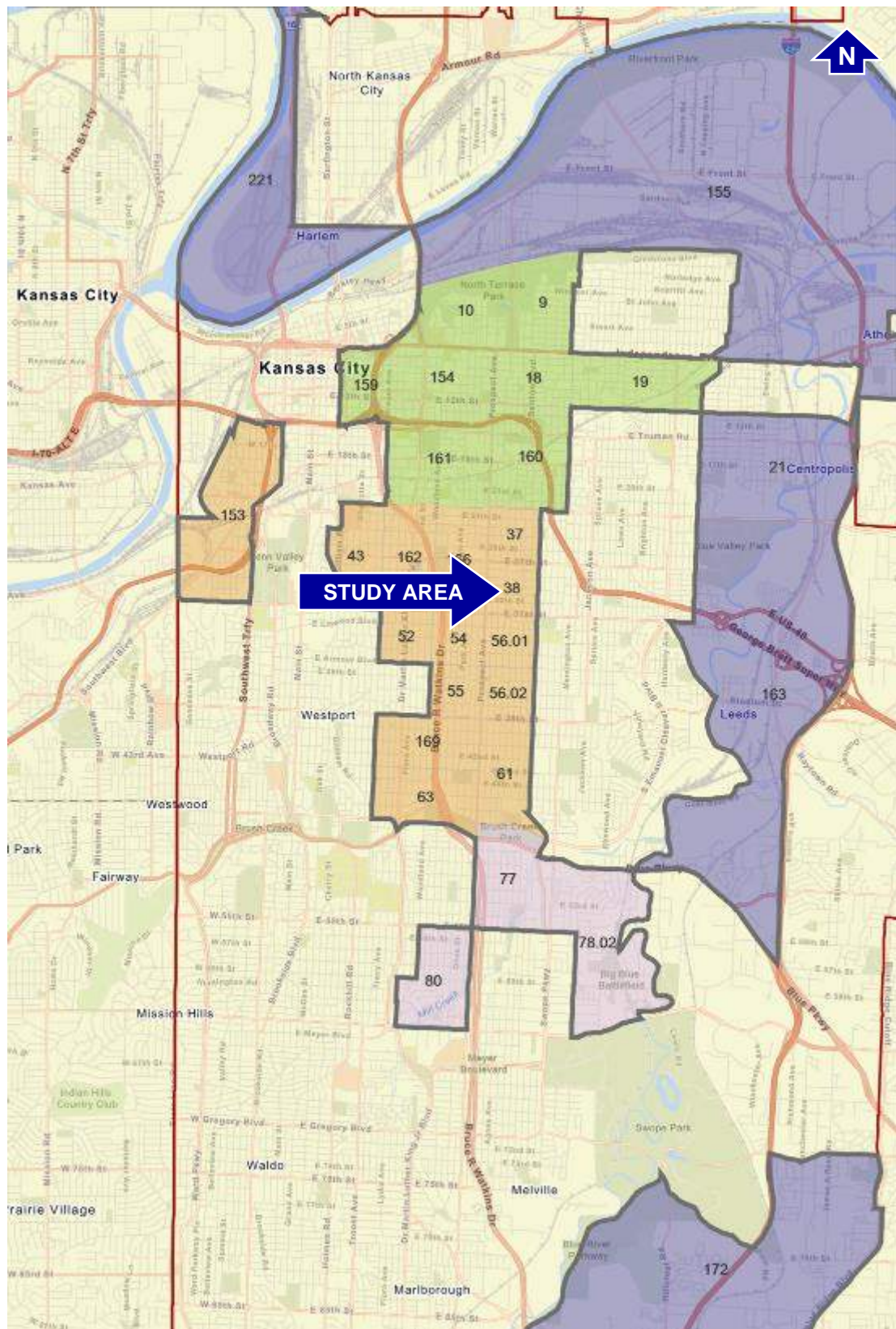
# Enhanced Enterprise Zone 3







# KCMO OPPORTUNITY ZONES



The provision has two main tax incentives to encourage investment:

- Temporary deferral of inclusion in gross income for capital gains that are reinvested into Opportunity Funds.
  - Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.
  - If investors hold their Opportunity Fund investments for five years, the basis of their original investment is increased by 10 percent (meaning they will only owe taxes on 90 percent of the rolled-over capital gains.) If investors hold for seven years, the basis increases by a further five percent.
  - Investors can defer original tax bill until December 31, 2026, at the latest, or until they sell their Opportunity Zone investments, if earlier.
- Excludes from taxable income capital gains on Opportunity Fund investments held for at least 10 years

## Historic Designations

### National Register of Historic Places

The study area lies within the Santa Fe Place Historic District (see exhibit on Page 29) which was listed on the National Register of Historic Places on May 30, 1986. The district is bounded on the north by the south side of E 27<sup>th</sup> Street, on the east by the east side of Indiana Avenue (extending 138' back from the curb), on the south by the north side of E 31<sup>st</sup> Street, and on the west by Prospect Avenue (extending 138' back from the curb). The filing notes the district was platted in 1897 and the original residential development occurred between 1902 and 1925. 2651 Victor Street is an example of Shirtwaist architecture prevalent in Santa Fe Place and dates to 1905 (age=115 years). The structure has been vacant for at least 7 years and is heavily deteriorated and suffers extensive obsolescence.

### Kansas City Historic Registry

The study area has not been listed on the Kansas City Historic Registry (KCHR).

## Real Estate Improvements

### Building Improvements

#### 2644 E 29<sup>th</sup> Street:

Tax Parcel 28-920-10-36-00-0-00-000 is improved with a 3-story apartment building with interior hallways. The structure dates to 1971 (age=49 years). The wood frame structure has unsightly sheathing including brick, stucco, batten board, wood shingle mansard, or asphalt-composition shingle mansard. Sliding windows are vinyl frame. The roof is of flat design with a membrane covering. The building contains 20,868 square feet and 21 apartment units (six 1BR-1BA and fifteen 2BR-1BA). The building has a common laundry rooms with one washer and dryer on the ground floor level. Storage rooms are also on the ground floor level. The structure does not have balconies or patios.

The interior of the structure has been stripped (no kitchen equipment, bathroom fixtures, furnaces, water heaters, minimal electrical wiring), except in four units. The floors have 1" poured concrete over plywood that has deteriorated extensively (cracking) and needs to be removed. Walls and ceilings are extensively damaged from excessive water infiltrating the building through the failing roof. A black substance, presumed to be mold, was present in much of this structure due to the extensive water infiltration. Although the windows appear to have been replaced, many are boarded over or broken. Overall, this structure is poor quality (due to the lack of interior finish) in very poor condition.

**2702 E 29<sup>th</sup> Street:**

Tax Parcel 28-920-10-26-00-0-00-000 is improved with a 3-story apartment building with interior hallways. The structure dates to 1971 (age=49 years). The wood frame structure has unsightly sheathing including brick and hardboard sheet siding. Sliding windows are vinyl frame. The roof is of flat design with a membrane covering. The building contains 24,552 square feet and 27 apartment units (eight 1BR-1BA and nineteen 2BR-1BA). The building has common laundry rooms with one washer and dryer on the ground floor level. Storage rooms are also on the ground floor level. The structure does not have balconies or patios.

Interior finish includes the following provisions:

Flooring – mixture of asphalt-composition tile, carpet, wood

Walls – painted gypboard, ceramic tile

Ceilings – blown plaster

Kitchens – wood cabinets, stove (gas or electric), vent hood, refrigerator, double stainless steel sink, no disposal

Restrooms – tub and shower, tank-flush stool, sink in cabinet, mirror

HVAC – gas-fired furnace and water heater

The main deterioration at this structure is exterior. The roof and the hardboard siding are significantly deteriorated and need to be replaced. Functional issues include interior hallways, only 1BA in 2BR units, small kitchens lacking adequate counter and cabinet space, disposals and microwaves, modest closet space, common laundry, lack of balconies or patios, or recreational amenities. Overall, this structure is fair quality, in poor exterior condition and fair interior condition.

**2651 Victor Street:**

Tax Parcel 28-920-10-03-00-0-00-000 is improved with a 2½-story residence with basement converted to apartment units. The structure dates to 1905 (age=115 years) and contains 3,096 gross square feet. The wood frame structure has a stone foundation and unsightly sheathing including brick and wood shingles. Original double-hung windows are wood frame. The roof is of hip design with dormers and has an asphalt-composition shingle covering. The building once contained 6 apartment units. Apparently, the city required roof replacement and exterior painting in the past year.

The interior of the structure is severely deteriorated and has mostly been stripped (minimal kitchen equipment, bathroom fixtures, and electrical wiring). Interior finish includes the following provisions:

Flooring – mixture of wood and asphalt-composition tile

Walls – painted gypboard, plaster

Ceilings – gypboard

Kitchens – modest wood cabinets, metal sinks

Restrooms – tub, tank-flush stool, sink in cabinet, mirror

HVAC – inoperable

A black substance, presumed to be mold, was present in much of this structure due to the extensive water infiltration. Many of the windows are boarded over or broken. Overall, this structure is poor to fair quality (due to the lack of interior finish) in very poor condition.



**Site Improvements**

An asphalt-paved parking lot providing 61 spaces (1.3 per unit) is situated behind the apartment buildings. The lot is accessed from Benton Boulevard and has a security gate (rolling, chain-link). The parking lot paving is heavily deteriorated. A chain-link fence encloses the parking lot. The lot has modest landscaping including mature trees along E 29<sup>th</sup> Street, some shrubbery, and grass lawns (no irrigation). Concrete sidewalks are in fair condition and exhibit deferred maintenance. Four garden beds (wood) are in the parking lot, a wood patio deck, and a small wood frame storage unit. 2651 Victor Street has a heavily deteriorated concrete driveway, concrete sidewalks in fair condition, and minimal landscaping (few trees and grass).

## **BLIGHT ANALYSIS**

## BLIGHT ANALYSIS

### Required Finding

Pursuant to Missouri Revised Statutes Section 100.310 (2), a municipality may not adopt a redevelopment plan without a finding that the redevelopment area on the whole is a blighted area. It is important to note that the finding of blight is based on the area as a whole and not on a parcel by parcel basis, although each parcel must be analyzed individually for blighting conditions.

### Blight Defined

As presented earlier, blight is defined as follows:

“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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; (RSMo ch. 100.310 (2)).

Chapter 100 of the Missouri Revised Statutes also emphasizes redevelopment of “insanitary areas” and “undeveloped industrial areas” which are defined as follows:

“Insanitary area”, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, 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 combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare; (RSMo ch. 100.310 (11)).

“Undeveloped industrial area”, any area which, by reason of defective and inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically; contains old, decaying, obsolete buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, warehouses, distribution centers, structures; contains buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, multi-family housing facilities, warehouses, distribution centers and structures whose operation is not economically feasible; contains intermittent commercial and industrial structures in a primarily industrial or commercial area; or contains insufficient space for the expansion and efficient use of land for industrial plants and commercial uses amounting to conditions which retard economic or social growth, are economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury of the public health, safety, morals and welfare. (RSMo ch. 100.310 (18)).

The various components of the definitions serve as the basis for further discussion concerning whether the 29<sup>th</sup> & Benton PIEA Study Area qualifies as blighted.



## Court Decisions

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).

## Component 1: Defective or Inadequate Street Layout

Potential negative conditions associated with defective or inadequate street layout include poor vehicular access and/or internal circulation patterns, substandard driveway definition and parking layout (e.g. lack of curb cuts, awkward entrance and exit points), improperly offset or angled intersections or irregular intersections, and substandard or nonexistent pedestrian circulation (sidewalks, etc.). Streetscapes also add appeal within the urban setting.

The study area is centrally located and thus has acceptable linkage to other portions of the metropolitan area. Typically, access within the urban setting is good due to rectilinear road systems. Immediate access to highways within the urban core is at times indirect or inconvenient, but the study area has convenient access to Interstates 70 and US Highway 71. The study area is bounded by E 29<sup>th</sup> Street on the south, Benton Boulevard on the east, and Victor Street on the north. The adjoining roadways are of two-lane, two-way design. Traffic signs control the intersections of both E 29<sup>th</sup> Street and Victor Street with Benton Boulevard. Parallel parking is also allowed along all the adjoining roadways.

Safe and adequately maintained public sidewalks and curbs (some deferred maintenance) conducive to efficient and safe pedestrian circulation are along E 29<sup>th</sup> Street, Benton Boulevard, and Victor Street. Interior walkways within the study area exhibit deferred maintenance in many areas.

All told, defective or inadequate street layout is not considered a blighting influence, although deferred maintenance of sidewalks is unsightly and a trip hazard.

**DEFECTIVE & INADEQUATE STREET LAYOUT – PUBLIC SIDEWALKS/PRIVATE WALKWAYS**Public Sidewalk – E 29<sup>th</sup> StreetPublic Sidewalk – E 29<sup>th</sup> Street

Private Walkway – Parking Lot



Private Walkway – Parking Lot



Private Walkway – Parking Lot



Private Walkway – Parking Lot



**DEFECTIVE & INADEQUATE STREET LAYOUT – PUBLIC SIDEWALKS/PRIVATE WALKWAYS**



Entrance Stoop – E 29<sup>th</sup> Street



Private Walkway – E 29<sup>th</sup> Street



Curb – E 29<sup>th</sup> Street



Public Sidewalk – E 29<sup>th</sup> Street



Private Walkway – E 29<sup>th</sup> Street



Private Walkway – E 29<sup>th</sup> Street



**DEFECTIVE & INADEQUATE STREET LAYOUT – PUBLIC SIDEWALKS/PRIVATE WALKWAYS**



Private Walkway – E 29<sup>th</sup> Street



Private Walkway – E 29<sup>th</sup> Street



Private Walkway – E 29<sup>th</sup> Street



Private Walkway – E 29<sup>th</sup> Street



Public Sidewalk – Victor Street



Curbing – Victor Street

**DEFECTIVE & INADEQUATE STREET LAYOUT – PUBLIC SIDEWALKS/PRIVATE WALKWAYS**



Public Sidewalk – Victor Street



Curbing – Victor Street



Curbing – Victor Street



Curbing – Victor Street



## Component 2: Insanitary Or Unsafe Conditions

The advancing age and design of improvements in the study area (49 to 1115 years), lack of maintenance and supervision, deterioration, and negative neighborhood characteristics (trespassing, vandalism), result in insanitary and unsafe conditions as outlined below.

### Environmental Issues

#### Asbestos-Containing Materials

The U.S. Government began to ban the use of asbestos-containing materials (ACM) in the 1970s and just this year issued a final rule to ensure that discontinued asbestos products cannot be reintroduced into commerce without the Agency evaluating them and putting in place any necessary restrictions or prohibiting use. Following is a regulatory history of ACM:

- In 1973, EPA banned spray-applied surfacing asbestos-containing material for fireproofing/insulating purposes. See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR Part 61, Subpart M.
- In 1975, EPA banned installation of asbestos pipe insulation and asbestos block insulation on facility components, such as boilers and hot water tanks, if the materials are either pre-formed (molded) and friable or wet-applied and friable after drying. See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR Part 61, Subpart M.
- In 1977, the Consumer Product Safety Commission (CPSC) banned the use of asbestos in artificial fireplace embers and wall patching compounds. (See 16 CFR Part 1305 and 16 CFR 1304).
- In 1978, EPA banned spray-applied surfacing materials for purposes not already banned. See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR Part 61, Subpart M.
- In 1989, EPA attempted to ban most asbestos-containing products by issuing a final rule under Section 6 of Toxic Substances Control Act (TSCA). However, most of the original ban on the manufacture, importation, processing, or distribution in commerce for the majority of the asbestos-containing products originally covered in the 1989 final rule was overturned in 1991 by the Fifth Circuit Court of Appeals. As a result, the 1989 asbestos regulation only bans new uses of asbestos in products that would be initiated for the first time after 1989 and bans 5 other specific product types. See 40 CFR 763 Subpart I.
- In 1990, EPA prohibited spray-on application of materials containing more than 1% asbestos to buildings, structures, pipes, and conduits unless certain conditions specified. See National Emission Standards for Hazardous Air Pollutants (NESHAP) at 40 CFR 61, Subpart M are met.
- In 2019, EPA issued a final rule to ensure that discontinued asbestos products cannot be reintroduced into commerce without the Agency evaluating them and putting in place any necessary restrictions or prohibiting use.

The apartments have blown plaster ceilings. As the structures were built in 1971 it is possible asbestos is in the ceiling texture. Asphalt-composition tile and mastic may be asbestos containing. Asbestos may be present in building components at 2651 Victor Street which dates to 1905.

#### Lead-Based Paint & Piping

Lead-based paint and piping was not banned until 1978. Considering the improvements in the study area date to 1905 and 1971, various building components might be affected negatively. Extensive peeling paint was observed inside 2651 Victor Street that might easily predate 1978.



**PCBs**

PCBs were used as insulating liquids in electric transformers, capacitors, and hydraulic fluid from 1929 to 1977. It is unlikely PCBs exist at the study area.

**Mold**

Extensive black substance was observed within 2644 E 29<sup>th</sup> Street and 2651 Victor Street due to roof failure. Extensive ceiling damage and dripping and standing water was observed throughout 2644 E 29<sup>th</sup> Street while extensive ceiling damage was observed at 2651 Victor Street. The CDC (Centers for Disease Control and Prevention) indicates the Institute of Medicine (IOM) found sufficient evidence in 2004 to link indoor exposure to mold with upper respiratory tract symptoms, cough, and wheeze in otherwise healthy people; with asthma symptoms in people with asthma; and with hypersensitivity pneumonitis in individuals susceptible to that immune-mediated condition. In 2009, the World Health Organization issued additional guidance on exposure to mold.

**Moss**

The exterior of 2644 E 29<sup>th</sup> Street is covered with excessive green moss. Moss can retain moisture thereby aiding the propagation of negative health issues such as mold, mildew, and fungus by providing cover and nutrients. By retaining moisture, moss will also contribute to premature deterioration of wood shingles and roofing materials.

**Radon**

The apartment buildings on E 29<sup>th</sup> Street do not have basements. 2651 Victor Street does have a basement and radon testing should be performed in these areas before being returned to use.

**Failing Structural Components – Safety Issues**

Bricks are dislodging in numerous areas from the exterior, porches, and walkway structure at 2651 Victor Street. A significant number of wood and composition shingles (mansard) are dislodging at 2644 E 29<sup>th</sup> Street. Ceilings, walls, and floors have collapsed throughout 2644 E 29<sup>th</sup> Street and 2651 Victor Street due to water leaks from deteriorated roofs.

**Inadequate Heating & Cooling**

The apartment building at 2644 E 29<sup>th</sup> Street and the apartment/residence conversion at 2651 Victor Street lack heating and cooling.

**Lack Of Safety Railings**

Safety railings for retaining walls, drainage pits, porches, and interior stairways are lacking.

**Disease/Pests**

Excessive droppings are present in 2651 Victor Street indicating the need for pest control to eliminate the spread of vermin and disease.

**Trash & Illegal Dumping**

Trash was observed throughout the study area which detracts from the vibrancy of the neighborhood and is also conducive to the spread of pests and disease. The interior of 2651 Victor Street has trash and abandoned personal property contributing to fire hazard, potential spread of disease and vermin, and disposal cost.

**Trespassing & Vandalism**

A number of the windows and doors at 2644 E 29<sup>th</sup> Street and 2651 Victor Street have been boarded over. Windows have been broken at both these locations. Electrical wiring has been stripped from exterior boxes. Graffiti is on the west elevation of 2644 E 29<sup>th</sup> Street. A rolling security gate has been added at the

entrance to the parking lot. Empty alcohol containers and broken bottles were especially prevalent at 2651 Victor Street.

Photographs depicting the multiple blighting factors discussed above, are included on the following pages.

Ceiling Damage & Water Infiltration – 2651 Victor Street



Interior Damage & Water Infiltration – 2644 E 29<sup>th</sup> Street



Water Infiltration & Potential Mold – 2644 E 29<sup>th</sup> Street



Potential ACMs – Textured Ceiling – 2702 E 29<sup>th</sup> Street





Potential Lead-Based Paint – 2651 Victor Street



Potential Lead-Based Piping – 2651 Victor Street



Collapsing Wall Structures – 2651 Victor Street



Collapsing Ceiling Structures – 2644 E 29<sup>th</sup> Street





## INSANITARY OR UNSAFE CONDITIONS – COLLAPSING STRUCTURES



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



**INSANITARY OR UNSAFE CONDITIONS – COLLAPSING STRUCTURES**



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street

**INSANITARY OR UNSAFE CONDITIONS – FLOOR DAMAGE & WATER INFILTRATION**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



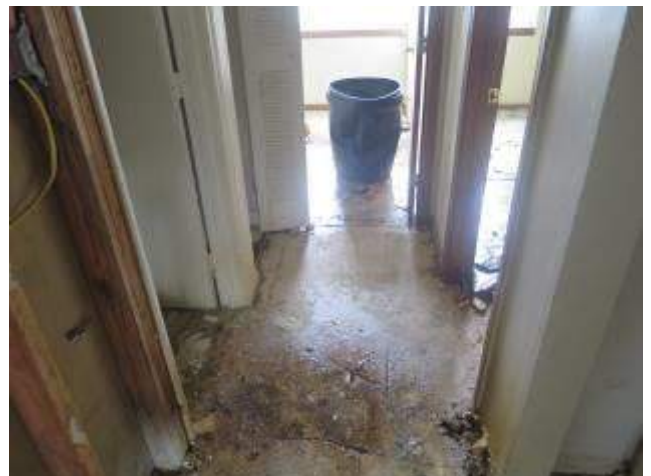
2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



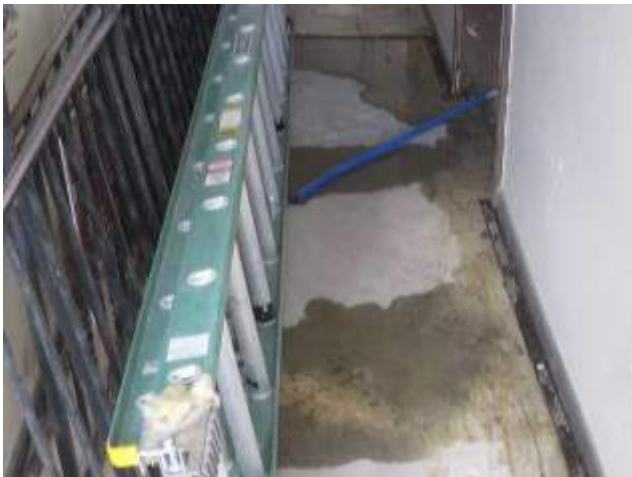
**INSANITARY OR UNSAFE CONDITIONS – FLOOR DAMAGE & WATER INFILTRATION**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



**INSANITARY OR UNSAFE CONDITIONS – FLOOR DAMAGE & WATER INFILTRATION**



2644 E 29<sup>th</sup> Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street

**INSANITARY OR UNSAFE CONDITIONS – CEILING DAMAGE & WATER INFILTRATION**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



**INSANITARY OR UNSAFE CONDITIONS – CEILING DAMAGE & WATER INFILTRATION**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2651 Victor Street



2651 Victor Street



**INSANITARY OR UNSAFE CONDITIONS – CEILING DAMAGE & WATER INFILTRATION**



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street

**INSANITARY OR UNSAFE CONDITIONS – CEILING DAMAGE & WATER INFILTRATION**



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



**INSANITARY OR UNSAFE CONDITIONS – CEILING DAMAGE & WATER INFILTRATION**



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street

**INSANITARY OR UNSAFE CONDITIONS – WATER INFILTRATION & MOLD**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



**INSANITARY OR UNSAFE CONDITIONS – WATER INFILTRATION & MOLD**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street

**INSANITARY OR UNSAFE CONDITIONS – WATER INFILTRATION & MOLD**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



**INSANITARY OR UNSAFE CONDITIONS – WATER INFILTRATION & MOLD**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street

**INSANITARY OR UNSAFE CONDITIONS – MOSS**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



**INSANITARY OR UNSAFE CONDITIONS – MOSS**



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street

**INSANITARY OR UNSAFE CONDITIONS – POTENTIAL LEAD-BASED PAINT**



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



**INSANITARY OR UNSAFE CONDITIONS – POTENTIAL LEAD-BASED PAINT**



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street

**INSANITARY OR UNSAFE CONDITIONS – POTENTIAL LEAD-BASED PAINT**



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



### Component 3: Deterioration Of Site Improvements

Deterioration of improvements involves both building and site improvements. The study area is improved with the following uses:

Address	JackMO Tax Parcel No.	Use	Quality	Condition
2644 E 29 <sup>th</sup> Street	28-920-10-36-00-0-00-000	Vacant Apartment Building	Poor	Poor
2702 E 29 <sup>th</sup> Street	28-920-10-26-00-0-00-000	Dated Apartment Building	Fair	Poor-Fair
2651 Victor Street	28-920-10-03-00-0-00-000	Vacant Apartment/SFR	Poor	Poor

The two apartment building located along E 29<sup>th</sup> Street date to 1971 and are 49 years in age. *Marshall Valuation Service*, published by CoreLogic®, estimates the life expectancy of fair quality multiple residences to be 45 to 50 years, assuming adequate maintenance. The two apartment buildings within the study area will require moderate to major renovation to extend the economic life of these multifamily structures.

The apartment/residence conversion located at 2651 Victor Street was built in 1905 and is 115 years in age. *Marshall Valuation Service* estimates the life expectancy of fair quality historic residences to be 50 to 55 years, assuming adequate maintenance. The advanced age combined with the lack of maintenance, updating and supervision, have led to extensive physical depreciation and deterioration compounded by damage from vandalism. The age of construction also leads to extensive functional obsolescence (floor plan, building systems and materials). External obsolescence is also present due to neighborhood issues (vacant and unsightly properties, trespassing, vandalism, graffiti, trash and illegal dumping).

#### Pedestrian Circulation

The parking lot is heavily deteriorated and public sidewalks and private walkways evidence deferred maintenance.

#### Exterior Walls

Exterior walls of all structures are in poor condition. Damaged hardboard siding, wood shingle siding, batten board, and masonry structures evidence disrepair and lack of maintenance.

#### Windows & Doors

Some windows have been replaced. However, original windows (49 to 115 years in age) exist that are deteriorated and energy inefficient (single glazed panes). A number of window panes are broken and several are boarded over. Doors are generally wood and are deteriorated.

#### Roofs

The membrane coverings on the two apartment buildings fronting E 29<sup>th</sup> Street are heavily deteriorated and need to be replaced. Water infiltration at 2644 E 29<sup>th</sup> Street has caused extensive damage throughout the structure. The city reportedly required replacement of the roof at 2651 Victor Street. Significant damage occurred to the interior of the structure due to water infiltration. Exterior drainage (gutters and downspouts) have been damaged in several locations creating erosion issues or ponding issues around the structures.

#### Porches

2651 Victor Street has two porches that are heavily deteriorated (115 years in age). Bricks walls are failing and concrete patios and steps have extensive cracking/spalling. The east porch lacks safety railings.

**Floors**

Most of the floor covering within 2702 E 29<sup>th</sup> Street is dated and tired. In 2644 E 29<sup>th</sup> Street, all floor covering has been removed and the exposed concrete remains. The concrete is heavily deteriorated exhibits extensive cracking and would need to be removed (at considerable expense) prior to interior renovation. Floors at 2651 Victor Street are extensively damaged due to advanced age, water infiltration, and lack of maintenance.

**Interior Walls**

Interior walls are generally in acceptable condition at 2702 E 29<sup>th</sup> Street. Many of the interior demising walls at 2644 E 29<sup>th</sup> Street have been fully or partially removed. Water infiltration has damaged most wall surfaces. 2651 Victor Street also has extensive wall damage due to advancing age and water infiltration including openings to the outside.

**Ceilings**

Some of the upper floor apartment units at 2702 E 29<sup>th</sup> Street exhibit water stains but no collapses have occurred. Ceiling collapses have occurred at 2644 E 29<sup>th</sup> Street and 2651 Victor Street due to water infiltration, advanced age, and lack of maintenance.

**Electrical/Lighting**

Electrical wiring was not observable at 2702 E 29<sup>th</sup> Street. Much of the interior wiring at 2644 E 29<sup>th</sup> Street has been removed. Wiring at 2651 Victor Street appears to be the original provision (now a code violation). Ceiling light fixtures are present at 2702 E 29<sup>th</sup> Street. All lighting fixtures have been removed at 2644 E 29<sup>th</sup> Street. Light fixtures at 2651 Victor Street are very dated.

**Plumbing**

Plumbing was not viewable at 2702 E 29<sup>th</sup> Street. Residents occupy this building and plumbing fixtures are present. The plumbing pipes at 2644 E 29<sup>th</sup> Street are viewable and appear to be the original provision. Restroom fixtures have generally been removed. Water pipes viewed in the basement of 2651 Victor Street appear to be the original metal provision. Most plumbing fixtures have been removed.

**HVAC**

The two apartment buildings are heated and cooled by individual package units (rooftop air conditioning compressor and furnace in mechanical closet with water heater). The occupied units in 2702 E 29<sup>th</sup> Street appear to be functioning. The rooftop air conditioning compressors at 2644 E 29<sup>th</sup> Street appear, from aerial photos, to have been removed, vandalized, or utilized for parts. The furnaces and water heaters at 2644 E 29<sup>th</sup> Street have all been removed. Some ductwork remains and some has been removed. At 2651 Victor Street no air conditioning compressor was found. No furnace was found in the viewable portions of the basement. A rusted water heater was present but appears to be inoperable.

**Kitchens**

Kitchen in apartment units at 2702 E 29<sup>th</sup> Street have gas or electric stoves, vent hood, and refrigerator but lack disposals. Counter space and cabinet space is minimal, well below modern standards. The kitchens at 2644 E 29<sup>th</sup> Street have been completely demolished. What appears to be a secondary kitchen at 2651 Victor Street has some very dated and deteriorated cabinets, counters, and an older sink.

**Restrooms**

The restrooms at 2702 E 29<sup>th</sup> Street are equipped with tub/shower, tank-flush stool, and sink in cabinet with mirror above. Some restrooms at 2644 E 29<sup>th</sup> Street still have tubs and a few stools, but most fixtures have been removed. Two tubs and stools remain at 2651 Victor Street.



**Functional Obsolescence**

The apartment/residence conversion at 2651 Victor Street was designed and constructed 115 years ago. Construction techniques and materials and building codes have changed dramatically over the past century (stone foundations for example). Converting a residence into multiple apartment units tends toward functional issues. Regardless, in the present excessively deteriorated condition the structure has no immediate functional use. Some residences in Santa Fe Place neighborhood have stand-alone garages. The subject has a heavily deteriorated concrete pad.

The two apartment buildings on E 29<sup>th</sup> Street are now 49 years in age. Construction techniques and materials and building codes have changed over the past half century, but more importantly these units exhibit functional obsolescence inhibiting marketability. The unit sizes are small at 750 square feet. The 2BR units have only 1BA and the bedrooms are less preferred side-by-side. Kitchens are small lack dishwashers, microwaves, disposals, adequate counter and cabinet space, or pantry. Modern standards require granite countertops and stainless steel appliances. Common laundries are provided rather than in unit washer and dryer. Units have modest closet space and no storage lockers. All utilities are common and not individually metered, which can lead to excess and waste. Units lack a balcony or patio. Interior hallways create cleaning, supervision, and security issues. The two properties lack any common area amenities or recreational features. No covered parking or garages are available. Due to the excessive deterioration at 2644 E 29<sup>th</sup> Street, the structure has no immediate functional use.

Over 500 photographs of physical deterioration and functional obsolescence taken during the inspections and depicting the multiple blighting factors discussed above, are included on the following pages.

## ROOF DETERIORATION



2702 E 29<sup>th</sup> Street



2644 E 29<sup>th</sup> Street



**EXTERIOR WALL DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



The North Elevation



The South Elevation

**EXTERIOR WALL DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



The South Elevation



The East Elevation



## EXTERIOR WALL DETERIORATION – 2651 VICTOR STREET

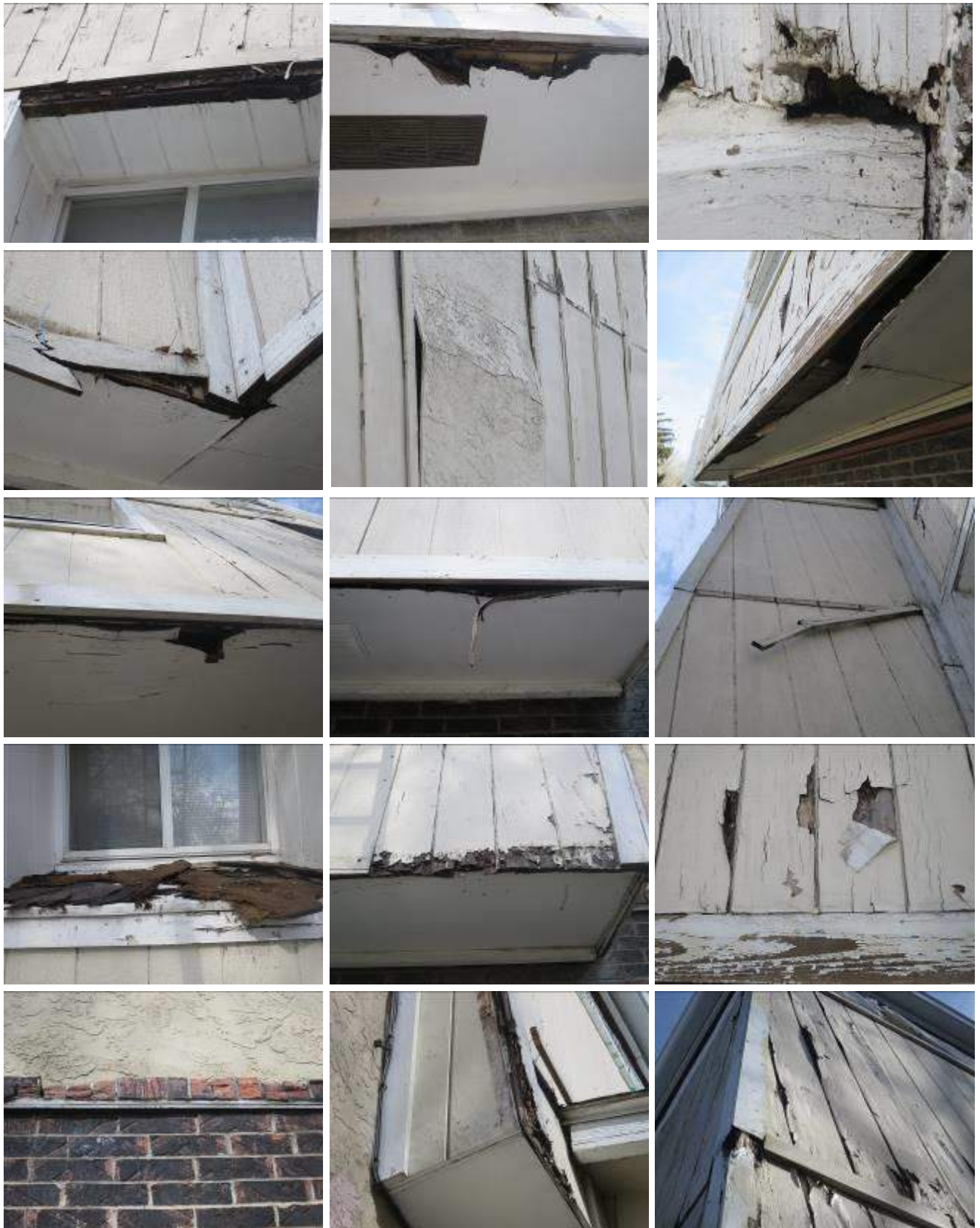


East Elevation



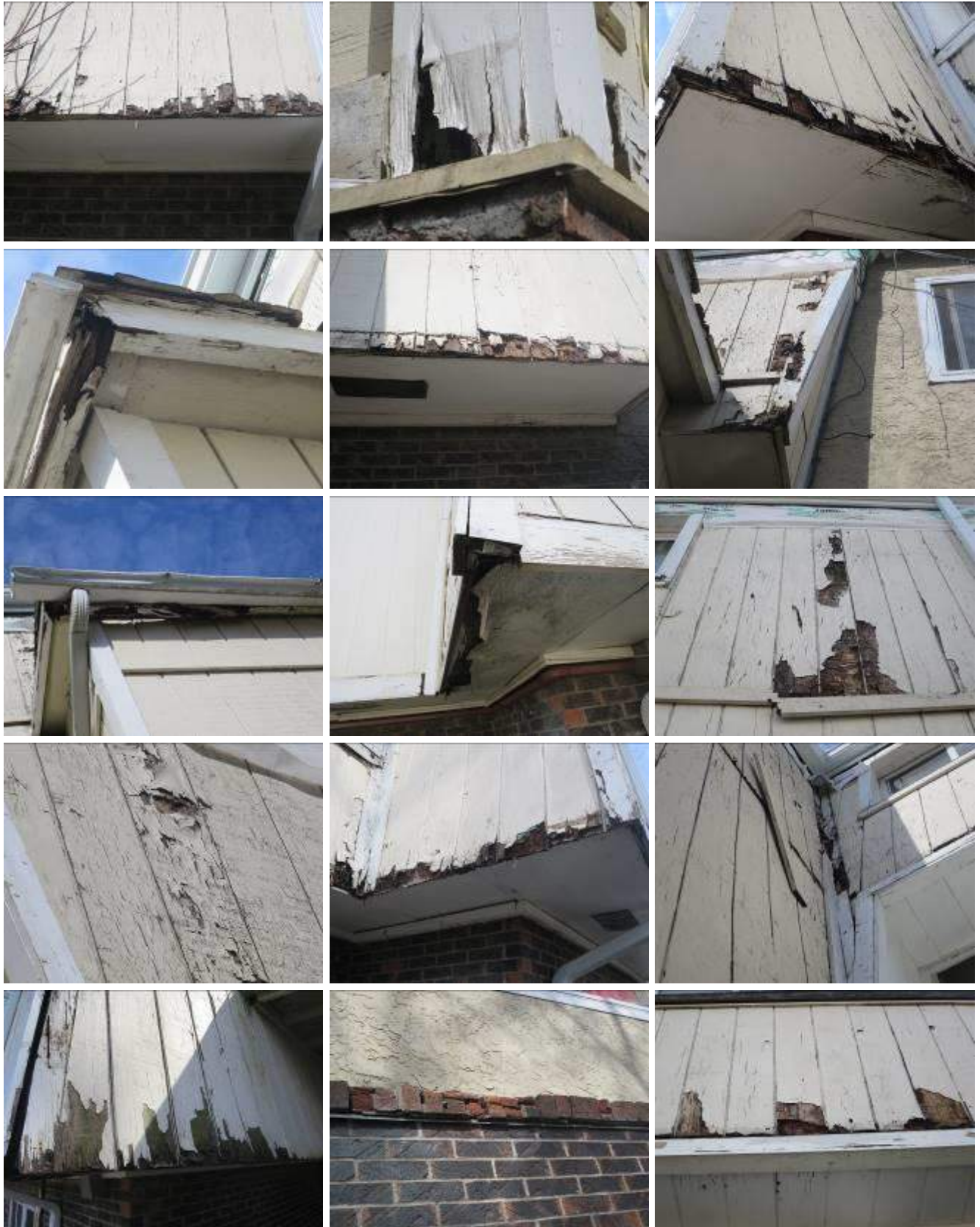
West Elevation

EXTERIOR WALL DETERIORATION – 2702 E 29<sup>TH</sup> STREET



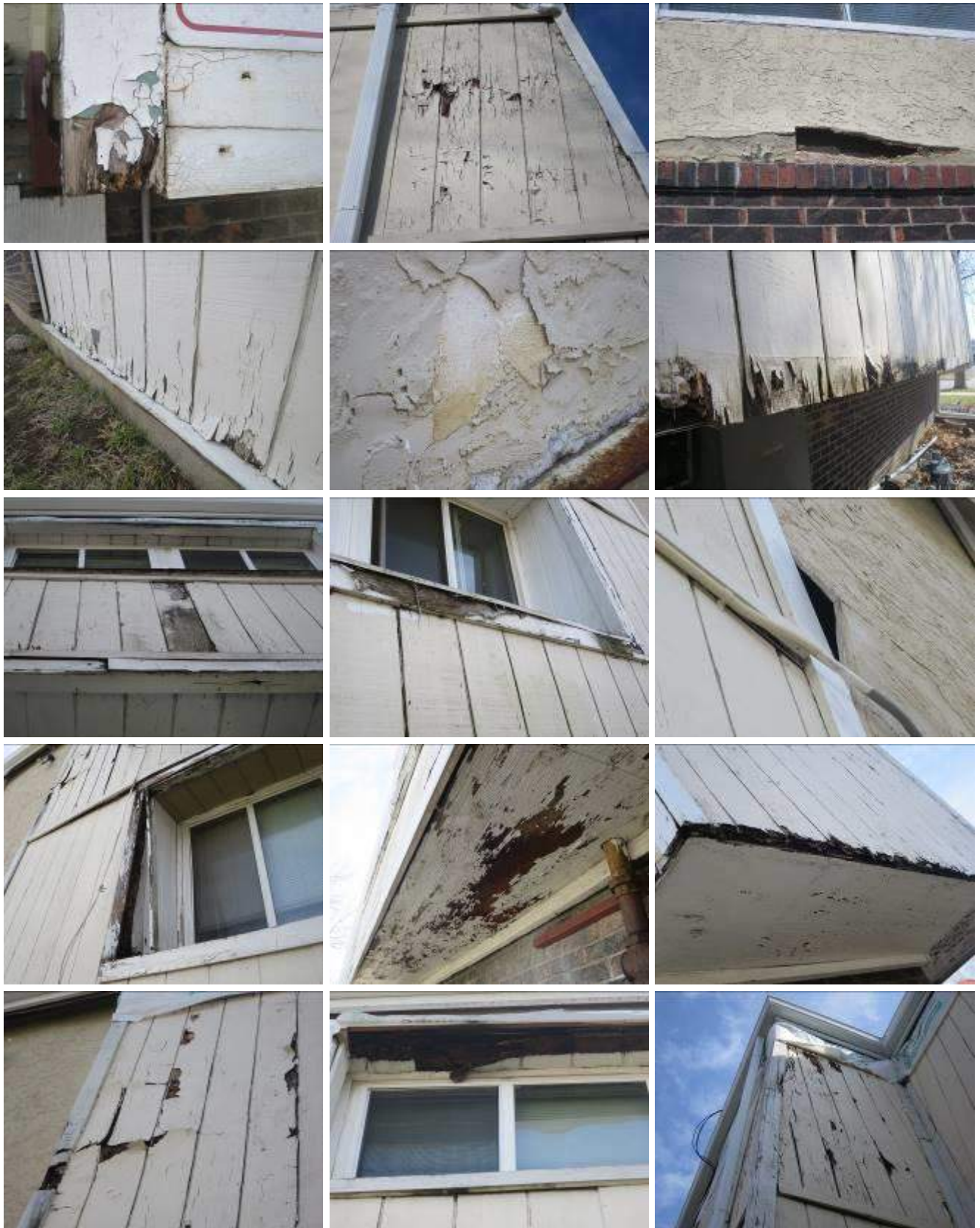


**EXTERIOR WALL DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



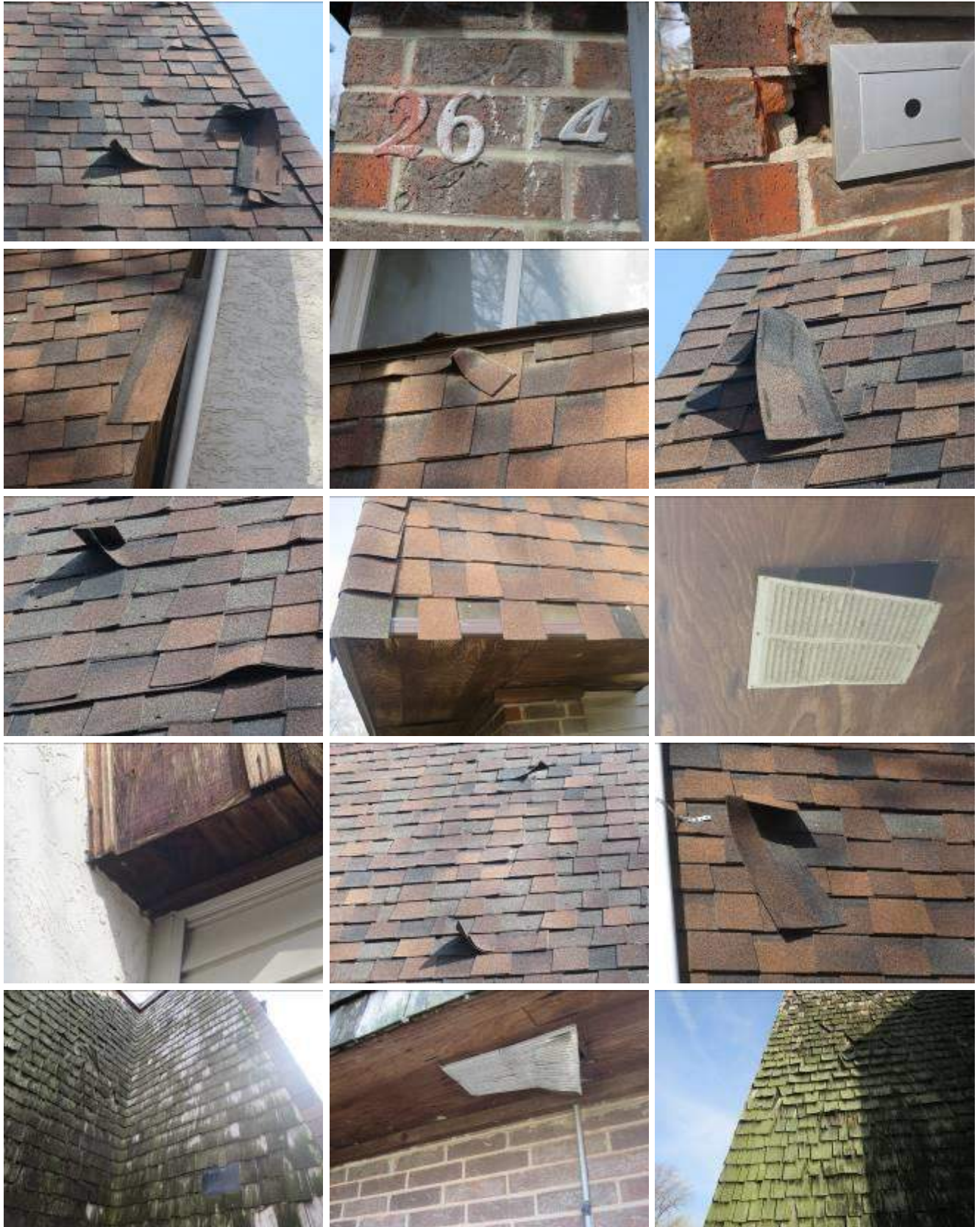


EXTERIOR WALL DETERIORATION – 2702 E 29<sup>TH</sup> STREET





EXTERIOR WALL DETERIORATION – 2644 E 29<sup>TH</sup> STREET





EXTERIOR WALL DETERIORATION – 2644 E 29<sup>TH</sup> STREET



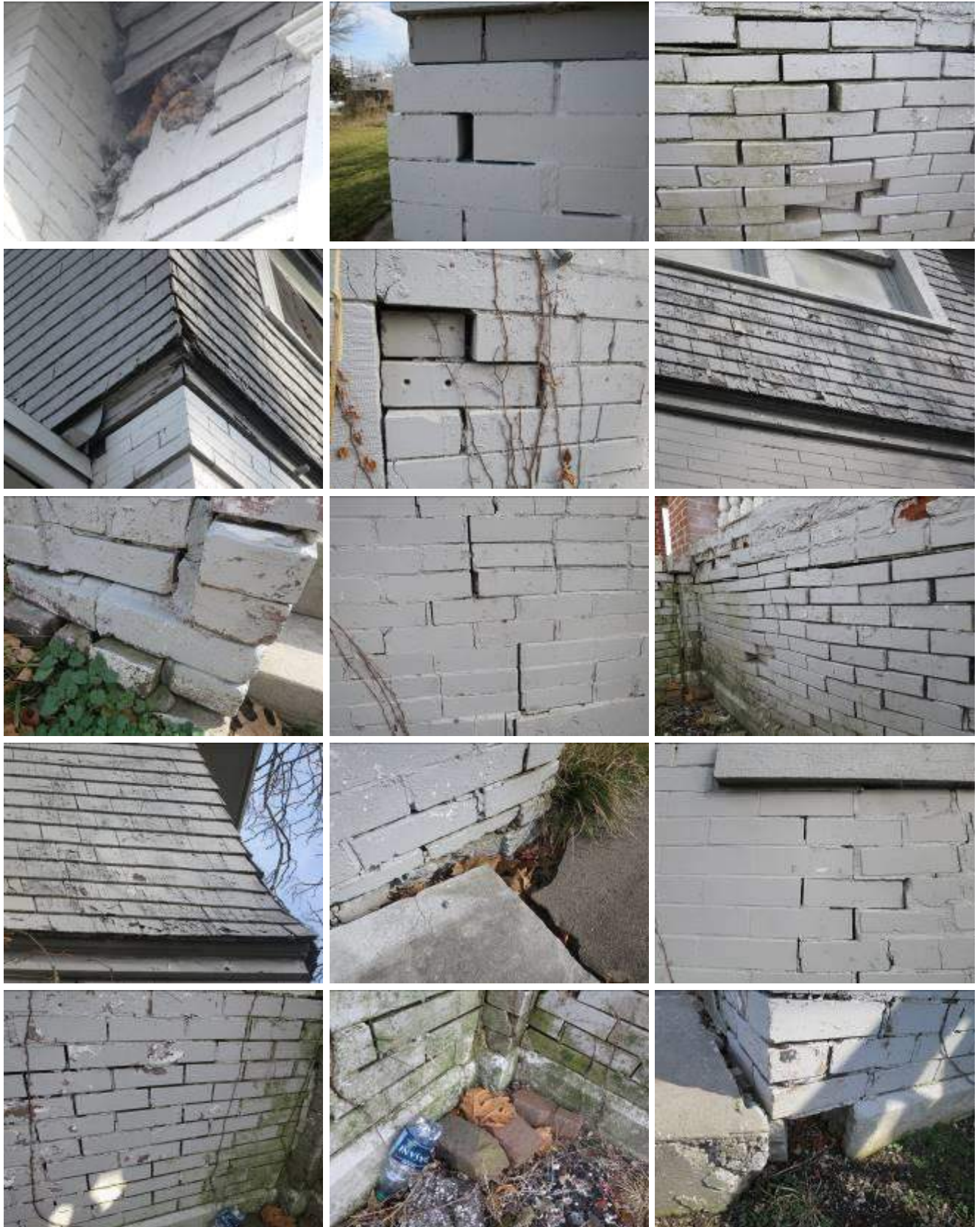


EXTERIOR WALL DETERIORATION – 2644 E 29<sup>TH</sup> STREET





**EXTERIOR WALL DETERIORATION – 2651 VICTOR STREET**





**EXTERIOR WALL DETERIORATION – 2651 VICTOR STREET**





**EXTERIOR WALL DETERIORATION – 2651 VICTOR STREET**





**WINDOW DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



North Elevation



North Elevation

**WINDOW DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



North Elevation



South Elevation



## WINDOW DETERIORATION – 2651 VICTOR STREET



East Elevation



North Elevation

WINDOW DETERIORATION – 2644 E 29<sup>TH</sup> STREET





**WINDOW DETERIORATION – 2651 VICTOR STREET**



**DOOR DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



South Elevation Main Entrance



Damaged Apartment Unit Entrance Door



**DOOR DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



South Elevation



South Elevation

**DOOR DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



Damaged & Ill-Fitting Entry Door



## DOOR DETERIORATION – 2651 VICTOR STREET



North Elevation



East Elevation

**DOOR DETERIORATION – 2651 VICTOR STREET**



South Elevation



South Elevation



## PORCH DETERIORATION



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street

## PORCH DETERIORATION



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



2651 Victor Street



**CEILING DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



Upper Level Apartment Unit



Upper Level Hallway

**CEILING DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



Upper Level Apartment Unit



In-Process Ceiling Repair



**CEILING DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



Upper Level Unit



Upper Level Unit

### CEILING DETERIORATION – 2651 VICTOR STREET



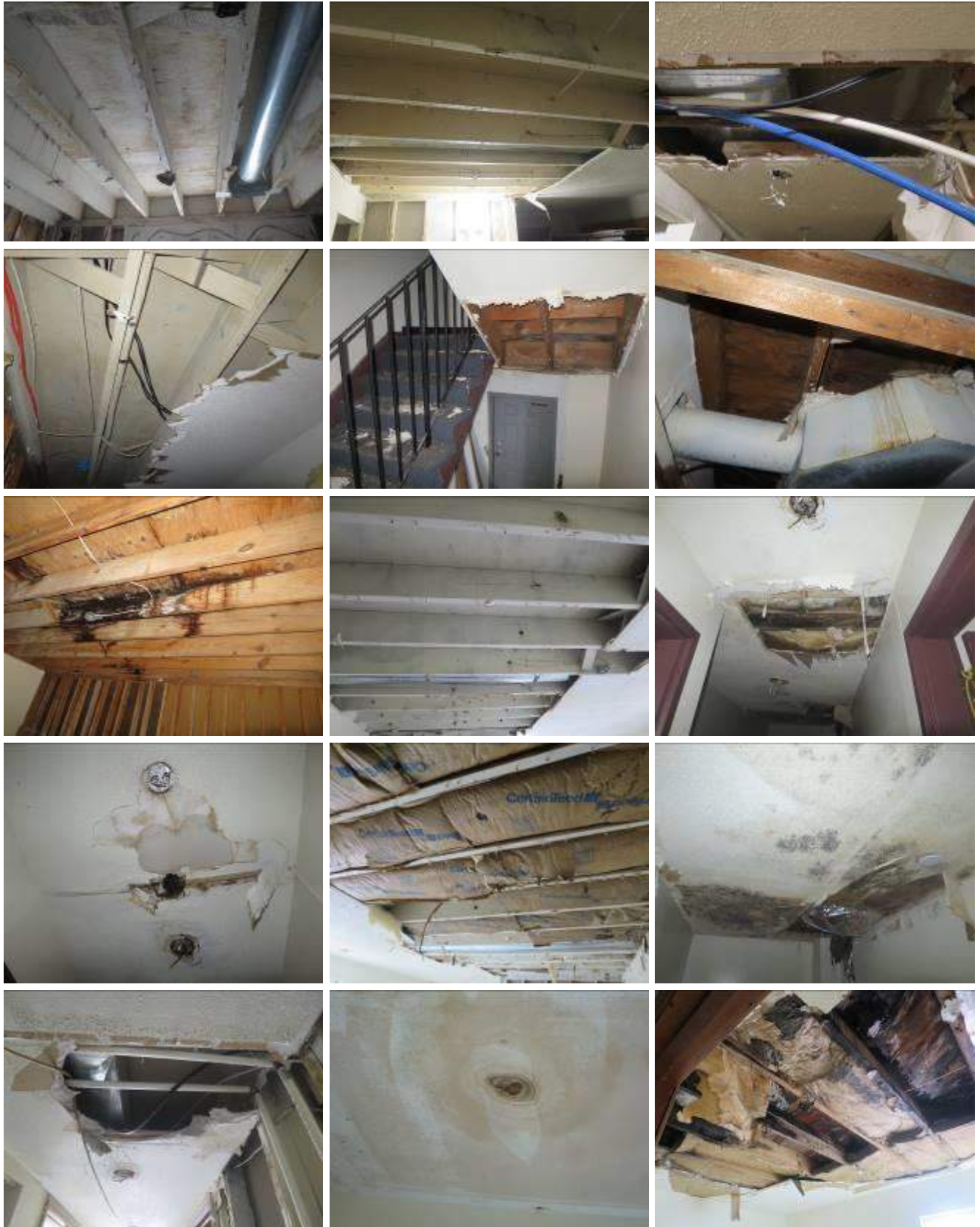
1<sup>st</sup> Floor Ceiling



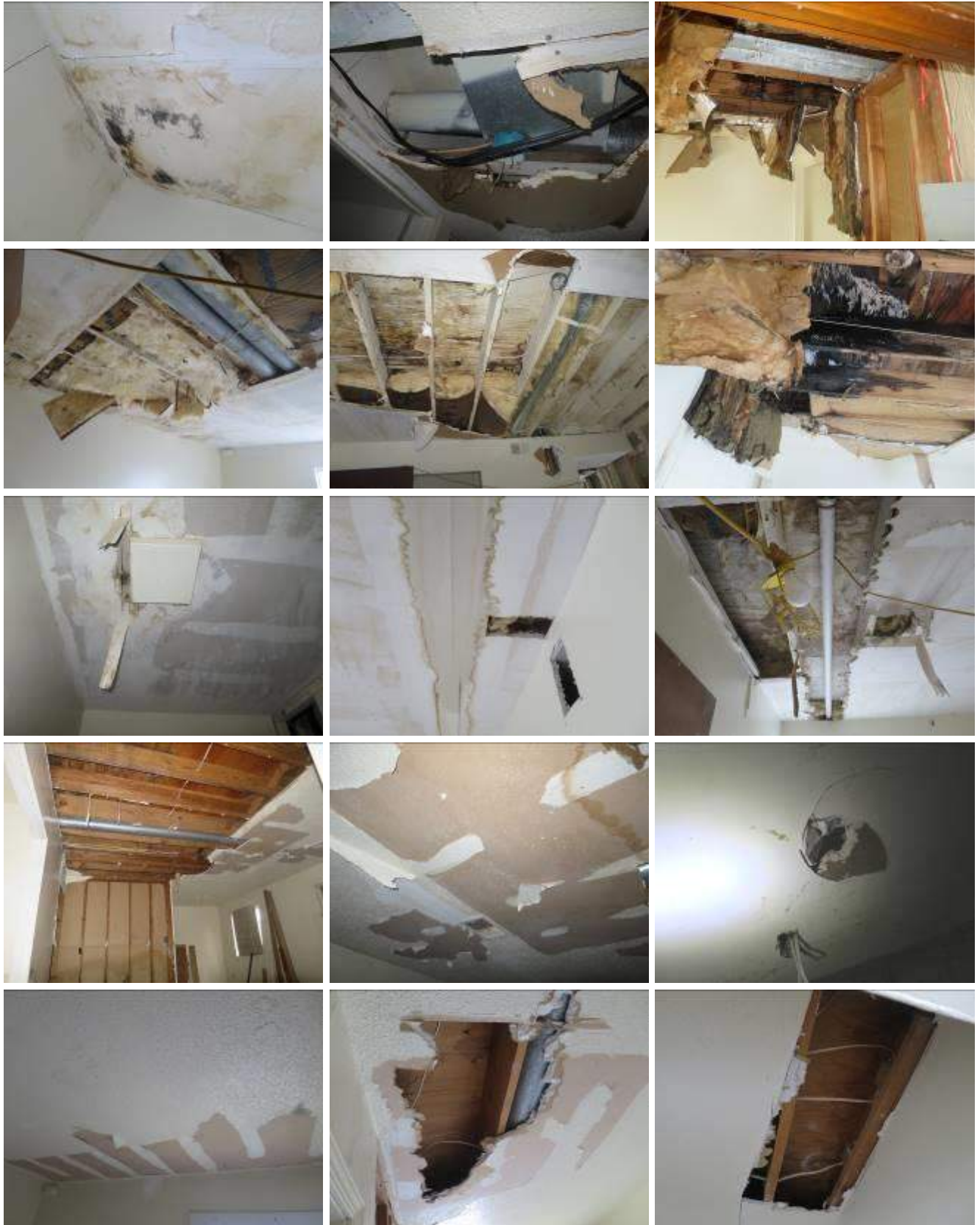
3<sup>rd</sup> Floor Ceiling



**CEILING DETERIORATION – 2644 E 29<sup>TH</sup> STREET**

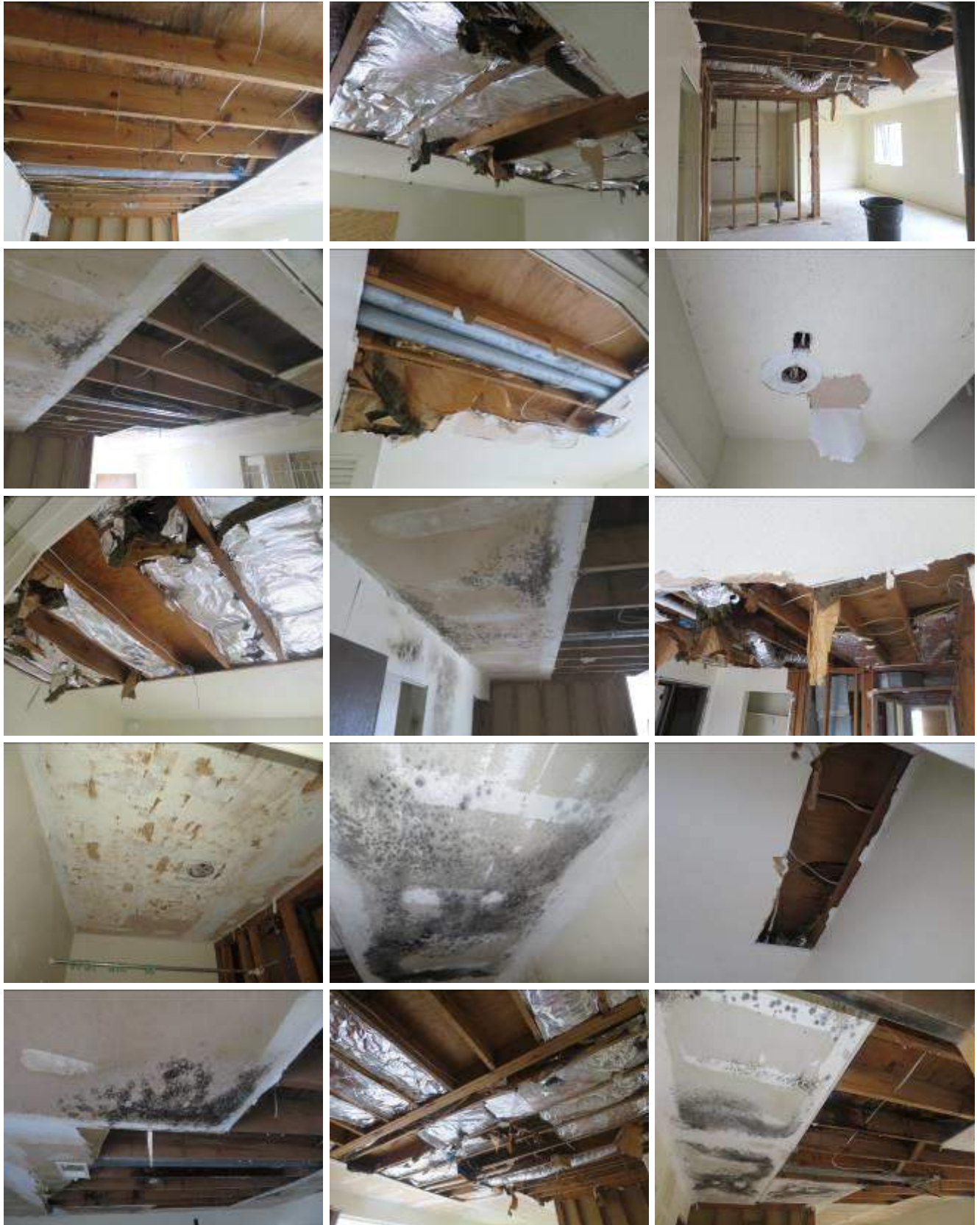


**CEILING DETERIORATION – 2644 E 29<sup>TH</sup> STREET**





**CEILING DETERIORATION – 2644 E 29<sup>TH</sup> STREET**

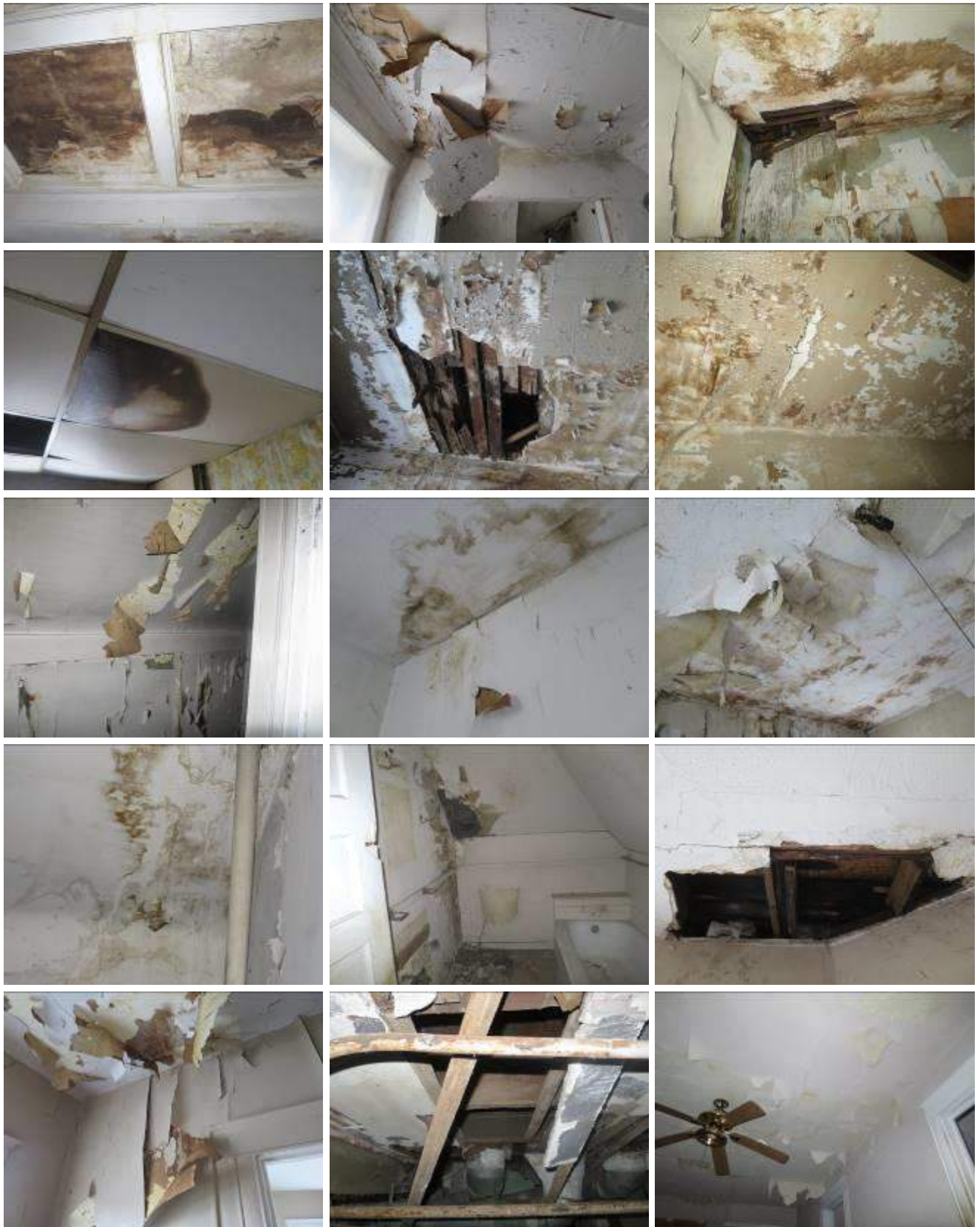


**CEILING DETERIORATION – 2651 VICTOR STREET**





**CEILING DETERIORATION – 2651 VICTOR STREET**



**INTERIOR WALL DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



Hallway



Apartment Unit Bathroom



**INTERIOR WALL DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



Hallway



Hallway

**INTERIOR WALL DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



1<sup>st</sup> Floor Unit



2<sup>nd</sup> Floor Unit



**INTERIOR WALL DETERIORATION – 2651 VICTOR STREET**

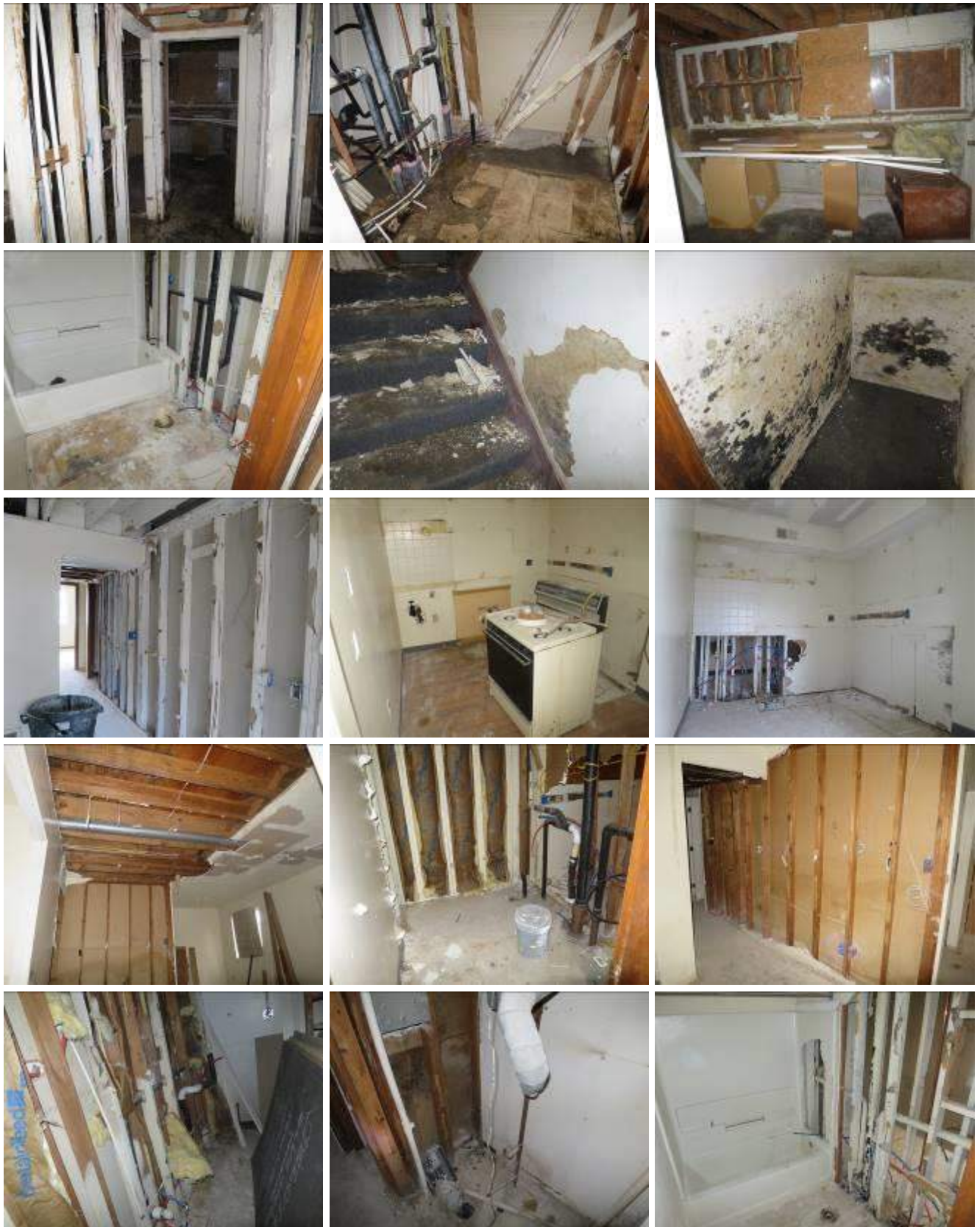


1<sup>st</sup> Floor



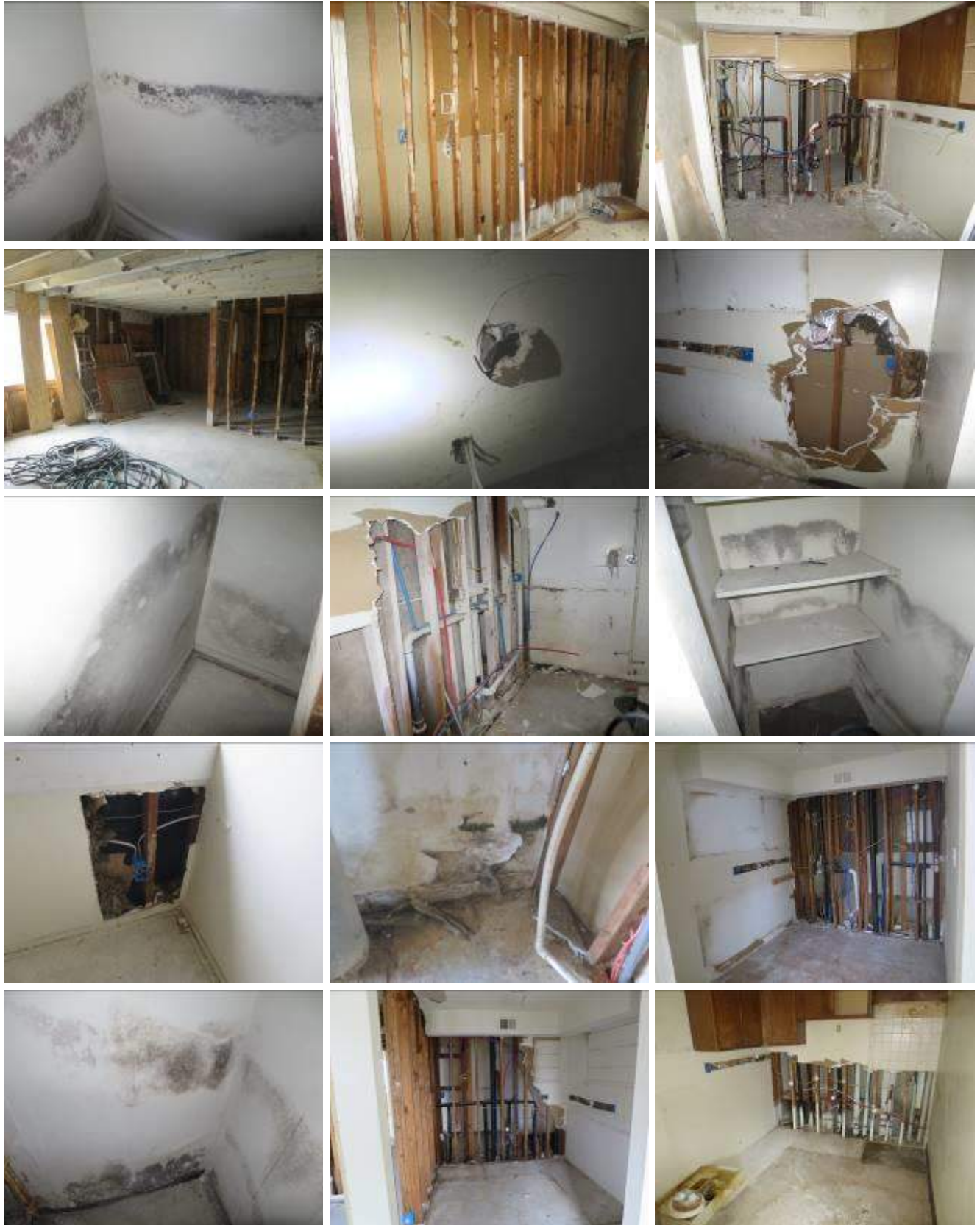
2<sup>nd</sup> Floor

INTERIOR WALL DETERIORATION – 2644 E 29<sup>TH</sup> STREET





**INTERIOR WALL DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



**INTERIOR WALL DETERIORATION – 2644 E 29<sup>TH</sup> STREET**





**INTERIOR WALL DETERIORATION – 2651 VICTOR STREET**



INTERIOR WALL DETERIORATION – 2651 VICTOR STREET





**FLOOR DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



Stained Bedroom Carpet



Hallway – Unit Entrance

**FLOOR DETERIORATION – 2702 E 29<sup>TH</sup> STREET**



Dated Carpet In Bedroom



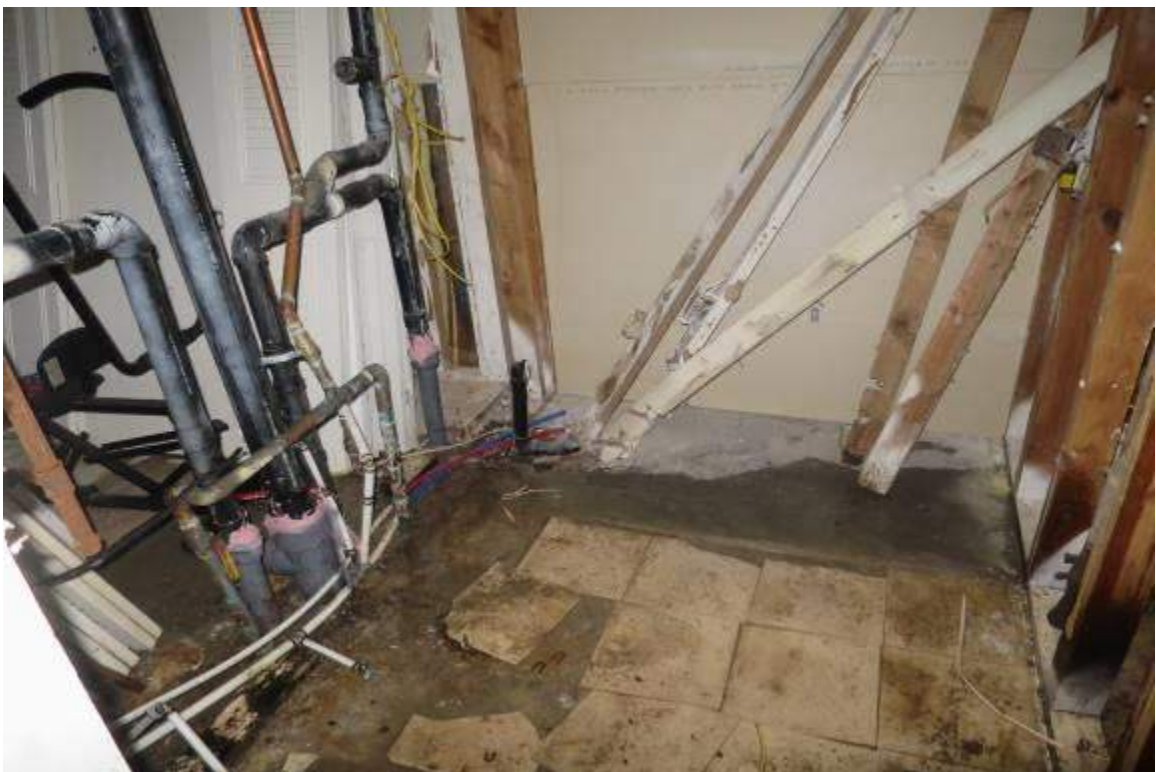
Dated Carpet In Hallway In 1BR Unit



**FLOOR DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



2<sup>nd</sup> Floor Unit



1<sup>st</sup> Floor Unit

**FLOOR DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



2<sup>nd</sup> Floor – Subfloor



3<sup>rd</sup> Floor – Subfloor



**FLOOR DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



1<sup>st</sup> Floor



1<sup>st</sup> Floor

**FLOOR DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor



**FLOOR DETERIORATION – 2644 E 29<sup>TH</sup> STREET**



**FLOOR DETERIORATION – 2644 E 29<sup>TH</sup> STREET**





FLOOR DETERIORATION – 2651 VICTOR STREET





**KITCHEN DETERIORATION – 2644 E 29<sup>TH</sup> STREET**





### KITCHEN DETERIORATION – 2651 VICTOR STREET



2<sup>nd</sup> Floor



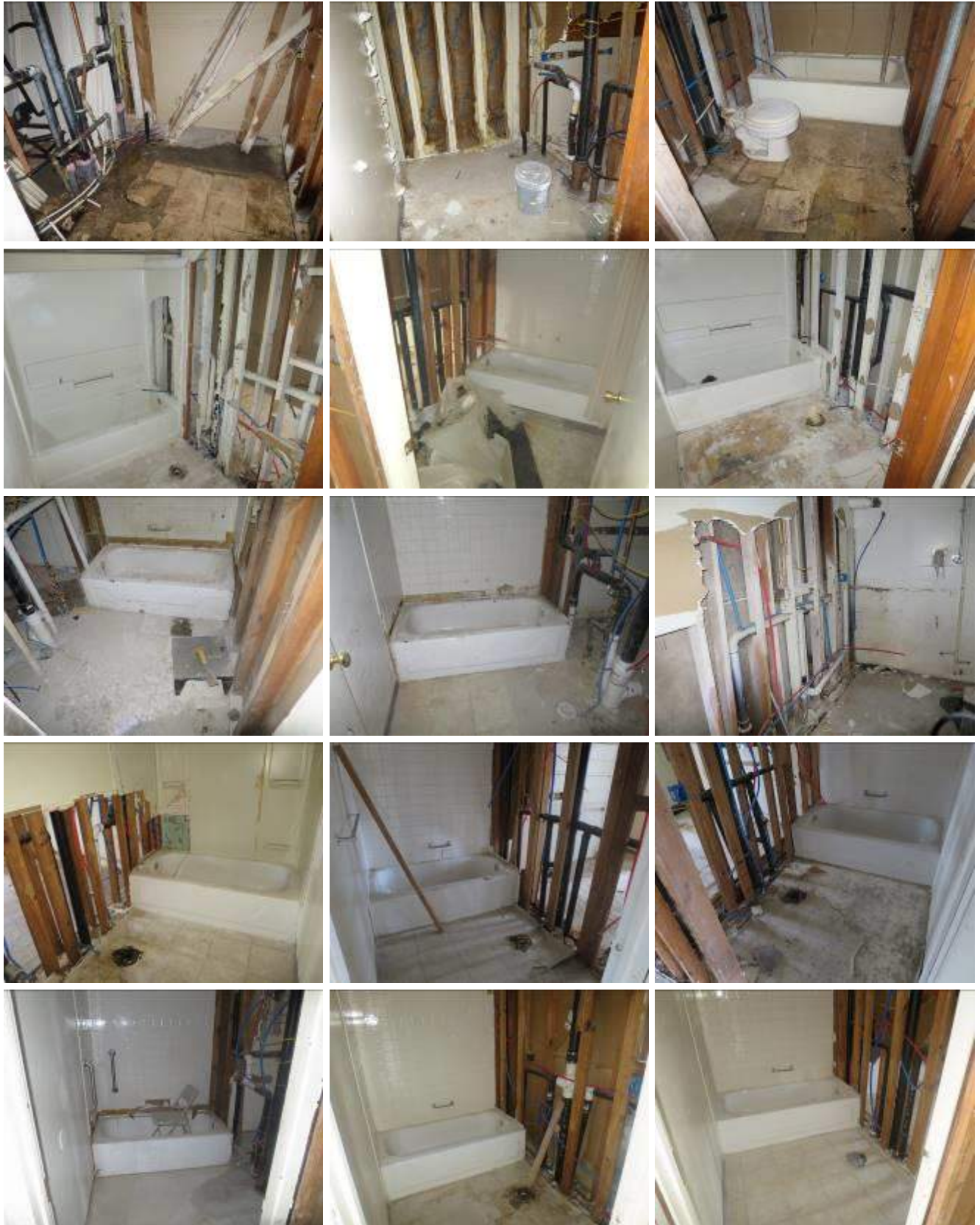
1<sup>st</sup> Floor

**KITCHEN DETERIORATION – 2651 VICTOR STREET**





RESTROOM DETERIORATION – 2644 E 29<sup>TH</sup> STREET



**RESTROOM DETERIORATION – 2651 VICTOR STREET**



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



**RESTROOM DETERIORATION – 2651 VICTOR STREET**



3<sup>rd</sup> Floor



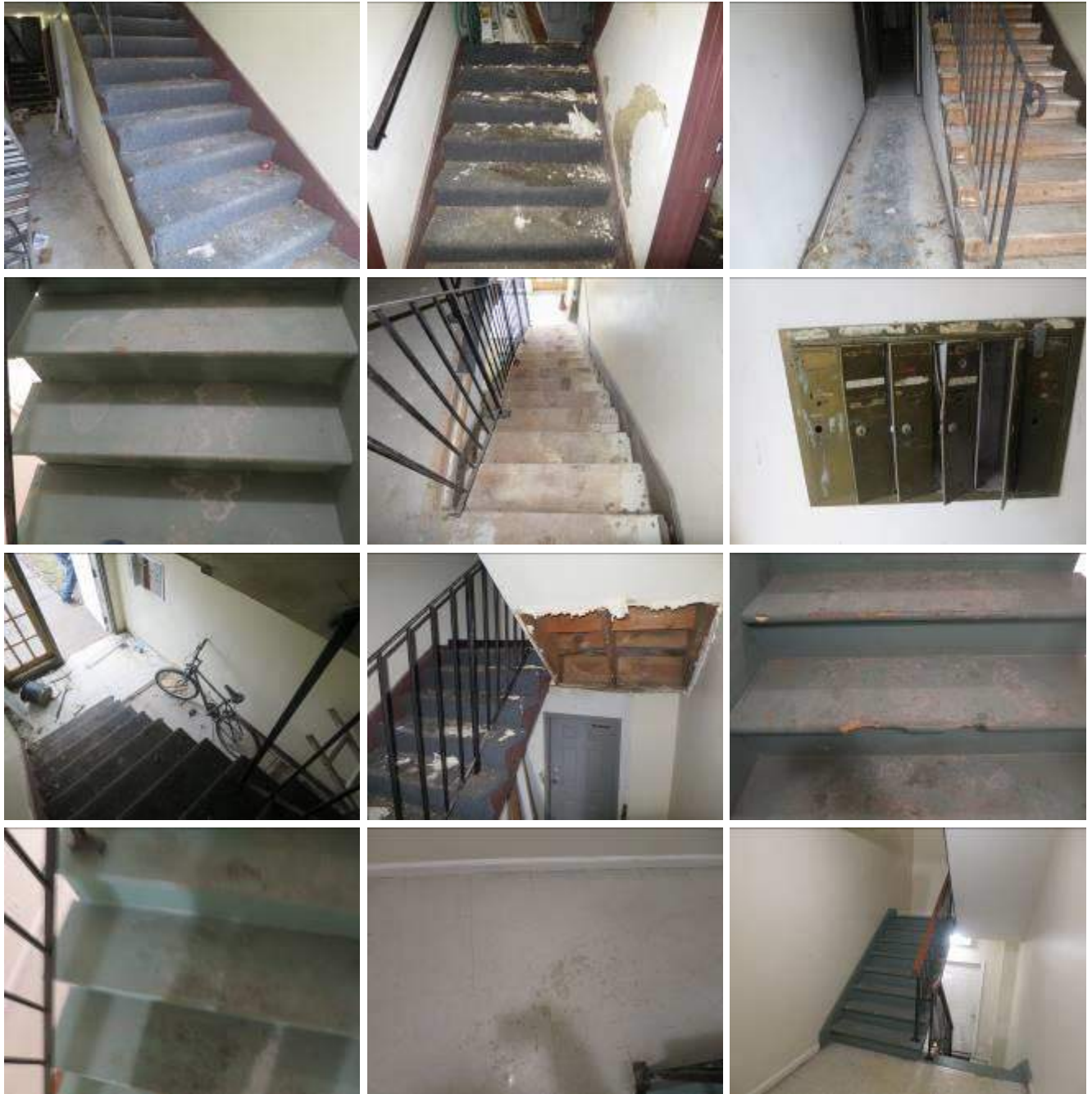
2<sup>nd</sup> Floor

# HVAC DETERIORATION – 2644 E 29<sup>TH</sup> STREET





### HALLWAY & STAIRWAY DETERIORATION



### DETERIORATION – SITE IMPROVEMENTS



Apartment Building Parking Lot – 2644 E 29<sup>th</sup> Street



Apartment Building Parking Lot – 2702 E 29<sup>th</sup> Street



### DETERIORATION – SITE IMPROVEMENTS



Damaged Chain-Link Fencing – 2644 E 29<sup>th</sup> Street



Damaged & Deteriorating Concrete-Paved Parking Area – 2651 Victor Street



**DETERIORATION SITE IMPROVEMENTS – PARKING LOT**



**DETERIORATION SITE IMPROVEMENTS – PARKING LOT**





**DETERIORATION SITE IMPROVEMENTS – 2651 VICTOR STREET**





**FUNCTIONAL OBSOLESCENCE**

Unsightly &amp; Improper Roof Drainage – 2644



Poor Drainage &amp; Erosion – 2644



Poor Drainage At Entrance – 2644



Poor Drainage – 2644



Poor Drainage – 2644



Poor Drainage &amp; Erosion – 2644



**FUNCTIONAL OBSOLESCENCE**

Improper Drainage – 2702



Poor Drainage &amp; Erosion – 2702



Poor Drainage



Step Up At Apartment Entrance – 2644



Unightly &amp; Unsafe Wiring – 2644



Old Electrical Wiring &amp; Fixtures – 2651



**FUNCTIONAL OBSOLESCENCE**

Unsightly Signage



Dysfunctional Intercom – 2644



Small Poorly Equipped Kitchens – 2702



Lack Of Disposals – 2702



Older Gas Stoves – 2702



Common Laundry Rooms – 2702

## **Component 4: Improper Subdivision Or Obsolete Platting**

This component of blight generally applies to the following:

- Urban settings where fractionated interests prohibit development of modern functional structures (e.g., numerous 25-foot wide city lots must be combined to create a footprint for an office building).
- Lot(s) with dysfunctional layout, size, or configuration
- Lot(s) with poor access
- Lack of conforming uses

The study area includes 3 platted parcels of rectangular configuration. All parcels have access and are held in related ownerships. Improper subdivision and obsolete platting are not considered a contributing factor to blight at the study area.

## **Component 5: Endangerment By Fire Or Other Causes**

The study area is conveniently located for police and fire service. Fire Station #18 is located at 3211 Indiana Avenue, two blocks east and three blocks south of the study area. The numerous blighting factors previously discussed concerning insanitary or unsafe conditions and deteriorating site improvements are also considered negative influences under this Component. Numerous environmental issues need to be addressed within the study area including asbestos, lead-based paint and piping, mold and moss. Due to extended vacancy and/or lack of supervision, trespassing, vandalism and accumulation of trash are all issues. The following pages contain numerous photographs of blighting influences within the study area and the immediate neighborhood

Several negative factors within the study area are judged to endanger life by fire or other causes.



### ENDANGERMENT BY FIRE OR OTHER CAUSES



Water Infiltration At 2644 E 29<sup>th</sup> Street



Extensive Mold Due To Water Infiltration – 2644 E 29<sup>th</sup> Street

## ENDANGERMENT BY FIRE OR OTHER CAUSES



Exposed Steel Posts & Unguarded Drop Off – 2644



Doorway Lacking Landing – 2651



Lack Of Safety Railings On Stairway – 2644



Unsafe Stairway – 2651



Trespassing – 2651



Doorway Lacking Landing – 2651



**ENDANGERMENT BY FIRE OR OTHER CAUSES**

Insanitary Droppings – 2651



Insanitary Droppings – 2651



Insanitary Droppings – 2651



Insanitary Droppings – 2651



Hanging Power Line Over Parking Lot



Missing Deck Planks

**ENDANGERMENT BY FIRE OR OTHER CAUSES**

Vandalism - 2644



Vandalism - 2644



Vandalism - 2644



Vandalism - 2644



Vandalism - 2651



Vandalism - 2651



**ENDANGERMENT BY FIRE OR OTHER CAUSES**



Loitering – 2651



Loitering – 2651



Loitering – 2651



Loitering – 2651



Loitering – 2651



Broken Glass – Porch 2651



**ENDANGERMENT BY FIRE OR OTHER CAUSES**

Broken Glass – Porch 2651



Broken Glass – Porch 2651



Broken Glass – Vacant Lot 2651



Broken Glass – Vacant Lot 2651



Unguarded Retaining Wall – 2702



Lack Of Safety Railings – 2651



**ENDANGERMENT BY FIRE OR OTHER CAUSES**



Unguarded Pit & Poor Drainage – 2644



Trash – 2644 E 29<sup>th</sup> Street



Trash – 2644 E 29<sup>th</sup> Street



Unightly & Unsafe Brush Pile – 2644



Trash – 2651



Rusted Barrel – 2651



**ENDANGERMENT BY FIRE OR OTHER CAUSES**

Trash – 2651



Trash – 2651



Rubbish – 2651



Trash – 2651



Rubbish – 2651



**ENDANGERMENT BY FIRE OR OTHER CAUSES – NEIGHBORHOOD BLIGHT**





**ENDANGERMENT BY FIRE OR OTHER CAUSES – NEIGHBORHOOD BLIGHT**





**ENDANGERMENT BY FIRE OR OTHER CAUSES – NEIGHBORHOOD BLIGHT**





**ENDANGERMENT BY FIRE OR OTHER CAUSES – NEIGHBORHOOD BLIGHT**





## Blight Factors Conclusion

Three of the five blight components/factors described in Section 100.310 (2) RSMo. are extensively present within the study area. The tables below provide review of the blight factor conclusions by address, tax parcel, and use.

Property Address	Tax Parcel Number	Streets	Unsafe	Deterioration	Plat	Endanger	Predominance
		#1	#2	#3	#4	#5	
2644 E 29th Street	28-920-10-36-00-0-00-000	DM	Extensive	Extensive	None	Extensive	Extensive
2702 E 29th Street	28-920-10-26-00-0-00-000	DM	Minimal	Moderate	None	Minimal	Minimal
2651 Victor Street	28-920-10-03-00-0-00-000	DM	Extensive	Extensive	None	Extensive	Extensive

DM = Deferred Maintenance

Extensive levels of blight are considered to exist at 2644 E 29<sup>th</sup> Street and 2651 Victor Street while 2702 E 29<sup>th</sup> Street is moving towards blight (similar to a Conservation Area within the TIF statutes). The insanitary and unsafe conditions, extensive deterioration of site improvements, and endangerment result in a clear predominance of blight at the study area. Numerous blighting influences also exist within the immediate vicinity of the study area.

The improvements at the study area are now 49 and 115 years in age. The aging improvements and the lack of maintenance and supervision have resulted in excessive physical deterioration and damage, obsolescence, and safety concerns. External obsolescence exists due to a number of neighborhood blighting factors (vacant and abandoned structures, vacant lots, crime, graffiti, illegal dumping, deteriorating improvements, lack of supervision). These numerous blighting factors have led to extensive (52%) and extended vacancy (up to 9 years) at the subject improvements within the study area.

All things considered, a clear predominance of blighting influence exists within the study area and examination follows as to whether these blighting factors result in the three blighting conditions defined by the statute.

## Blighting Condition #1: Hindrance to Housing Accommodation

The intent of this component of the blight definition appears to deal with the natural process of growth and development of a neighborhood. Blight conditions would retard this natural growth. The improvements within the study area provide 54 apartment units, however, 23 units are unoccupiable and require extensive rehabilitation prior to use. Vacancy within the study area is excessive (52%) and has been extended (up to 9 years). The easterly vacant lot at 2651 Victor Street is one of 4,127 vacant residential lots within the HOTC plan area, which is considered one of the prominent negative influences hindering the plan area.

The largest land owners in the HOTC area are the City of Kansas City, Missouri (366 acres), the Kansas City School District (122 acres), and the Land Trust of Jackson County, Missouri (121 acres). The former is a government corporation which sells properties (982 at writing) that have failed to sell on the courthouse steps to satisfy unpaid taxes. The New Tolls Task Force identifies the HOTC area as one of the most distressed areas in the city based upon nine indicators.

The extensive blighting influences within the study area, the adjoining neighborhood, and HOTC plan area, and are judged hindrances to housing accommodation, growth, vitality and vibrancy of this central urban core and historic neighborhood.

## **Blighting Condition #2: Economic Or Social Liabilities**

### **Economic Liabilities**

#### **Foregone Economic Impact**

Due to the excessive vacancy within the study area, potential economic impact within the neighborhood is foregone. With 28 vacant units that could support perhaps 42 additional renters (1.5 per unit), the economy of the subject neighborhood (including the nearby Linwood Shopping Center which was redeveloped with \$14.15 million from the city in 2016 and required another \$375,000 in subsidy in 2019) loses potential patronage and revenues.

#### **Unrealized Assessment**

If the dilapidated improvements at 2644 E 29<sup>th</sup> Street and 2651 Victor Street were rehabilitated and placed back in service, the assessment generated within the study area would increase substantially. If deterioration and deferred maintenance were resolved at 2702 E 29<sup>th</sup> Street, assessment would be increased. Development of the easterly vacant lot at 2651 Victor Street would also have a positive impact on assessment.

#### **Unrealized Taxation**

The foregone assessment discussed above naturally leads to diminished real estate taxes. The study area contains 54 dwelling units but only generates \$16,400 in real estate taxes. Furthermore, real estate taxes levied against the study area have been paid in delinquency annual between 2011 and 2019. In the present (and continuing) blighted and underused condition, the study area is not generating nearly the levels of real estate, personal property, sales, utility, and employment-tax that should be generated from a historic urban core location. Therefore, the property is not contributing its appropriate share of taxation to offset municipal, county, state, and federal services.

#### **Economic Underutilization**

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.” Although developed at a moderate urban density of 26 units per acre, the study area includes two structures (2644 E 29<sup>th</sup> Street and 2651 Victor Street) that have sat vacant for at least 7 to 9 years. The vacant lot at 2651 Victor Street has perhaps never been developed. If the dilapidated structure at 2651 Victor Street were demolished and the lot combined with the easterly adjoining vacant lot, the current zoning would allow for 11 new multifamily units to be constructed on the combined lots improving the vitality and economics of the neighborhood.

Two of the three aging, obsolete, deteriorating, and vacant improvements within the study area and the vacant lot are clearly economic underutilizations.

### **Social Liabilities**

Multiple issues discussed previously result in social liabilities including:

- Pedestrian circulation in need of repairs to create safe movement through and around the study area
- Deteriorating and unsafe site improvements (extensive; within all exterior and interior building components)
- Functional obsolescence of varied types due to advancing improvement age (49 and 115 years) and deterioration
- Environmental issues and safety concerns (ACM, lead (paint and pipes), mold, moss)



- Safety and sanitary concerns (water infiltration, trespassing, vandalism)
- Vacant and underutilized improvements and vacant lot lacking proper supervision, policing, and maintenance
- Hindrance to housing accommodations (excessive and extended vacancy of multifamily units)
- Foregone economic impact and taxation
- Negative influences from adjoining and nearby blighting conditions

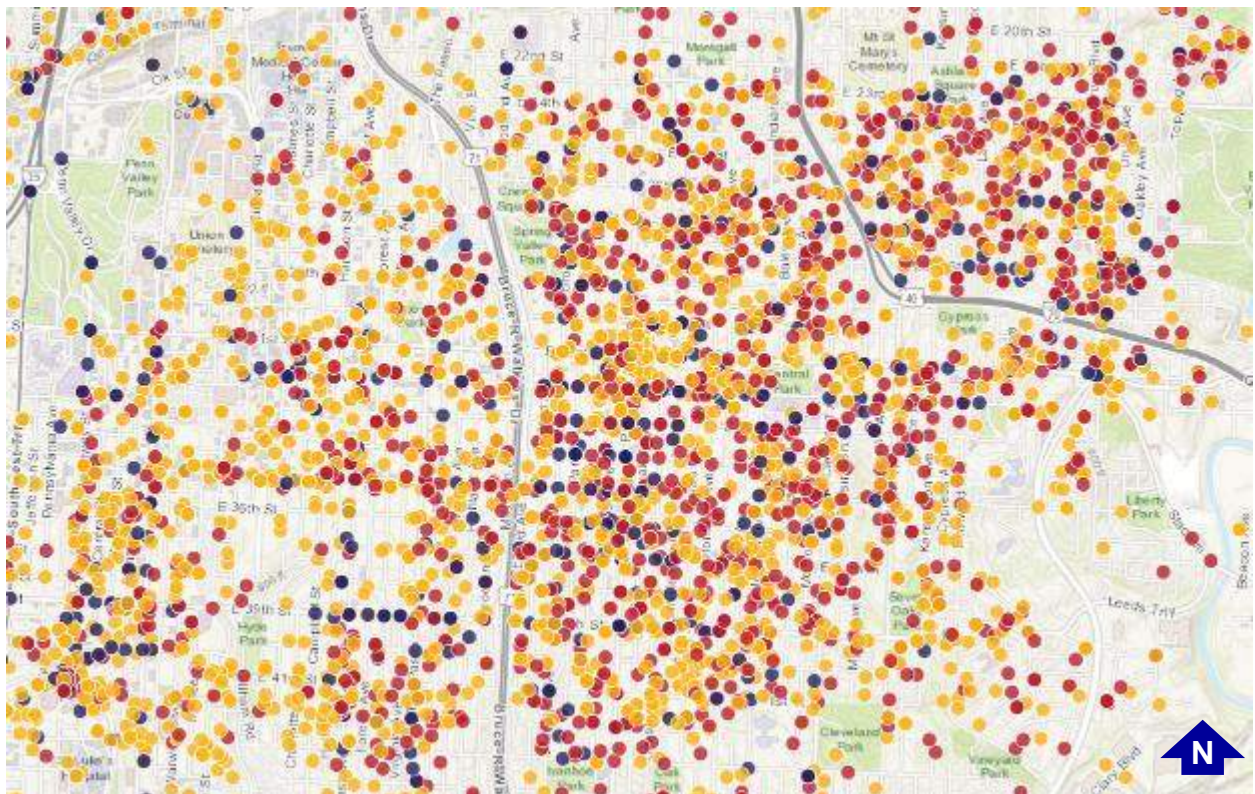
The study area suffers unrealized assessment, lack of taxation and delinquency, is economically underutilized, and exhibits multiple social liabilities.

### Blighting Condition #3: Menace To The Public Health, Safety, Morals, Or Welfare

Here again, the varied and extensive blighting factors and conditions discussed above contribute menace to the public **health** (environmental issues, trash, negative impact of extensive water infiltration), **safety** (failing structural components, missing security railings, lack of supervision), **morals** (trespassing, vandalism), or **welfare** (extensive and extended vacancy and underutilization, unrealized assessment, lack of taxation and delinquent taxes, diminished housing opportunities and economic impact).

The CityProtect crime map shown below reveals extensive criminal reporting in the urban core over the past 12 months. Reporting is intensified in the areas east of US Highway 71, west of Interstate 70, and south of E 27<sup>th</sup> Street to E 43<sup>rd</sup> Street, which includes the study area and historic Santa Fe Place neighborhood.

#### CityProtect Crime Report Mapping



Vacant, deteriorating, and obsolete buildings lacking supervision and maintenance detract from the vibrancy of the historic Santa Fe Place neighborhood. Revitalization of the study area and nearly 50,000 square feet of improvements or the creation of 11 new apartment units would revitalize the immediate area thereby improving the health, safety, morals, welfare, housing opportunity and economic impact to the community.

## Study Conclusion

Three of the five components of the blight definition contained in Chapters 100 of the Missouri Revised Statutes are clearly present in predominate levels within the study area. (Obsolete platting or subdivision is the only Component not affecting the study area. Defective or inadequate street layout involves deferred maintenance in pedestrian circulation provisions (public sidewalks, private walkways, and parking lots)). Safety and insanitary concerns exist from environmental issues, deterioration or failing site improvements, lack of safety railings, trespassing, and vandalism. Due to advancing age (49 to 115 years), lack of maintenance, updating, and vandalism, two of the three structures and the parking lot within the study area exhibit extensive deterioration and functional obsolescence.

A predominance of these blighting factors leads to four clearly observable blighting conditions:

- Retarded growth and development of the area as the study area has aging (49 to 115 years) apartment structures suffering from extensive deterioration and obsolescence, resulting in lack of marketability and extended (up to 9 years) and excessive (52%) vacancy. The subject census tract suffered 50% population loss between 1970 and 2010. The metrowide median household income in 2010 (\$60,442) was 54% higher than the subject census tract (\$27,667) and 60% higher than the adjoining census tracts (\$24,398). The subject census tract is designated by the city as continuously distressed, lies within the Central City/KC CUR (Kansas City Catalytic Urban Redevelopment) Opportunity Zone, and is surrounded by various PIEA, URA, and TIF incentive areas. Numerous blighting influences negatively affect the surrounding neighborhood.
- Economic liabilities (underutilization from extended (9 years) and extensive (52%) vacancy), unrealized assessment and taxation (including real estate, personal property, sales, e-tax, and utility), extended real estate tax delinquency, diminished economic impact, and long-term unimproved lot.
- Social liabilities (deferred maintenance in pedestrian improvements, lack of safety railings, deteriorating improvements (in some cases failing) that are aging (49 to 115 years) and functionally obsolete, crime (trespassing and vandalism), and hindrance to housing accommodation due to diminished housing opportunities.
- Menace to the public health (environmental issues, trash), safety (deferred maintenance of pedestrian improvements, missing safety railings, failing structures, crime), morals (trespassing, vandalism), or welfare (underutilization, extensive (52%) and extended vacancy (9 years), unrealized assessment, lack of taxation, delinquent taxes, lack of housing opportunities, diminished economic impact).

Several blighting factors exist at the study area perhaps the most conspicuous being deteriorating, functional obsolete, and unsafe site improvements resulting in extended (9 years) and excessive (52%) vacancy. These blighting factors lead to several blighting conditions (hindrance to housing accommodations, economic and social liabilities and economic underutilization, and public health, safety, morals, and welfare issues). Considering all factors, the consultant has determined the 29<sup>th</sup> & Benton PIEA Study Area located at 2644 and 2702 E 29<sup>th</sup> Street and 2651 Victor Street in the historic Santa Fe Place neighborhood in Kansas City, Missouri, as of April 3, 2020, qualifies as a "blighted area" per the definition provided in Missouri Revised Statutes Section 100.310 (2).



It has been a distinct pleasure to serve you in this assignment.

Sincerely,

BELKE APPRAISAL & CONSULTING SERVICES, INC.



Scott J. Belke, MAI  
President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)  
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

## **ADDENDA**



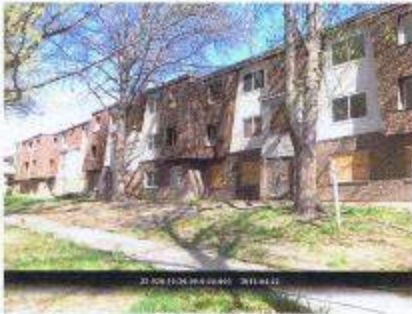
4/3/2020

Jackson County, Missouri Property Report



Property Report for 28-920-10-36-00-0-00-000

PROPERTY PHOTO



STREET MAP



AERIAL PHOTO



<b>Parcel ID:</b>	28-920-10-36-00-0-00-000	
<b>Parcel Address:</b>	2644 E 29TH ST KANSAS CITY MO 64128	
<b>Owner Information:</b>	2644 E 29TH PROPERTIES LLC 2702 E 29TH ST APT A KANSAS CITY MO 64128	
<b>Complex Name:</b>	APARTMENT	
<b>Mortgage Holder Information:</b>	N/A	
<b>Property Characteristics:</b>	Year Built:	N/A
	Approx. Bldg. Area:	N/A sq. ft.
	Neighborhood Tax Code:	9956
	Approx. Area (Sq Ft):	32,619.77 sq. ft.
	Approx. Area (Acres):	0.75 acres
<b>Land Use Type:</b>	2190 - Garden Apartments > 8 Units	
<b>Tax Code Area:</b>	Code:	1
	City:	Kansas City
	Fire:	
	Library:	Kansas City
	School:	Kansas City
	Water:	
<b>Assessment Information:</b>	Tax Year:	2019
	Land Value:	
	Agricultural:	N/A
	Commercial:	N/A
	Residential:	\$19,000
	Improvements Value:	
	Agricultural:	N/A
	Commercial:	N/A
	Residential:	\$318,507
	New Construction Value:	
	Agricultural:	N/A
	Commercial:	N/A
	Residential:	N/A
	Total Market Value:	\$337,507
	Total Assessed Value:	\$64,126
	Total Taxable Value:	\$64,126
<b>Exemptions and Abatements:</b>	No exemptions or abatements.	
<b>Community Improvement Dist:</b>	Property is not in a CID for which Jackson County collects a tax or assessment.	
<b>TIF Information:</b>	Property is not in a TIF Plan area or TIF Project area known to Jackson County.	

4/3/2020

Jackson County, Missouri Property Report

**Legal Description**

SANTA FE PLACE, LOTS 24-27 BLK 4

**Property Values**

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
<b>Land Value:</b>					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	\$19,000	\$15,184	\$15,184	\$11,680	\$11,680
<b>Improvements Value:</b>					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	\$318,507	\$278,300	\$278,300	\$267,612	\$267,612
<b>New Construction Value:</b>					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
Total Market Value:	\$337,507	\$293,484	\$293,484	\$279,292	\$279,292
Total Assessed Value:	\$64,126	\$55,762	\$55,762	\$53,065	\$53,065
Total Taxable Value:	\$64,126	\$55,762	\$55,762	\$53,065	\$53,065

**ELECTED OFFICIALS****Jackson County****County Executive:**

Frank White Jr. (D)

**Individual Legislator:**

Ronald E Finley (D) - District 2

**At-Large Legislator:**

Crystal Williams (D) - District 2

**State of Missouri****Representative:**

Information temporarily unavailable

**Senator:**

Information temporarily unavailable

**Governor:**

Michael L. Parson (R)

**United States****Representative:**

Information temporarily unavailable

**Senator:**

Roy Blunt (R)

**Senator:**

Claire McCaskill (D)



4/3/2020

Jackson County, Missouri Property Report



Property Report for 28-920-10-26-00-0-00-000

PROPERTY PHOTO



STREET MAP



AERIAL PHOTO



**Parcel ID:** 28-920-10-26-00-0-00-000  
**Parcel Address:** 2702 E 29TH ST.  
 KANSAS CITY  
 MO 64128

**Owner Information:** 29TH STREET PROPERTIES  
 LLC  
 2702 E 29TH ST APT A  
 KANSAS CITY MO 64128

**Complex Name:** APARTMENT

**Mortgage Holder Information:** N/A

**Property Characteristics:** Year Built: N/A  
 Approx. Bldg. Area: N/A sq. ft.  
 Neighborhood Tax Code: 9956  
 Approx. Area (Sq Ft): 40,374.71 sq. ft.  
 Approx. Area (Acres): 0.93 acres

**Land Use Type:** 2190 - Garden Apartments > 8 Units

**Tax Code Area:** Code: 1  
 City: Kansas City  
 Fire: Kansas City  
 Library: Kansas City  
 School: Kansas City  
 Water:

**Assessment Information:** Tax Year: 2019  
 Land Value:  
 Agricultural: N/A  
 Commercial: N/A  
 Residential: \$23,600  
 Improvements Value:  
 Agricultural: N/A  
 Commercial: N/A  
 Residential: \$626,434  
 New Construction Value:  
 Agricultural: N/A  
 Commercial: N/A  
 Residential: N/A  
 Total Market Value: \$652,034  
 Total Assessed Value: \$123,886  
 Total Taxable Value: \$123,886

**Exemptions and Abatements:** No exemptions or abatements.

**Community Improvement Dist:** Property is not in a CID for which Jackson County collects a tax or assessment.

**TIF Information:** Property is not in a TIF Plan area or TIF Project area known to Jackson County.

4/3/2020

Jackson County, Missouri Property Report

**Legal Description**

SANTA FE PLACE, LOTS 19-23 BLK 4

**Property Values**

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
Land Value:					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	\$23,600	\$18,886	\$18,886	\$14,528	\$14,528
Improvements Value:					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	\$628,434	\$548,100	\$548,100	\$527,000	\$527,000
New Construction Value:					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
Total Market Value:	\$652,034	\$566,986	\$566,986	\$541,528	\$541,528
Total Assessed Value:	\$123,886	\$107,727	\$107,727	\$102,890	\$102,890
Total Taxable Value:	\$123,886	\$107,727	\$107,727	\$102,890	\$102,890

**ELECTED OFFICIALS****Jackson County****County Executive:**

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**At-Large Legislator:**

Crystal Williams (D) - District 2

**State of Missouri****Representative:**

Information temporarily unavailable

**Senator:**

Information temporarily unavailable

**Governor:**

Michael L Parson (R)

**United States****Representative:**

Information temporarily unavailable

**Senator:**

Roy Blunt (R)

**Senator:**

Claire McCaskill (D)



4/3/2020

Jackson County, Missouri Property Report



Property Report for 28-920-10-03-00-0-00-000

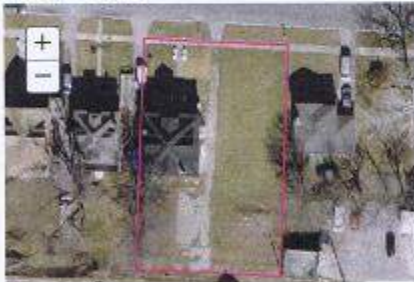
PROPERTY PHOTO



STREET MAP



AERIAL PHOTO



<b>Parcel ID:</b>	28-920-10-03-00-0-00-000
<b>Parcel Address:</b>	2651 VICTOR ST APT 1 KANSAS CITY MO 64128
<b>Owner Information:</b>	2651 LLC 2702 E 29TH ST STE A KANSAS CITY MO 64128
<b>Complex Name:</b>	N/A
<b>Mortgage Holder Information:</b>	N/A
<b>Property Characteristics:</b>	Year Built: N/A Approx. Bldg. Area: N/A sq. ft. Neighborhood Tax Code: 9956 Approx. Area (Sq Ft): 16,610.45 sq. ft. Approx. Area (Acres): 0.38 acres
<b>Land Use Type:</b>	2160 - Apartment 6 Unit
<b>Tax Code Area:</b>	Code: 1 City: Kansas City Fire: Kansas City Library: Kansas City School: Kansas City Water:
<b>Assessment Information:</b>	Tax Year: 2019 Land Value: Agricultural: N/A Commercial: N/A Residential: \$9,500 Improvements Value: Agricultural: N/A Commercial: N/A Residential: \$62,649 New Construction Value: Agricultural: N/A Commercial: N/A Residential: N/A Total Market Value: \$72,349 Total Assessed Value: \$13,746 Total Taxable Value: \$13,746
<b>Exemptions and Abatements:</b>	No exemptions or abatements.
<b>Community Improvement Dist:</b>	Property is not in a CID for which Jackson County collects a tax or assessment.
<b>TIF Information:</b>	Property is not in a TIF Plan area or TIF Project area known to Jackson County.

4/3/2020

Jackson County, Missouri Property Report

**Legal Description**

SANTA FE PLACE, LOTS 13 &amp; 14 BLK 4

**Property Values**

<b>Value Type</b>	<b>Tax Year 2019</b>	<b>Tax Year 2018</b>	<b>Tax Year 2017</b>	<b>Tax Year 2016</b>	<b>Tax Year 2015</b>
<b>Land Value:</b>					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	\$9,500	\$7,612	\$7,612	\$5,855	\$5,855
<b>Improvements Value:</b>					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	\$62,849	\$55,300	\$55,300	\$53,148	\$53,148
<b>New Construction Value:</b>					
Agricultural:	N/A	N/A	N/A	N/A	N/A
Commercial:	N/A	N/A	N/A	N/A	N/A
Residential:	N/A	N/A	N/A	N/A	N/A
<b>Total Market Value:</b>	\$72,349	\$62,912	\$62,912	\$59,003	\$59,003
<b>Total Assessed Value:</b>	\$13,746	\$11,953	\$11,953	\$11,210	\$11,210
<b>Total Taxable Value:</b>	\$13,746	\$11,953	\$11,953	\$11,211	\$11,211

**ELECTED OFFICIALS****Jackson County****County Executive:**

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**State of Missouri****Representative:**

Information temporarily unavailable

**Senator:**

Information temporarily unavailable

**Governor:**

Michael L Parson (R)

**United States****Representative:**

Information temporarily unavailable

**Senator:**

Roy Blunt (R)

**Senator:**

Claire McCaskill (D)



## QUALIFICATIONS OF SCOTT J. BELKE, MAI

### Education

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies (1975–1977)  
 William Jewell College, Liberty, Missouri, Bachelor of Arts, Religion (1978–1979)  
 St. Peter's College, Oxford University, Oxford, England, Theological/Historical Studies (1979–1980)  
 Denver Seminary, Denver, Colorado, Master of Divinity (1980–1983)

### The Appraisal Institute

#### Designation

Scott completed all of his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990.

#### Continuing Education

Analyzing Commercial Lease Clauses	Mark to Market Seminar
Analyzing Operating Expenses	Market Analysis and the STDB
Appraisal Institute–Business Practices & Ethics	Mortgage Fraud Awareness
Appraisal Consulting	Rates, Ratios and Reasonableness
Appraising Distressed Real Estate	Retail Valuation
Appraising From Blueprints and Specifications	Scope of Work
Appraising The Appraisal (Appraisal Review)	Small Hotel/Motel Valuation
Case Studies in Commercial HBU	Solving Land Valuation Puzzles
Comprehensive Examination Workshop	Standards of Professional Practice, Part A
Cost Approach to Commercial Appraising	Standards of Professional Practice, Part B
Effective Appraisal Writing	Standards of Professional Practice, Part C
Eminent Domain & Condemnation Appraising	Supporting Capitalization Rates
Evaluating Commercial Construction	The High-Tech Appraisal Office
Feasibility Analyst & Highest And Best Use	The Internet and Appraising
Gramm-Leach-Bliley Act	The Road Less Traveled: Special Purpose Properties
HP12C Financial Calculator	USPAP Update
Income Property Demonstration Appraisal	Understanding and Using DCF Software
Industrial Valuation	Understanding and Using Investor Surveys Effectively
Internet Search Strategies	Valuation of Detrimental Conditions in Real Estate
Litigation Valuation	

### Employment

Belke Appraisal & Consulting Services, Inc., President (10/00 to present)  
 Rule & Company, Incorporated, Kansas City, Missouri, Principal (1/85 to 9/00)  
 United Parcel Service, Denver, CO, Driver (various periods from 1983–1985)  
 Purolator Armored, Denver, CO, Driver, Vault Worker (1978–1982)

### Affiliations

Certified General Real Estate Appraiser in Missouri (Certificate No. RA 001868)  
 Certified General Real Property Appraiser in Kansas (Certificate No. G-1214)

### Professional

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including Exam Proctor, Committee Chair Admissions-General, Director, Treasurer, Secretary, Vice President, and President (2007), Peer Review Committee (Grievance & Ethics).

## REDEVELOPMENT CONSULTING PROJECTS

Scott J. Belke, MAI has provided consulting services on the following redevelopment projects:

### Kansas City, MO

Ward Parkway & Roanoke TIF (Ch. 99); Feb-95  
 Ward Parkway & Roanoke Conservation District (Ch. 99); Feb-96  
 Traders On Grand Blight Study (Ch. 353); Jul-97  
 63<sup>rd</sup> & Troost TIF Blight Study (Ch. 99); Aug-97  
 2028 Baltimore Blight Study (Ch. 353); Mar-98  
 Bannister & Holmes Mine Blight Study (Ch. 353); Sep-98  
 Mark Twain Building Blight Study (Ch. 353); Feb-99  
 Nettleton Home Blight Study (Ch. 353); Sep-99  
 Commerce Trust Building Blight Study (Ch. 353); Sep-99  
 Critical Link Blight Study (Ch. 353); Mar-00  
 18th & Vine Blight Study (Ch. 353); Apr-00  
 Briarcliff West TIF North Expansion (Ch. 99); Aug-00  
 1528 Walnut Blight Study (Ch. 353); Jun-01  
 Blue Ridge Mall Blight Study (Ch. 353); May-02  
 Crossroads Blight Study/General Development Plan (PIEA, Ch. 100); Aug-02  
 Ellison/Knickerbocker Blight Study/GDP (PIEA, Ch. 100); Feb-03  
 Folger Coffee Blight Study/GDP (PIEA, Ch. 100); Jul-03  
 Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Nov-03  
 Santa Fe TIF Expansion Area Blight Study (Ch. 99); Nov-03  
 Briarcliff West TIF South Expansion (Ch. 99); Jan-04  
 Manchester Business Center Blight Study/GDP (PIEA, Ch. 100); Mar-04  
 Southwest Boulevard PIEA Blight Study/GDP (PIEA, Ch. 100); Mar-04  
 Blue Ridge Mall TIF Expansion (Ch. 99); Jun-04  
 87th Street & Hillcrest Road TIF Plan (Ch. 99); Dec-04  
 Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Feb-05  
 Armour/Gillham Blight Study/GDP (PIEA, Ch. 100); Apr-05  
 Truman Road Business Park Blight Study/GDP (PIEA, Ch. 100); Jun-05  
 39<sup>th</sup> & Main Blight Study/GDP (PIEA, Ch. 100); Sep-05  
 Guinotte PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05  
 Downtown Loop PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05  
 Northeast Bottoms PIEA Blight Study/GDP (PIEA, Ch. 100); Jun-06  
 Rivergate Business Center But For/Economic Impact (Ch. 353); Jul-06  
 Old Federal Courthouse PIEA Blight Study/GDP (PIEA, Ch. 100); Aug-06  
 Promenade TIF Conservation Area Analysis (Ch. 353); Sep-06  
 Rivergate Business Center (But For/Economic Impact); Oct-06  
 Trinity Hospital PIEA Blight Study/GDP (PIEA, Ch. 100); Kansas City, MO (Jul-07)  
 Hillside Materials TIF Blight Study (Ch. 353); Kansas City, MO (Sep-07)  
 PIEA Consultant on Economic Development & Incentive Policy, Economic Modeling, Cost Benefit Analysis, and But For Analysis; Kansas City, MO (Nov-Dec 2007)  
 NNSA/Honeywell PIEA Blight Study/GDP (PIEA, Ch. 100), Tax Impact Analysis, But For Analysis; Kansas City, MO (May-08)  
 Economic Development Incentive & Policy Workshops; Nov-08, Nov-09  
 1220 Washington Property Value Maximization Scenario Consultations; Apr-12  
 9th & Central TIF Blight Study (Ch. 99); Aug-13  
 Wornall-Bannister EDC Blight Study (Chs. 99, 100, and 353); Sep-13  
 Hillside Materials TIF Expansion (Ch. 353); Nov-13  
 Bannister & Wornall TIF Blight Study (Ch. 99); Mar-14  
 KC Power & Light TIF Blight Study (Chs. 99 and 100); Apr-14



14th & Baltimore PIEA Blight Study/GDP (Ch. 100); May-14  
First Amendment Bannister & I-435 TIF Plan Blight Study (Ch. 99); Jul-14  
20th & Main TIF Blight Study (Ch. 99); Aug-14  
Grand Reserve TIF Plan Conservation Area (Ch. 99); Dec-14  
Mark Twain KC Chapter 353 Advisory Board Blight Study (Ch. 353); Feb-15  
Metro North Crossing TIF Blight Study (Ch. 99); May-15  
Red Bridge Shopping Center PIEA Blight Study (Ch. 100); Jun-15  
Hospital Hill North URA Expansion LCRA Blight Study (Ch. 99); Aug-15  
Linwood & Cleveland URA Blight Study (Ch. 99); Sep-15  
7<sup>th</sup> & Main PIEA Blight Study/GDP (Ch. 100); Jun-16  
AirWorld PIEA Blight Study/GDP (Ch. 100); Aug-16  
20<sup>th</sup> & Main PIEA Blight Study/GDP (Ch. 100); Nov-16  
Gillham Plaza PIEA Blight Study/GDP (Ch. 100); Dec-16  
Paseo Gateway PIEA Blight Study/GDP (Ch. 100); Feb-17  
St. James United Methodist Church Campus Blight Study (Ch. 353); Apr-17  
Antioch TIF Conservation Area Analysis (Ch. 99); May-17  
27<sup>th</sup> & Troost PIEA Blight Study/GDP (Ch. 100); Aug-17  
27<sup>th</sup> & Madison PIEA Blight Study/GDP (Ch. 100); Oct-17  
Midtown Crossing PIEA Blight Study/GDP (Ch. 100); Nov-17  
18th & Oak Street PIEA Blight Study/GDP (Ch. 100); Apr-18  
Tyson Summit LCRA Blight Study (Ch. 353); Jun-18  
36th & Broadway PIEA Blight Study/GDP (Ch. 100); Aug-18  
20<sup>th</sup> & Walnut PIEA Blight Study/GDP (Ch. 100); Dec-18  
45<sup>th</sup> & Troost PIEA Blight Study/GDP (Ch. 100); Apr-19  
Eastside Village PIEA Blight Study/GDP (Ch. 100); Jun-19  
Freighthouse District PIEA Undeveloped Industrial Area/GDP (Ch. 100); Oct-19  
9<sup>th</sup> & Grand PIEA Blight Study/GDP (Ch.100); Nov-19

### **Independence, MO**

Lee's Summit Road/I-70 TIF Blight Study (Ch. 99); Feb-95

### **Blue Springs, MO**

Blue Springs, Missouri Downtown Blight Study (Ch. 353); Nov-00

### **North Kansas City, MO**

Harbor Town Blight Study (Ch. 353); Mar-95  
Handy Stop Blight Study (Ch. 353), Aug-04  
1815 Burlington Avenue (Ch. 353), Jun-06

### **Sugar Creek, MO**

Carefree Mine TIF Blight Study (Ch. 99); May-01  
Carefree Mine Expansion Blight Study (Ch. 353); Jan-03

### **Parkville, MO**

Parkview Heights TIF Blight Study (Ch. 99); Oct-01

### **Westwood, KS**

Woodside Village Conservation Area/Valuation (Ch. 12); Sep-11

## COMPANY PROFILE

Over the past 35 years Scott J. Belke, MAI has valued or consulted on over 2,100 properties in the Kansas City metropolitan area and 14 surrounding states. The first 17 years of Scott's valuation experience were at Rule & Company, Inc., where Scott became a principal. Belke Appraisal & Consulting Services, Inc. can provide you with a variety of commercial real estate analyses including market value and value in use determinations, blight analysis, general development plans, tax appeal, litigation support, market analysis, and highest and best use analysis. Scott's broad-based background includes the following:

### Traditional Uses:

Office, Industrial, Retail, Lodging, Multifamily, Residential Subdivisions, All Types Of Vacant Land

### Special Uses:

Churches, College Campuses, LIH Apartments, Riverboat Gaming Facilities, Convenience Stores/Service Stations, Computer Centers, Medical Offices, Secondary Use of Limestone Caves, Mini Storage, Refrigerated/Freezer Storage, Parking Garages, Car/Truck Dealerships, Truck Stops, Restaurants, Bowling Alleys, Golf Courses/Mini Golf/Driving Ranges, Funeral Homes, Racquet Clubs, Nursing Homes, Skating Rinks, Truck Terminals, Indoor Soccer Facilities, Animal Research, Retirement Homes, Day-

### Consulting:

Blight Analysis, General Development Plans, Tax Impact Analysis, Economic Impact, "But For" Analysis, Market Studies, Highest & Best Use Analysis, Tax Appeal, Rent Analysis, Litigation Support

Though Scott's experience is focused on the greater Kansas City metropolitan area, he has also appraised property in the following states:

Missouri	Kansas	Iowa	Texas
Nebraska	Arkansas	Oklahoma	Georgia
Virginia	Indiana	Illinois	Pennsylvania
Ohio	Florida	Wisconsin	

Scott is a 35-year resident of the Northland and while specializing in Platte and Clay Counties covers the entire metropolitan area.

Scott completed all his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990. Scott strives to stay abreast of developments within the profession as indicated by the following continuing education:



Appraisal Consulting  
Appraising Distressed Real Estate  
Appraising From Blueprints and Specifications  
Appraising The Appraisal (The Art of Appraisal Review)  
Appraisal Institute – Business Practices & Ethics  
Case Studies in Commercial Highest and Best Use  
Comparative Analysis  
Comprehensive Examination Workshop  
Cool Tools  
Cost Approach to Commercial Appraising  
Data Verification  
Effective Appraisal Writing  
Eminent Domain & Condemnation Appraising  
Evaluating Commercial Construction  
Feasibility Analyst & Highest And Best Use  
Forecasting Revenue  
Gramm-Leach-Bliley Act  
HP12C Financial Calculator  
HVS – Hotel Appraisal Seminar  
Income Property Demonstration Appraisal  
Industrial Valuation  
Internet Search Strategies  
Litigation Valuation  
Mark to Market Seminar  
Market Analysis and the STDB  
Mortgage Fraud Awareness  
Rates, Ratios and Reasonableness  
Retail Valuation  
Scope of Work  
Small Hotel/Motel Valuation  
Solving Land Valuation Puzzles  
Standards of Professional Practice, Part A  
Standards of Professional Practice, Part B  
Standards of Professional Practice, Part C  
Supporting Capitalization Rates  
The High-Tech Appraisal Office  
The Internet and Appraising  
The Road Less Traveled: Special Purpose Properties  
USPAP Update  
Understanding and Using DCF Software  
Understanding and Using Investor Surveys Effectively  
Valuation of Detrimental Conditions in Real Estate

The following summarizes Scott's educational background:

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies, (1975–1977)  
William Jewell College, Liberty, Missouri, Bachelor of Arts, (1978–1979)  
St. Peter's College, Oxford University, Oxford, England, (1979–1980)  
Denver Seminary, Denver, Colorado, Master of Divinity, (1980–1983)

Current certifications:

Certified General Real Estate Appraiser in Missouri, (Certificate No. RA 001868)  
Certified General Real Property Appraiser in Kansas, (Certificate No. G-1214)

Professional service:

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including:

Exam Proctor  
Committee Chair Admissions-General  
Director  
Treasurer  
Secretary  
Vice President  
President (2007)  
Peer Review Committee (Grievance & Ethics)



