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**CHAPTER 353 REDEVELOPMENT PLAN**

for the

**LEE'S SUMMIT  
DOWNTOWN MARKET PLAZA  
REDEVELOPMENT AREA**

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**City of Lee's Summit and  
LANE4 Property Group, Inc.**

**September 13, 2022**

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## **Index to Exhibits**

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## Redevelopment Plan for the Downtown Market Center Redevelopment Area

**A. Background.** The City of Lee's Summit, Missouri (the "**City**") has formed the *Lee's Summit Downtown Market Plaza Redevelopment Corporation* (the "**Corporation**"), as a Missouri Urban Redevelopment Corporation pursuant to the provisions of Chapter 353 of the Revised Statutes of Missouri, as amended, known as "The Urban Redevelopment Corporations Law" (the "**Act**"), for the express purpose of funding the construction of public improvements associated with the clearance, replanning, reconstruction or rehabilitation of buildings, improvements or real property which constitute and are within "blighted areas" of the City. The Corporation's Articles of Agreement and Certificate of Incorporation are attached hereto as **Exhibit D**.

This redevelopment plan (the "**Redevelopment Plan**") has been prepared in accordance with the Act and proposes the revitalization of an area bounded generally by 2<sup>nd</sup> Street to the north, Johnson Street to the east, 3<sup>rd</sup> Street to the south, and Green Street to the west, and also including the property at the southeast corner of 3<sup>rd</sup> Street and Green Street as depicted on the map which is set forth in the attached **Exhibit A** (the "**Redevelopment Area**"). The Redevelopment Plan provides for the redevelopment of the Redevelopment Area through a financing plan that will cause construction and rehabilitation of property within the Redevelopment Area.

The Redevelopment Area is located within the larger Downtown Central Business District of the City as depicted on the Map in **Exhibit C**, and the Redevelopment Area is illustrated on this map in blue. The Redevelopment Area is also located within the Lee's Summit Downtown Community Improvement District (the "**CID**"), and the CID boundaries are as set forth on the CID map in **Exhibit C**. The CID has committed \$4,250,000 in CID funds for the Farmers Market Pavilion which is one of the Public Components as defined below.

The City entered into an Amended and Restated Development Structure Agreement (the "**Development Structure Agreement**") with LANE4 Property Group (the "**Developer**") dated January 4, 2022. Biederman Redevelopment Ventures (the "**Manager**") was also a party to the Development Structure Agreement and is anticipated to be the manager of the Public Components (as defined below). The City and Developer have coordinated in the preparation of this Redevelopment Plan. The Corporation was formed for the purpose of implementing the Redevelopment Plan, and will be responsible for administering this Redevelopment Plan in coordination with the City and Developer.

**B. Legal Description of Redevelopment Area and Project Areas.** The Redevelopment Area is legally described in **Exhibit A** attached hereto and the two Redevelopment Project Areas are legally described in the attached **Exhibit B**.

**C. Tax Impact Analysis.** A tax impact analysis showing the economic impact of this Redevelopment Plan on the political subdivisions whose boundaries includes any of the parcels of property within the Area (the “**Taxing Districts**”) is set forth in **Exhibit H** attached hereto. A copy of the tax impact analysis was mailed to each applicable Taxing District with notice of the public hearing prior to the approval of the Redevelopment Plan. The projections contained in the tax impact analysis are based on assumptions, projections, and information provided by sources considered reliable. However, external factors may influence these projections. Changes in national, regional, and local economic and real estate market conditions and trends may impact the anticipated development. Changes may also be caused by legislative, environmental, or physical events or conditions. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results will vary from the projections described herein, and those variations may be material.

**D. Blight Determination.** It is requested that the City Council find and determine that the Redevelopment Area is blighted pursuant to Section 353.020(2), RSMo, as amended. A Blight Study of the Redevelopment Area is attached hereto as **Exhibit E**. The City Council previously found that the Redevelopment Area is a blighted area pursuant to the Land Clearance for Redevelopment Authority Act “**LCRA Act**”) through the approval of Ordinance No. 7228 which was passed on September 6, 2012. The definition of blighted area under the LCRA Act is the same as the definition of blighted area in the Act. The City Council’s blight finding pursuant to this Plan is a re-affirmation of the prior blight finding made by the City Council for the Redevelopment Area, which is reinforced by the continued deterioration of site improvements within the Redevelopment Area since 2012 and the continued presence of unsanitary and unsafe conditions.

**E. Redevelopment Projects.**

This Redevelopment Plan will initially be implemented in two redevelopment projects, and additional redevelopment projects may be added to this Redevelopment Plan in the future (each a “**Redevelopment Project**”).

1. **Redevelopment Project 1.** **Redevelopment Project Area 1** is the property bounded generally by 2<sup>nd</sup> Street to the north, Johnson Street to the east, 3<sup>rd</sup> Street to the south, and Green Street to the west, as depicted on the map which is set forth in the attached **Exhibit B**. The City and Developer anticipate jointly designing and constructing Redevelopment Project 1 pursuant to this Redevelopment Plan. The land uses for Redevelopment Project 1 are expected to include two primary categories, and the land uses in each category may include the following as approved by the City Council through further legislative action:

**Project 1 Public Components:**

- Civic Plaza
- Clock Tower
- Art Features

- Market Plaza
- Conservatory / Event Space
- Green & Johnson Streetscape Features
- Pedestrian Areas
- Interior Parking Stalls
- Performance Stage
- Water Feature
- Overhead Canopy
- Entry Arch & Signage
- Parking structure

**Project 1 Private Components:** The private components for Redevelopment Project Area 1 may include any of the following uses:

- Hotel and conference facilities
- Mid and/or high-density multi-family residential housing
- Dining facilities, including, but not limited to, a food hall containing restaurants
- Retail shopping and services

One or more Preliminary Development Plans which are approved by the City Council pursuant to the City's Unified Development Ordinance will ultimately control the location and dimensions of the land uses in Redevelopment Project Area 1.

2. **Redevelopment Project 2.** **Redevelopment Project Area 2** is the lot located at the southeast corner of 3<sup>rd</sup> Street and Green Street as depicted on the map which is set forth in the attached **Exhibit B**. While the full scope of redevelopment for Redevelopment Project 2 has not been determined, this area is primarily viewed as a location for significant new development that could include commercial, retail, office, and/or residential uses. The intent would be to take advantage of its proximity to the excellent retail mix in Downtown Lee's Summit and to provide support for the uses within Redevelopment Project Area 1.

3. **Additional Redevelopment Projects.** Additional Redevelopment Projects may be added to this Redevelopment Plan by amendment in accordance with the Act. Additional Redevelopment Projects will require expansion of the Redevelopment Area, which would also occur by amendment of this Redevelopment Plan.

**F. Schedule for Redevelopment Projects.**

The estimated redevelopment schedule for Redevelopment Project 1 is as follows:

- Demolition in 2022.
- Site preparation begins in 2022 and continue into 2023.

- Construction of the Public Components to commence in 2023.
- Construction of the Private Components may commence in 2023, subject to the execution of leases between Developer and the tenants.

It is anticipated that construction of Redevelopment Project 2 will commence no later than twenty (20) years after the later of (i) date of adoption of an ordinance approving this Redevelopment Plan, or (ii) date of adoption of an ordinance approving the redevelopment agreement by and among the City and the Developer. Notwithstanding anything contained herein to the contrary, the parties agree that the timing of each Redevelopment Project is an estimated date, such estimated dates may be reasonably modified to allow for changes in (i) market conditions, (ii) unforeseen environmental or construction issues beyond the control of the Developer, and (iii) opportunities in the future that improve the Private Components of the Redevelopment Plan.

**G. Zoning Changes.** The Redevelopment Area is currently zoned in the CP-2 (Planned Community Commercial) District and the TNZ (Transitional Neighborhood Zone) District. The City will process an application to rezone the property to the PMIX (Planned Mixed Use) District, along with a Preliminary Development Plan that will establish the land uses, layout of buildings, and other aspects of the Project which are consistent with this Redevelopment Plan.

**H. Tax Abatement.**

Tax abatement is expected to be implemented through the processes set forth below for each Redevelopment Project. Approval of tax abatement will assist in the reconstruction and rehabilitation of the Redevelopment Area and various public facilities therein, promote the health, safety and welfare of the City and restore the Redevelopment Area from its current blighted and economically underutilized state to an economically productive state following the expiration of the tax abatements. Tax abatement may be implemented through transfer of all, or certain portions, of the Private Components to the Redevelopment Corporation in accordance with the Act, with the Corporation subsequently transferring such Private Components to Developer immediately upon the Corporation acquiring title to such Private Components. Notwithstanding the foregoing, the Public Components are expected to remain in City ownership for the life of the Project.

If all or any Portion of the Private Components are transferred to the Corporation in accordance with the Act (the “**Transferred Private Components**”), the Corporation shall immediately thereafter, unless otherwise agreed by the City and Developer, transfer such Transferred Private Components to Developer. If the process set forth in the Act is used to provide tax abatement, then the following will apply to the Transferred Private Components:

1. **First Ten Years.** The Transferred Private Components shall not be subject to assessment or payment of general ad valorem real estate taxes imposed by the City, the State, or any political subdivision or taxing district thereof, for a period of ten (10) years after the year in which the Corporation first becomes the record owner thereof. The

amounts of such tax assessments shall not be increased during said ten (10) year period so long as the real property is used, operated and maintained in accordance with this Redevelopment Plan. Real property taxes imposed on the basis of the assessed value of the land exclusive of improvements as was determined by the County Assessor for taxes during the calendar year preceding the calendar year in which the Corporation acquired title to such Transferred Private Component(s) shall be paid to the Taxing Districts in accordance with the Act.

2. Next Ensuing Fifteen Year Period. For the next ensuing period of fifteen (15) years, ad valorem taxes upon such Transferred Private Component(s) shall be measured by the assessed valuation thereof as determined by the County Assessor upon the basis of not to exceed fifty percent (50%) of the true value of such real property, including any improvements thereon, nor shall such valuations be increased over fifty percent (50%) of the true value of such real property from year to year during the period of fifteen (15) years, so long as such tract is owned by the Corporation and used in accordance with this Redevelopment Plan, or the successor in interest to any such tract shall continue to use, operate and maintain such tract in accordance with this Redevelopment Plan.

3. PILOTS. During each year for a period of ten (10) years after the date upon which the Corporation acquires title to the Transferred Private Component(s) within the Area, an annual payment in lieu of taxes shall be paid to the Taxing Districts by the owner of each tract transferred to the Corporation in the following amounts: (a) an amount, when added to the taxes to be paid on land pursuant to Section 353.110, R.S.Mo. 1994, will be equal to or exceed the taxes levied upon the assessed value of the land exclusive of improvements as was determined by the County Assessor for taxes during the calendar year preceding the calendar year in which the Corporation acquired title to such Transferred Private Component(s), plus (b) any additional amount approved by the City Council which shall be measured by the ad valorem taxes due on the incremental increase of the assessed value of such Transferred Private Component(s) as determined by the County Assessor following Developer's completion of construction of such Transferred Private Component(s). The determination of the PILOTS due each year shall be based upon subsequent legislative action of the City Council after this Plan is approved, based on the financial plan associated with each Transferred Private Component.

4. County Valuation. In the event that any parcel of property was owned by an entity that is exempt from the payment of property taxes immediately prior to the transfer of such parcel to the Corporation, then the County Assessor shall, upon acquisition of title thereto by the Corporation, promptly assess such parcel, exclusive of improvements, at such valuation as shall conform to but not exceed the assessed valuation made during the preceding calendar year of other land, exclusive of improvements, adjacent thereto or in the same general neighborhood, and the amount of such assessed valuation shall not be increased during the period of abatement so long as the parcel is owned by the Corporation, or its successors or assigns, and used in accordance with this Redevelopment Plan.

**I. Additional Financing Sources.** The state and local incentives that are expected to be reviewed for possible use with the Redevelopment Area, in addition to the CID funds and tax abatement pursuant to Chapter 353 and Chapter 99, include but are not limited to local and state tax increment financing and funding options that may be available in coordination with the Missouri Development Finance Board, as well as new programs which emerge as redevelopment of the area proceeds.

**J. Additional Projects.** The City Council may approve tax abatement using one of the two methods discussed above (City ownership or Chapter 353 abatement process from Redevelopment Corporation ownership) for additional Redevelopment Projects that are added to this Redevelopment Plan by amendment.

**K. Eminent Domain.** All property within the Redevelopment Area is subject to acquisition by negotiation or eminent domain. In the event that the City and the Developer cannot agree with one or more owners regarding the proper compensation to be paid, property may be acquired by use of the City's power of eminent domain as provided for in the Act, provided that no property shall be acquired by eminent domain later than twenty (20) years from the adoption of an ordinance approving the Redevelopment Projects.

**L. City Implementation.** Section 353.170 of the Act provide that the City has these powers:

1. To acquire property in the Redevelopment Area.
2. To clear the Redevelopment Area and install, construct, and reconstruct streets, utilities and any and all other City improvements necessary for the preparation of the Redevelopment Area for use in accordance with the provisions of the Act.
3. To sell or lease property in the Redevelopment Area for use in accordance with the provisions of the Act.

**M. Right of Assignment.** The Developer will enter into a contract with the City and Corporation with respect to the matters set forth in this Redevelopment Plan. Although assignment is not anticipated, the Developer shall have the right to assign its rights under this Redevelopment Plan and any contract with the City or another party to any affiliate, and to other assignees, so as such other assignees give assurances reasonably satisfactory to the City and the Corporation that the intention and purposes of this Redevelopment Plan will be carried out.

**N. Relocations Outside Area.** It is not anticipated that the implementation of this Redevelopment Plan will initiate the relocation of residents or business currently outside of the Redevelopment Area.

**\* \* \* End of Plan Text \* \* \***



## Exhibit A

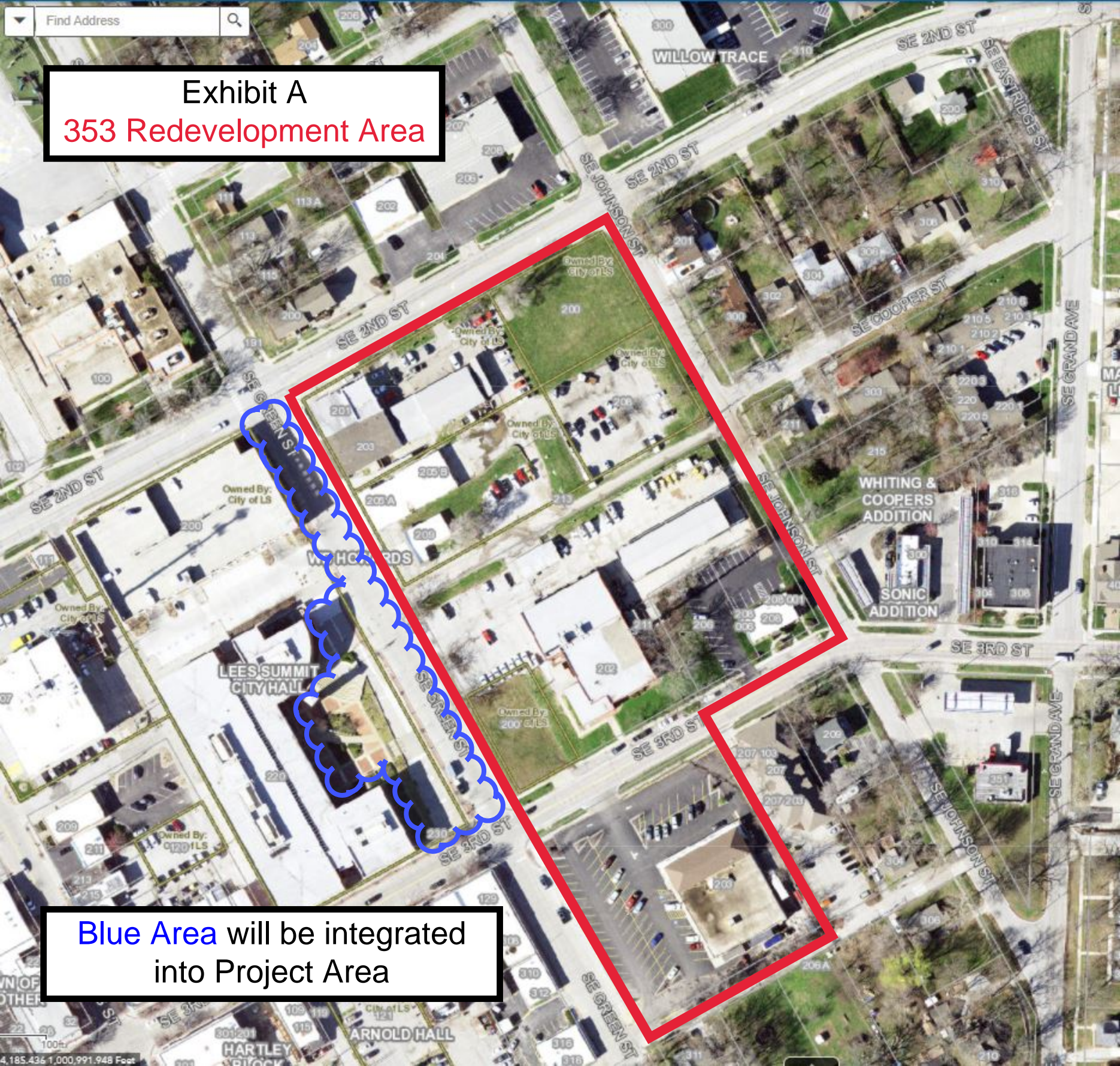
### Redevelopment Area Legal Description and Map

All that part of Section 5, Township 47 North, Range 31 West in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwestern corner of parcel JA61-230-15-13-00-0-00-000 (this and all subsequent parcel numbers referenced herein are based on the parcel identification numbers used by the Jackson County, Missouri Assessment Department), also being a point located on the Easterly right-of-way line of SE Green Street, as now established, the POINT OF BEGINNING; thence Southeasterly along the Easterly right-of-way line of SE Green Street to Southwesterly corner of parcel JA61-230-15-05-00-0-00-000, also being a point located on the Northerly right-of-way line of SE 3rd Street, as now established; thence Southeasterly along the Easterly right-of-way line of SE Green Street to the Northwestern corner of parcel JA61-230-19-03-00-0-00-000, also being a point located on the Southerly right-of-way line of SE 3rd Street, as now established; thence Southeasterly along the Westerly line of Parcel JA61-230-19-03-00-0-00-000 to the Southwesterly corner thereof; thence Northeasterly along the Southerly line of said parcel to the Southeasterly corner thereof; thence Northwesterly along the Easterly line of said parcel to the Northeasterly corner thereof, also being a point located on the Southerly right-of-way line of SE 3rd Street; thence Northeasterly along the Southerly right-of-way line to SE 3rd Street to the Northeasterly corner of parcel JA61-230-19-01-00-0-00-000, also being a point located on the Westerly right-of-way line of SE Johnson Street, as now established; thence Northwesterly along the Westerly right-of-way line of SE Johnson Street to the Southeasterly corner of parcel JA61-230-15-09-00-0-00-000, also being a point located on the Northerly right-of-way line of SE 3rd Street; thence Northwesterly along the Westerly right-of-way line of SE Johnson Street to the Northeasterly corner of parcel JA61-230-15-15-00-0-00-000, also being a point located on the Southerly right-of-way line of SE 2nd Street, as now established; thence Southwesterly along the Southerly right-of-way line of SE 2nd Street to the Northwestern corner of parcel JA61-230-15-13-00-0-00-000, also being a point located on the Easterly right-of-way line of SE Green Street, the POINT OF BEGINNING, containing approximately 6.7 acres.



Exhibit A  
353 Redevelopment Area



Blue Area will be integrated into Project Area

## **Exhibit B**

### **Redevelopment Legal Descriptions and Projects Map**

#### **Redevelopment Project Area 1**

All that part of Section 5, Township 47 North, Range 31 West in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwestern corner of parcel JA61-230-15-13-00-0-00-000 (this and all subsequent parcel numbers referenced herein are based on the parcel identification numbers used by the Jackson County, Missouri Assessment Department), also being a point located on the Easterly right-of-way line of SE Green Street, as now established, the POINT OF BEGINNING; thence Southeasterly along the Easterly right-of-way line of SE Green Street to Southwesterly corner of parcel JA61-230-15-05-00-0-00-000, also being a point located on the Northerly right-of-way line of SE 3rd Street, as now established; thence Southeasterly along the Easterly right-of-way line of SE Green Street to the Northwestern corner of parcel JA61-230-19-03-00-0-00-000, also being a point located on the Southerly right-of-way line of SE 3rd Street, as now established; thence Northeasterly along the Southerly right of way line of SE 3rd Street to the Northeasterly corner of parcel JA61-230-19-01-00-0-00-000, also being a point located on the Westerly right-of-way line of SE Johnson Street, as now established; thence Northwesterly along the Westerly right-of-way line of SE Johnson Street to the Southeasterly corner of parcel JA61-230-15-09-00-0-00-000, also being a point located on the Northerly right-of-way line of SE 3rd Street; thence Northwesterly along the Westerly right-of-way line of SE Johnson Street to the Northeasterly corner of parcel JA61-230-15-15-00-0-00-000, also being a point located on the Southerly right-of-way line of SE 2nd Street, as now established; thence Southwesterly along the Southerly right-of-way line of SE 2nd Street to the Northwestern corner of parcel JA61-230-15-13-00-0-00-000, also being a point located on the Easterly right-of-way line of SE Green Street, the POINT OF BEGINNING, containing approximately 5 acres.

#### **Redevelopment Project Area 2**

All that part of Section 5, Township 47 North, Range 31 West in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwestern corner of parcel JA61-230-19-03-00-0-00-00 (this and all subsequent parcel numbers referenced herein are based on the parcel identification numbers used by the Jackson County, Missouri Assessment Department), also being a point located on the Easterly right-of-way line of SE Green Street, as now established, the POINT OF BEGINNING; thence Southeasterly along the Easterly right-of-way line of SE Green Street to the Southwesterly line of parcel JA61-230-19-03-00-0-00-00; thence Northeasterly along the Southerly line of said parcel to the Southeasterly corner thereof; thence Northwesterly along the Easterly line of said parcel to the Northeasterly corner thereof, also being a point located on the Southerly right-of-way line of SE 3rd Street, as now established; thence Southwesterly along the Southerly right-of-way line to the Northwestern corner of parcel JA61-230-19-03-00-0-00-00, also being a point located on the Easterly right-of-way of SE Green Street, the POINT OF BEGINNING, containing approximately 1.38 acres.

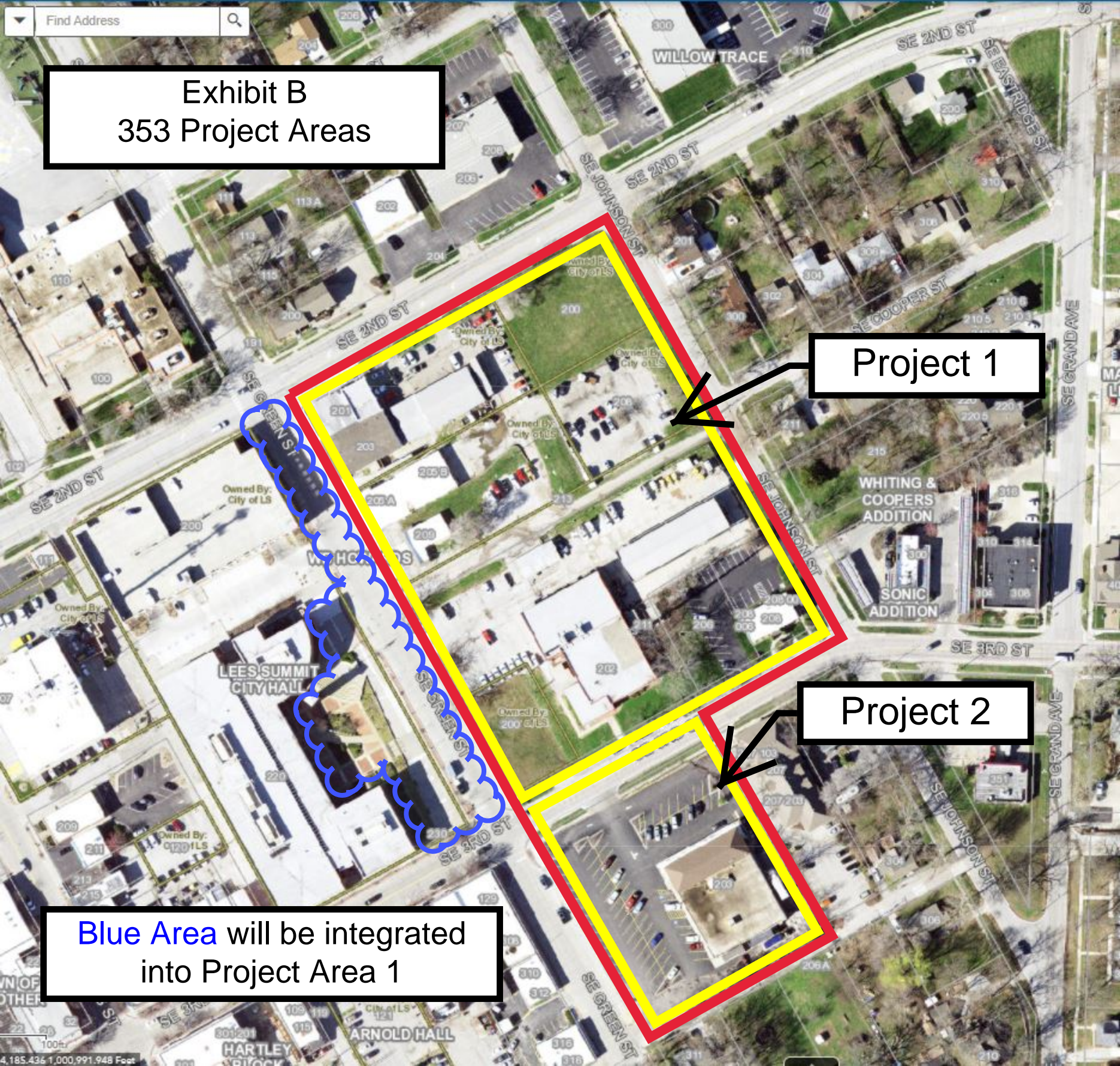


Exhibit B  
353 Project Areas

Project 1

Project 2

Blue Area will be integrated  
into Project Area 1



**Exhibit C**

**Downtown Central Business District Map and Downtown CID Map**

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**Downtown Central Business District in Red  
353 Redevelopment Area in Blue**

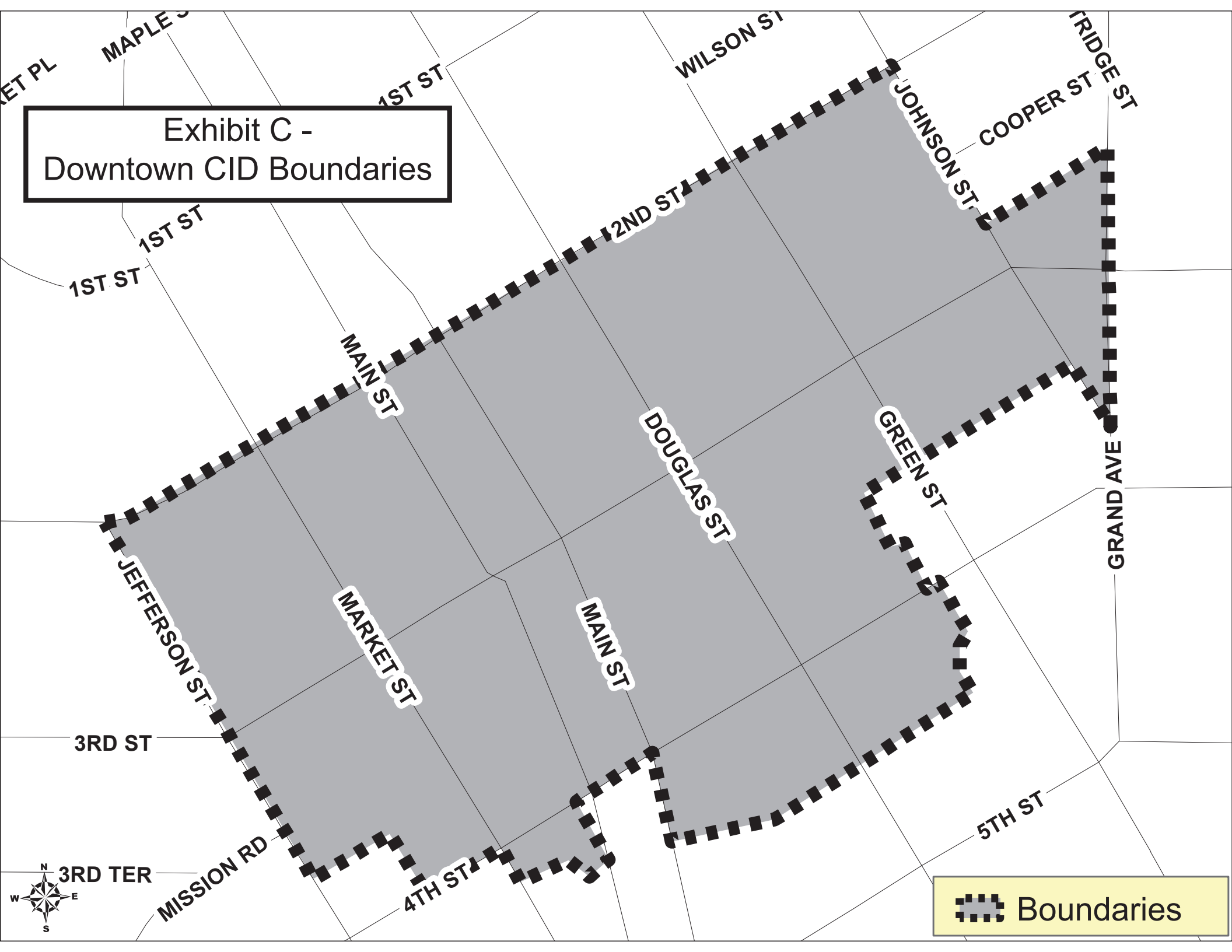
**[Attached]**




## **Downtown Community Improvement District Map**

**[Attached]**

Exhibit C -  
Downtown CID Boundaries



 Boundaries



**Exhibit D**

**Articles of Agreement for 353 Redevelopment Corporation**

[See attached]

**ARTICLES OF AGREEMENT OF  
THE LEE'S SUMMIT DOWNTOWN MARKET PLAZA  
REDEVELOPMENT CORPORATION**

The undersigned natural person of the age of eighteen (18) years or more, for the purpose of forming a corporation under "The Urban Redevelopment Corporation Law" as set forth in Chapter 353 of the Revised Statutes of Missouri, hereby adopts the following Articles of Agreement:

**ARTICLE I**

The name of the corporation is: THE LEE'S SUMMIT DOWNTOWN MARKET PLAZA REDEVELOPMENT CORPORATION.

**ARTICLE II**

The address of the initial registered office of the corporation in the state of Missouri is: 220 SE Green Street, Lee's Summit, Missouri 64063, and the name of its initial registered agent at such address is: David W. Bushek.

**ARTICLE III**

The class, aggregate number, and par value, if any, of shares which the corporation shall have authority to issue shall be:

<u>Class</u>	<u>Number of Shares</u>	<u>Par Value</u>
Common Capital Stock	1	\$1.00

**ARTICLE IV**

The name and the post office address of the subscriber to these articles is:

David W. Bushek  
220 SE Green Street  
Lee's Summit, Missouri 64063

**ARTICLE V**

The number of Directors to constitute the first Board of Directors is five (5). Thereafter the number of Directors shall be fixed by, or in the manner provided in, the By-Laws of the



corporation, provided that the number of directors shall be no less than three and no more than thirteen as required by Chapter 353 of the Revised Statutes of Missouri. Any changes in the number of Directors shall require that an amendment be filed with the Secretary of State of Missouri. The names and addresses of the members of the first Board of Directors are as follows:

1. Glenda Masters  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063
2. Eric Stoyanov  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063
3. Brian Page  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063
4. Benjamin Wise  
Downtown Lee's Summit Community Improvement District  
13 SE 3<sup>rd</sup> Street  
Lee's Summit, MO 64063
5. Brandon Buckley  
LANE4 Property Group  
4702 Central Street  
Kansas City, MO 64112

#### ARTICLE VI

The sole stockholder shall be entitled to one (1) vote for each share of Capital Stock held by such stockholder; provided, however, that at all elections of the Board of Directors, the stockholder shall be entitled to as many votes as shall equal the number of shares held by such stockholder multiplied by the number of Directors to be elected, and such stockholder may cast all such votes for a single Director or may distribute them among the number of Directors to be voted for or any two or more of them as such stockholder may see fit. The stockholder may delegate its authority to vote in Director elections.

## **ARTICLE VII**

The city in which the corporation shall locate its principal business office is Lee's Summit, Missouri.

## **ARTICLE VIII**

The duration of the corporation shall be ninety-nine (99) years following the filing of these Articles.

## **ARTICLE IX**

The corporation is formed for the following lawful purposes:

To acquire, construct, maintain and operate redevelopment projects in the area traditionally known as the downtown core area of the City of Lee's Summit, according to the City's adopted comprehensive plan and related planning documents, in accordance with the provisions of the Urban Redevelopment Corporation Law as set forth in Chapter 353 of the Revised Statutes of Missouri;

For the clearance, replanning, reconstruction or rehabilitation of blighted areas, and the construction of such industrial, commercial, residential or public structures as may be appropriate, including provisions for recreational and other facilities incidental or appurtenant thereto;

To have a corporate seal which may be altered at pleasure and to use the same by causing it or a facsimile thereof to be impressed or affixed or in any manner reproduced;

To purchase, take, receive, lease or otherwise acquire, own, hold, improve, use and otherwise deal in, sell, convey, mortgage, pledge, lease, exchange, transfer and otherwise dispose of any real or personal property, or any interest therein, or other assets, wherever situated; and to hold for any period of time real estate acquired in payment of a debt, by foreclosure or otherwise, or real estate exchanged therefor;

To purchase, take, receive, subscribe for or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, loan, pledge or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of, other domestic or foreign corporations, associations, partnerships or individuals, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district or municipality or of any instrumentality thereof;

To make contracts and guarantees, including but not limited to guarantees of the capital stock, bonds, other securities, evidences of indebtedness and other debts and obligations issued by any other corporation of this or any other state, or issued by any state or any political subdivision thereof; to incur liabilities; to borrow money at such rates of interest as the corporation may determine without regard to the restrictions of any usury law of this state; to issue its notes, bonds and other obligations; to issue notes or bonds, secured or unsecured, which by their terms are convertible into shares of stock of any class, upon such terms and conditions and at such rates or prices as may be provided in such notes or bonds and the indenture or mortgage under which they are issued; and to secure any of its obligations by mortgage, pledge or deed of trust of all or any of its property, franchises and income;

To invest its surplus funds from time to time and to lend money and to take and hold real and personal property as security for the payment of funds so invested or loaned;

To conduct its business, carry on its operations and have offices within this state, and to exercise in any other state, territory, district or possession of the United States, or in any foreign country, the powers granted by these Articles;

To elect or appoint Directors, officers and agents of the corporation, define their duties and fix their compensation, and to indemnify Directors, officers and employees to the extent and in the manner permitted by law;

To make and alter By-Laws, not inconsistent with these Articles of Agreement or with the laws of this State, for the administration and regulation of the affairs of the corporation, and to adopt emergency By-Laws and exercise emergency powers as permitted by law;

To cease its corporate activities and surrender its corporate franchise;

To sue and be sued, complain and defend in any court of law or equity;

To be a general or limited partner;

To have and exercise all powers necessary or convenient to affect any or all of the purposes for which the corporation is formed;

To make contributions to any corporation organized for civic, charitable, benevolent, scientific or educational purposes, or to any incorporated or unincorporated association, community chest or community fund not operated or used for profit to its members, but operated for the purposes of raising funds for and distributing funds to other civic, charitable, benevolent, scientific or educational organizations or agencies; and

In general, to carry on any other business in connection with each and all of the foregoing or incidental thereto, and to carry on, transact and engage in any and every lawful business or other lawful thing calculated to be of gain, profit or benefit to the corporation as fully and freely as a natural person might do, to the extent and in the manner, anywhere within and without the state of Missouri, as it may from time to time determine, and to have and exercise each and all of the powers and privileges, either direct or incidental, which are given and provided by or are available under the laws of the state of Missouri in respect of business corporations organized for profit thereunder; provided, however, that the corporation shall not engage in any activity for which a corporation may not be formed under the laws of the state of Missouri.

It is the intention that each of the purposes specified in each of the paragraphs of this Article IX shall be liberally construed as powers and in no way limited or restricted by reference to or inference from the terms of any other paragraph, but that the purposes specified in each of the paragraphs of this Article IX shall be regarded as independent objects, purposes and powers. The enumeration of the specific purposes of this Article IX shall not be construed to restrict in any manner the general objects and purposes of this corporation, nor shall the expression of one thing be deemed to exclude another, although it be of like nature. The enumeration of purposes herein shall not be deemed to exclude or in any way limit by inference any objects and purposes which this corporation has power to exercise, whether expressly or by force of the laws of the state of Missouri, now or hereafter in effect, or implied by any reasonable construction of such laws.

#### **ARTICLE X**

Except as otherwise specifically precluded by statute, these Articles of Agreement, or the By-Laws of the corporation, as the same may be adopted or amended from time to time by the Board of Directors, all powers of management and direct control of the corporation shall be, and hereby are, vested in the Board of Directors. In addition, the Board of Directors shall have power to make, and from time to time repeal, amend and alter the By-Laws of the corporation.

#### **ARTICLE XI**

No contract or other transaction between this corporation and any other firm or corporation shall be affected or invalidated by reason of the fact that any stockholder, Director or officer of this corporation is interested in or are members, stockholders, directors or officers of such other entity, firm or corporation; and any stockholder, Director or officer of this corporation may, directly or indirectly, be a proprietor, partner, beneficiary of a trust or a party to any contract or transaction of this corporation or in which this corporation is interested, and no such contract, transaction or act of this corporation shall be invalidated or otherwise affected thereby; and each and every person who may become a stockholder, Director or officer of this corporation is hereby relieved from any liability that might otherwise arise from his contracting with this corporation for

the benefit of himself or any person, firm, association or corporation in which he may be in any way interested.

#### **ARTICLE XII**

The corporation in its By-Laws may agree to the terms and conditions upon which any Director or officer accepts his or her office or position and may, to the fullest extent permitted by law, as the same may be amended and supplemented, agree to indemnify or advance expenses to any and all persons whom it shall have the power to indemnify or advance expenses under said law for any and all of the expenses, liabilities or other matters referred to in or covered by said law; however, any agreement providing for indemnification or advancement of expenses in the By-Laws shall not be deemed exclusive of any other right or rights to which those so entitled to receive indemnification or advancement of expenses may otherwise possess. Nothing in the preceding sentence shall be deemed to limit the corporation's power to provide indemnification or advancement of expenses in any other manner to the fullest extent permitted by the Urban Redevelopment Corporation Law or by the Missouri General and Business Corporation Law, as the same may be amended and supplemented. The corporation is specifically authorized to provide in its By-Laws or in any other manner the "further indemnity" permitted by Section 351.355(7) of The General and Business Corporation Law of Missouri.

#### **ARTICLE XIII**

The corporation reserves the right to alter, amend or repeal any provision contained in these Articles of Agreement in the manner now or hereafter prescribed by the laws of the State of Missouri, and all rights and powers conferred herein are granted subject to this reservation; and, in particular, the corporation reserves the right and privilege to amend its Articles of Agreement from time to time so as to authorize other or additional classes of shares of stock, to increase or decrease the number of shares of stock of any class now or hereafter authorized and to vary the preferences, qualifications, limitations, restrictions and the special or relative rights or other characteristics in respect of the shares of each class, in the manner and upon such minimum vote of the stockholder entitled to vote thereon as may at the time be prescribed or be permitted by the laws of the State of Missouri, or such larger vote as may then be required by the Articles of Agreement of the corporation.

#### **ARTICLE XIV**

The corporation has been organized to serve a public purpose; that all real estate acquired by it and all structures erected by it are to be acquired for the purpose of promoting the public health, safety and welfare, and that the stockholder of the corporation shall when they subscribe to and receive the stock thereof, agree that the net earnings of the corporation shall be limited to an amount not to exceed eight percent per annum of the cost to such corporation of the redevelopment

project including the cost of the land, or the balances of such cost as reduced by amortization payments; provided, that the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earnings the following:

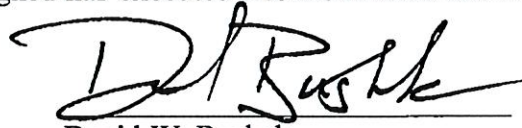
- (a) All costs and expenses of maintenance and operation;
- (b) Amounts paid for taxes, assessments, insurance premiums and other similar charges;
- (c) An annual amount sufficient to amortize the cost of the entire project at the end of the period, which shall not be more than sixty years from the date of completion of the project.

The redevelopment plan may contain provisions satisfactory to the legislative authority authorizing such plan that any surplus earnings in excess of the rate of net earnings provided in the Urban Redevelopment Corporation Law may be held by the corporation as a reserve for maintenance of such rate of return in the future and may be used by the corporation to offset any deficiency in such rate of return which may have occurred in prior years; or may be used to accelerate the amortization payments; or for the enlargement of the project; or for reduction in rentals therein; provided, that any excess of such surplus earnings remaining at the termination of the tax relief granted pursuant to section 353.110, RSMo, shall be turned over by the corporation to the City of Lee's Summit, Missouri, or such other governmental entity for disbursement according to law.

*[Remainder of this page intentionally left blank; signature page follows.]*



IN WITNESS WHEREOF, the undersigned has executed this instrument this 25<sup>th</sup> day of August, 2022.

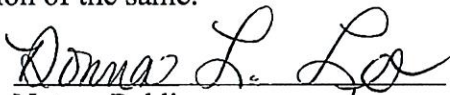


David W. Bushek  
Subscriber

**Acknowledgement**

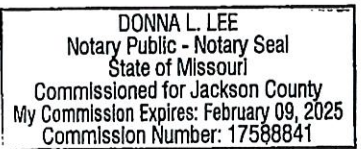
STATE OF MISSOURI                    )  
  ) ss.  
COUNTY OF JACKSON                )

I, the undersigned, a Notary Public, do hereby certify that on the 25<sup>th</sup> day of August, 2022, personally appeared before me David W. Bushek, who, being by me first duly sworn, declared that he is the person who signed the foregoing document as subscriber, that the statements contained therein are true, and duly acknowledged the execution of the same.



Notary Public

My commission expires:  
*02-09-2025*



# STATE OF MISSOURI



John R. Ashcroft  
Secretary of State

## CERTIFICATE OF AGREEMENT OR ASSOCIATION

WHEREAS, Articles of Agreement or Association of

***THE LEE'S SUMMIT DOWNTOWN MARKET PLAZA REDEVELOPMENT CORPORATION  
RD001393996***

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 31st day of August, 2022.

  
Secretary of State



**Exhibit E**

**Blight Study**

[See attached]

**BLIGHT STUDY  
FOR THE  
DOWNTOWN MARKET PLAZA  
REDEVELOPMENT AREA**

**August 30, 2022**

**Lee's Summit, Missouri**

---

**A STUDY PREPARED BY:**

The Development Services Department  
City of Lee's Summit, Missouri  
220 SE Green Street  
Lee's Summit, MO 64063

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## **SECTION I: INTRODUCTION**

The Blighted Area is the location for a public/private development colloquially known as the Downtown Market Plaza. The area is described in Appendix A as a sight within Lee’s Summit Downtown and is designated for mixed-use development similar other properties within the commercial core. In general, the area is bounded by SE Green Street, SE 2<sup>nd</sup> Street, SE Johnson Street and SE 3<sup>rd</sup> Street.

The purpose of this analysis is to determine if the proposed Downtown Market Plaza Redevelopment Area (the “Study Area”) is a “blighted area” as defined in the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 RSMo (the “Act”). The proposed Redevelopment Area encompasses nine (9) tax parcels as described in **Appendix D** and contains a combination of real property totaling approximately 5.95 acres, right-of-way and civic property.

Representatives of the City’s Development Center visited the proposed Redevelopment Area in December 2021 and May 2022. The effective date of this study is August 30, 2022.

### **Definition of Blighted Area and Scope of Blight Analysis**

RSMo 99.805 provides the following definition:

**“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 99.805(1).)

According to state law, it is not necessary for every condition of blight to be present in order to be eligible as a redevelopment area. Rather, an area can be qualified as a blighted area when as few

as one or more conditions are present. The conditions need not be present in each parcel, but must be found in the Study Area as a whole. The Blight Study presents an overview of factors within the Study Area including a review of physical conditions sufficient to make a determination of a blighted area. The “Summary of Findings” provides conclusions regarding the analysis and presence of blight in key areas; however, the Lee’s Summit City Council will make a final determination if the entire Study Area is a blighted area based on the extent to which conditions constitute a liability for the Study Area.

### Study Methodology

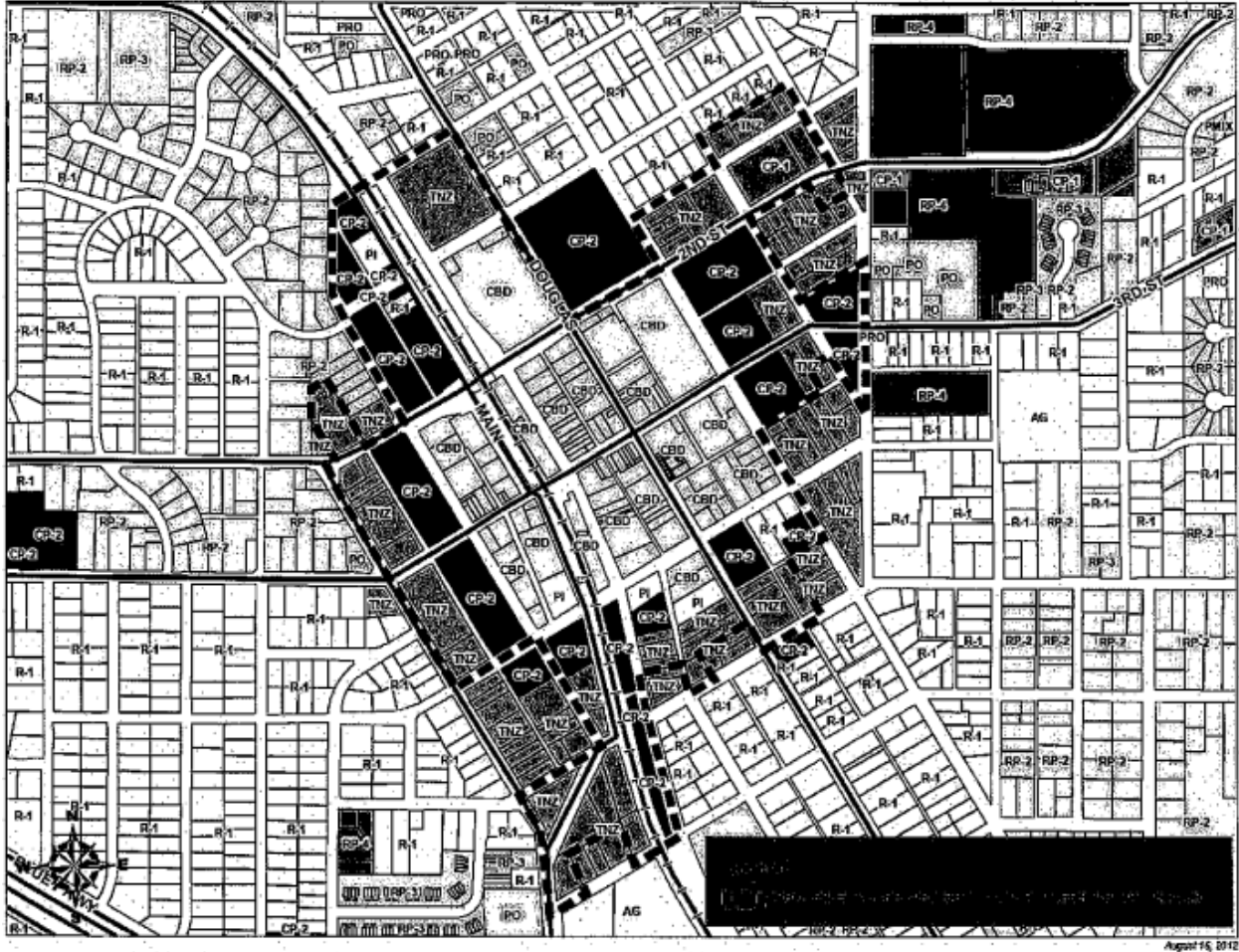
This Blight Study includes an analysis of site, building, and public improvement conditions, evidenced by extensive photographs of the Study Area taken by City Staff. Qualifying blight conditions throughout the Study Area were identified and analyzed to produce this Study.

Field investigations were conducted to document the physical conditions within the categories of blight set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained and analyzed, which is set forth in **Appendix D**. Additional supplemental and updated information was obtained, and the property was visited and inspected to verify the accuracy of the information.

### Previous Blight Determination

All of the parcels in the proposed Redevelopment Area, Parcels #1-9 in **Appendix B**, have previously been found to be in a blighted area by the City Council pursuant to the Land Clearance for Redevelopment Authority Act set forth at Sections 99.300 *et seq.* of the Revised Statutes of Missouri (“LCRA Act”). As set forth in **Appendix C**, the City Council adopted Ordinance No. 7228 on September 10, 2012 which declared that significant portions of the City along certain

arterial corridors were blighted areas under the LCRA Law. A map of the LCRA blighted area, as it pertains to the Study Area for this Blight Study, is:



*LCRA Blighted Area in the Redevelopment Area pursuant to Ordinance No. 7228 adopted September 10, 2012*



## **SECTION II: AREA OVERVIEW AND DESCRIPTION – PROPERTY DATA**

The proposed Redevelopment Area contains 9 parcels of land and the total land area including rights-of-way is about 5.95 acres as outlined in **Appendix D**. The Redevelopment Area is at the east end of the Downtown core and is one of the next logical areas for expansion of the central business district. Pictures which document the current conditions throughout the Redevelopment Area are set forth in **Appendix F**.

Many of the parcels contain land uses that were established many years ago. Old and deteriorating structures are prevalent throughout the Redevelopment Area. The associated infrastructure is undersized for mixed-use development anticipated by the City's long range land use plans.

## **SECTION III: DETERMINATION OF BLIGHT CONDITIONS IN STUDY AREA**

Significant findings of the Blight Study are presented in this discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in 3<sup>rd</sup> and 4<sup>th</sup> quarters of 2021. Properties and buildings and road and highway conditions were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by Section 99.805 of the Revised Statutes of Missouri exist in the Study Area. The principal categories reported here include:

- insanitary or unsafe conditions,
- deterioration of site improvements and
- the existence of conditions which endanger life or property by fire and other causes.

The Appendix section of this report includes a table exhibiting the conditions of each property.

### **Blight Definition and Legal Standard**

As presented in Section I, blight is defined as follows:

**“Blighted area”**, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use; (RSMo 99.805(1).)

In making a determination that an area is blighted, and in approving a redevelopment plan to clear the blight, the governing body of a municipality acts in its legislative capacity. *Crestwood Commons Redev. Corp v. 66 Drive-In, Inc.*, 812 S.W.2d 902, 910 (Mo.App. 1991); *Allright Missouri v. Civic Plaza Redevelopment*, 538 S.W.2d 320, 324 (Mo.1976). Judicial review is limited to whether the legislative determination is arbitrary or is induced by fraud, collusion or bad faith or whether the City exceeded its powers. *Crestwood*, 812 S.W.2d at 910; *Parking Sys., Inc. v. Kansas City Down. Redev. Corp.*, 518 S.W.2d 11, 15 (Mo. 1974).

The issue of whether a legislative determination is arbitrary rests on the facts of each case. *Allright Missouri*, 538 S.W.2d at 324. In determining whether the burden is met, the courts cannot interfere with a discretionary exercise of judgment in determining a condition of blight in a given area. *Id.* Unless it appears that the conclusion of a municipal governing body is clearly arbitrary, the courts will not substitute its opinion for that of the governing body. *Id.* If the governing body’s action is reasonably doubtful or even fairly debatable, then a court cannot substitute its opinion for that of the governing body. *Id.* A municipal blight declaration is conclusive unless it is shown by clear proof that the finding was arbitrary or was induced by fraud, collusion or bad faith. *State ex rel. United States Steel v. Koehr*, 811 S.W.2d 385, 389 (Mo. 1991).

An area may properly be determined to be blighted even though it may contain some vacant land or structures which are not themselves offensive. *Parking Systems, Inc. v. Kansas City Downtown Redev. Corp.*, 518 S.W.2d 11, 15 (Mo. 1974). A single parcel of property may be declared blighted. *Crestwood Commons*, 812 S.W.2d at 910. A blighted area may include parcels

which are not in themselves blighted if those parcels are necessary to provide a tract of sufficient size or accessibility to attract developers. *Tierney v. Planned Indus. Expansion Auth.*, 742 S.W.2d 146, 150-51 (Mo. 1987); *State ex rel. Atkinson v. Planned Industrial Expansion Authority of St. Louis*, 517 S.W.2d 36 (Mo. banc 1975). Blighted areas are not restricted to “slum clearance.” *Tierney*, 742 S.W.2d at 151. Economic underutilization is valid basis on which to declare property blighted and exercise the power of eminent domain. *Id.*; *Crestwood Commons*, 812 S.W.2d at 910.

It is within the discretion of a municipal governing body to make a finding that vacant and undeveloped property is blighted if there is evidence that one or more of characteristics from the definition of “blighted area” in Section 99.805(1), RSMo, are present, and if the governing body makes a finding of blight based on these facts. If the governing body’s decision reasonably doubtful or fairly debatable, a court will defer to the decision of the governing body. The Missouri courts will overturn a blight finding only if there is no evidence supporting the decision and the issue is not even fairly debatable, or if the blight finding was induced by fraud, collusion or bad faith of the governing body.

The remainder of this Section discussed the five “Factors” in the definition of Blighted Area and then the three “Conditions” that are caused by the Factors:

## **Blighted Area Factors and Conditions**

### **Factors:**

- 1 Insanitary or unsafe conditions
- 2 Deterioration of site improvements
- 3 Conditions which endanger life or property by fire and other causes

### **Conditions:**

- 1 Retards the provision of housing accommodations
- 2 Economic or social liability
- 3 Menace to the public health, safety, or welfare

### **Factor #1: Insanitary or Unsafe Conditions**

Insanitary conditions are present on the site in the form of soil contamination identified in a series of environmental site assessments appended as Appendix E. Parts of the subject property were used for automotive repair and sales dating back to the 1970s. Storage of petroleum products and other chemicals in various parts of the site have contributed to the soil conditions. These conditions will have to be remediated prior to redevelopment of the site. Existing buildings on site contain asbestos that will require abatement prior to demolition. The abatement is an extraordinary cost associated with improving the site.

### **Factor #2: Deterioration of Site Improvements**

Current site improvements are inadequate to serve the contemplated uses of the City's Farmers Market, the flex space area and mixed-use buildings. The site is not adequately graded, and parts of the site change almost ten feet in elevation between SE Green Street and SE Johnson

Street. There are some existing buildings in need of demolition that were associated with older uses and are not adequate for modern multi-story, mixed-use buildings. There are also challenges associated with adequate provision of public services. The City's sewer system will need some upgrading to provide additional capacity associated with the Downtown Market Plaza project. A study is currently underway to determine the exact nature of required upgrades. The site also contains a 72" storm pipe or box as depicted in Appendix C. This feature will need to be moved outside the project area.

### **Factor #3: Conditions which Endanger Life or Property by Fire and Other Causes**

The primary danger to life and property are in the form of older buildings onsite that are not safe to occupy and contain asbestos materials that need to be abated as noted in Factor #1.

### **Condition #1: Retards the Provision of Housing Accommodations**

The site is within Downtown where additional housing is desired to support commercial uses. The site cannot be developed without remediation and infrastructure upgrades.

### **Condition #2: Economic or Social Liability**

The following economic characteristics of property can be evaluated to determine if the property is a blighted area based on economic liability:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Costs associated with curing the dangers that are posed to life and property.

The Redevelopment Area is comprised of vacant parcels, 1-4 and 6 on Appendix B. These are producing no taxable income and require infrastructure and site remediation to become economically viable. 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.” The Study Area constitutes an economic liability to the City in that certain parcels are producing less tax income than surrounding developed properties and the property values have decreased or remained stagnant for an extended period of time.

**Condition #3: Menace to Public Health, Safety, Morals or Welfare**

Public health is endangered by the presences of soil contamination and toxic building material such as asbestos as mentioned in Factor #1 above.

**Conclusion**

Each of the three Factors of a Blighted Area are present in the proposed Redevelopment Area. Two of the three Conditions of a Blighted Area are present in the Redevelopment Area. Several parcels are vacant or owned by governmental entities and present an economic liability to the community. Deterioration of site improvements are present throughout the Study Area.

Based on the analysis of this Blight Study, the Redevelopment Area is a Blighted Area as defined in the Revised Statutes of Missouri. The City Council can make a finding that that the proposed Redevelopment Area is a Blighted Area. The dominant blighting factors in the proposed Redevelopment Area include:

- Insanitary and unsafe conditions
- Deterioration of site improvements
- Blighting Factors creating an economic and social liability
- Blighting Factors creating a menace to the public health, safety and welfare.

\*\*\*\*\*

## **APPENDIX A**

### **LEGAL DESCRIPTION OF REDEVELOPMENT AREA**

All that part of Section 5, Township 47 North, Range 31 West in Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwestern corner of parcel JA61-230-15-13-00-0-00-000 (this and all subsequent parcel numbers referenced herein are based on the parcel identification numbers used by the Jackson County, Missouri Assessment Department), also being a point located on the Easterly right-of-way line of SE Green Street, as now established, the POINT OF BEGINNING; thence Southeasterly along the Easterly right-of-way line of SE Green Street to Southwesterly corner of parcel JA61-230-15-05-00-0-00-000, also being a point located on the Northerly right-of-way line of SE 3rd Street, as now established; thence Southeasterly along the Easterly right-of-way line of SE Green Street to the Northwestern corner of parcel JA61-230-19-03-00-0-00-000, also being a point located on the Southerly right-of-way line of SE 3rd Street, as now established; thence Southeasterly along the Westerly line of Parcel JA61-230-19-03-00-0-00-000 to the Southwesterly corner thereof; thence Northeasterly along the Southerly line of said parcel to the Southeasterly corner thereof; thence Northwesterly along the Easterly line of said parcel to the Northeasterly corner thereof, also being a point located on the Southerly right-of-way line of SE 3rd Street; thence Northeasterly along the Southerly right-of-way line to SE 3rd Street to the Northeasterly corner of parcel JA61-230-19-01-00-0-00-000, also being a point located on the Westerly right-of-way line of SE Johnson Street, as now established; thence Northwesterly along the Westerly right-of-way line of SE Johnson Street to the Southeasterly corner of parcel JA61-230-15-09-00-0-00-000, also being a point located on the Northerly right-of-way line of SE 3rd Street; thence Northwesterly along the Westerly right-of-way line of SE Johnson Street to the Northeasterly corner of parcel JA61-230-15-15-00-0-00-000, also being a point located on the Southerly right-of-way line of SE 2nd Street, as now established; thence Southwesterly along the Southerly right-of-way line of SE 2nd Street to the Northwestern corner of parcel JA61-230-15-13-00-0-00-000, also being a point located on the Easterly right-of-way line of SE Green Street, the POINT OF BEGINNING, containing approximately 6.8 acres.

**APPENDIX B**

**MAP OF REDEVELOPMENT AREA AND  
PARCEL INVENTORY**

[See attached]



**Exhibit B**  
**Redevelopment Area with**  
**Parcel Numbers**



**APPENDIX C**  
**LCRA BLIGHT FINDING IN ORDINANCE NO. 7228**

[See attached]

AN ORDINANCE DECLARING CERTAIN PROPERTY WITHIN THE CITY OF LEE'S SUMMIT, MISSOURI, TO BE BLIGHTED PURSUANT TO THE PROVISIONS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY LAW.

WHEREAS, in 1961, the City of Lee's Summit held a special election where the qualified voters voted in favor of accepting the provisions of §99.300 through §99.660 RSMo as amended, known and cited as the "Land Clearance for Redevelopment Authority Law" of the State of Missouri ("Law"); and,

WHEREAS, on September 1, 2009, the Mayor of Lee's Summit appointed members to reactivate the Land Clearance for Redevelopment Authority within Lee's Summit; and,

WHEREAS, on April 25, 2012, the Land Clearance for Redevelopment Authority developed and considered an application to declare certain property located within Lee's Summit to be blighted as that term is defined by section 99.320(3) of the Law, with said property shown in Exhibit A which is attached to this ordinance; and,

WHEREAS, on July 25, 2012, the Land Clearance for Redevelopment Authority held a public meeting to consider the proposal to designate the Area as blighted and recommended the City Council find the Area blighted in accordance with the Law; and,

WHEREAS, on August 2, 2012, the City Council held a public hearing at which all interested persons were afforded an opportunity to make comments, file written objections, and be heard orally; and,

WHEREAS, on August 2, 2012, the City Council having heard and considered the Authority's presentation and all other objections, protests, comments, and other evidence adduced at the public hearing, closed the public hearing and voted to direct City Staff to present an ordinance approving the designation of the Area as blighted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

**SECTION 1.** That the City Council hereby finds that the Area described in Exhibit A, which is attached to this ordinance and incorporated herein, is a blighted area under the provisions of the Law and is in need of redevelopment and/or rehabilitation due to the following factors:

- A. Predominance of defective or inadequate street layout
- B. Insanitary or unsafe conditions
- C. Deterioration of site improvements
- D. Improper subdivision or obsolete platting; and
- E. 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.

SECTION 2. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.


PASSED by the City Council of the City of Lee's Summit, Missouri, this 6<sup>th</sup> day of September 2012.

  
\_\_\_\_\_  
Mayor Randall L. Rhoads

ATTEST:

  
\_\_\_\_\_  
City Clerk Denise R. Chisum

APPROVED by the Mayor of said city this 10<sup>th</sup> day of September 2012.

  
\_\_\_\_\_  
Mayor Randall L. Rhoads

ATTEST:

  
\_\_\_\_\_  
City Clerk Denise R. Chisum

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy City Attorney John L. Mautino



## **APPENDIX D**

### **PHOTOGRAPHS FROM THE REDEVELOPMENT AREA**

[See attached]

## Appendix D Photographs from the Redevelopment Area

Southeast corner of 3rd and Green,  
Picture facing north



3rd Street in front of  
AT&T Building facing west



3rd Street in front of AT&T building  
facing west



3rd Street in front of AT&T building



Green Street facing east  
in front of Parcel 3



Green Street facing east  
in front of Parcel 3



Green Street facing east in front of  
parcel 3



Johnson Street facing west in front of  
parcels 4 & 7





Johnson Street facing west in front of parcel 2



Johnson Street facing west in front of parcel 4



Interior to parcel 2 facing west



Interior to parcel 5 facing north



Interior to parcel 3 facing west



Interior to parcel 3 facing south



Northeast corner of Johnson and 3rd street facing west



Johnson Street facing north in front of parcel 8



3rd Street facing east in front parcel 6



Southwest corner of 3rd and Green Street facing parcel 5



Northwest corner of 2nd Street and Green Street facing south



Johnson Street facing north in front of parcel 5



**APPENDIX E**

**ENVIRONMENTAL SITE ASSESSMENTS**

[See attached]

# Evaluation of Environmentally Regulated Materials Report

## **Green Street Properties**

201 and 205 SE Green Street, and  
208 SE Johnson Street  
Lee's Summit, Missouri 64063

City of Lee's Summit  
220 SE Green Street  
Lee's Summit, Missouri 64063

**SCS ENGINEERS**

27219386.00 | November 25, 2019

8575 West 110th Street, Suite 100  
Overland Park, Kansas 66210  
(913) 681-0030

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Appendix D	Inspector Certifications

# 1 INTRODUCTION

SCS Engineers (SCS) was contracted by the City of Lee's Summit, Missouri - Office of the City Attorney (City) to evaluate the presence of regulated materials at three land parcels addressed as 201 SE Green Street, 205 SE Green Street, and 208 SE Johnson Street, Lee's Summit, Jackson County, Missouri. These parcels are collectively referred to in this report as the "Green Street Properties" (Property). In January 2012, SCS conducted a Hazardous Substance Survey of the Property that included the identification of asbestos containing building materials (ACBM), lead-based paint (LBP), and petroleum and other regulated liquid materials stored outside the buildings. The scope of work performed in October 2019 as described herein included the following activities:

- Visual evaluation of the condition of previously identified ACBM and identification of new potential ACBM since the 2012 survey;
- Visual evaluation of the condition of previously identified LBP and identification of new potential LBP since the 2012 survey; and
- Compilation of an inventory of hazardous materials present at the Property as of October 29, 2019. This includes not only the previously-identified regulated liquids, but also other hazardous materials such as chemicals, light ballasts, mercury, and other regulated substances and materials.

This evaluation was performed for the three parcels of land referenced above, inclusive of their structures. The site walkthrough was conducted on October 29, 2019. This document is intended to be used *in conjunction with* the Hazardous Substance Survey dated January 2012. Recommendations for additional work prior to structure demolition or renovation are provided in Section 5.

## BUILDING DESCRIPTIONS

The table below provides a description of the structures present on the Property during the site walkthrough on October 29, 2019. Building construction dates provided have been estimated by reviewing aerial photographs, Sanborn Fire Insurance Maps, and property owner interviews.

Building	Estimated Construction Date	Approximate Square Feet	Building Description and Current Use
201A SE Green Street	1957-1958	3,200	This is a single-story cinder block with a flat roof and stucco walls. The building is occupied by Herrington Automotive Repair Service and Auto Sales. The east portion of the building consists of service bays currently used for automotive restorations. The west portion of the building is presently unoccupied offices.
201B SE Green Street	1997	4,500	This is a single-story automotive repair service building, currently occupied and operated by Herrington Automotive Repair Service. The building includes a service bay, service desk office, and customer waiting room. The building construction consists of concrete and metal walls, concrete floor, and a pitch metal roof.
203 SE Green Street (Ice House Building)	1896, as indicated by a sign on the building	4,000	<p>This building is commonly referred as the former Ice House Building. The building is one-story with an attic and basement. The building was most recently used as an auction house. The attic and first floor are currently vacant. The basement is used for storage of used automotive parts, engines, transmissions, wheels, tires, and out of service automotive repair equipment.</p> <p>The basement floor is primarily concrete covered; however, the northwest and southwest corners of the basement are unpaved/unfinished. A basement overhead garage door is located on the southwest basement wall with a concrete vehicle ramp access on the exterior of the building. The building construction consists of a pitch asphalt shingle roof and stone exterior walls.</p>



Building	Estimated Construction Date	Approximate Square Feet	Building Description and Current Use
205 SE Green Street	Prior to 1957	5,760	This is a single story slab-on-grade cinder block building with flat roof. The front (west portion) of the building is occupied by the Inspired Style Boutique retail store. The rear (east portion) of the building is occupied by an internet resale warehouse.
209 SE Green Street	Prior to 1957	1,500	This is a single story building, modular construction with flat roof. The interior of the building has been remodeled since 2012 as a church office. The building does not appear to be occupied.

## 2 ASBESTOS CONDITION ASSESSMENT

### 2.1 2012 ASBESTOS SURVEY

An asbestos survey was previously conducted by SCS on January 31 and February 1, 2012. The asbestos survey was performed in accordance with National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements. NESHAP requires a thorough inspection for ACBM in structures before renovation or demolition. A material is considered to be ACBM if the material contains 1% or greater asbestos content. The following ACBMs were identified during the 2012 survey:

Building	Material	2012 Condition	Estimated Quantity
201A SE Green Street	Tan Mastic on Baseboard	Non-Friable - Good	24 linear feet (lf)
203 SE Green Street	Brown Floor Tile and Black Mastic	Non-Friable - Good	7 square feet (sf)
205 SE Green Street	Black Roofing Tar	Non-Friable - Good	5,800 sf
	Off-White Wall Texture (Block Filler)	Non-Friable - Good	5,200 sf
	Off-White Floor Tile	Non-Friable - Moderate	22 sf
	Black Floor Tile	Non-Friable - Good	1,400 sf
	Off-white Floor tile	Non-Friable - Good	20 sf
209 SE Green Street	Gray Roofing Caulk	Non-Friable - Good	500 sf
	Joint Compound and Ceiling Texture	Friable - Moderate to Good	200 sf
	Tan Floor Tile	Non-Friable - Poor	15 sf

### 2.2 2019 ASBESTOS CONDITION ASSESSMENT

On October 29, 2019, Mr. Bryan Ross, a Missouri licensed asbestos inspector, performed a visual survey of the current property buildings to assess the current condition of the ACBM previously identified. The following table summarizes the assessed conditions of the identified ACBM:

Building	Material	2019 Condition	2019 Estimated Quantity
201A SE Green Street	Tan Mastic on Baseboard	Non-Friable - Good	24 linear feet (lf)
203 SE Green Street	Brown Floor Tile and Black Mastic	Non-Friable – Fair	7 square feet (sf)
205 SE Green Street	Black Roofing Tar	Removed During Roof Replacement Since 2012 Survey	No Longer Present
	Off-White Wall Texture (Block Filler)	Non-Friable – Good (Will become friable during building demolition)	5,200 sf
	Off-White Floor Tile	Removed During Building Renovations Since 2012 Survey	No Longer Present
	Black Floor Tile	Removed During Building Renovations Since 2012 Survey	No Longer Present
	Off-white Floor tile	Removed During Building Renovations Since 2012 Survey	No Longer Present
209 SE Green Street	Gray Roofing Caulk	Removed During Roof Replacement Since 2012 Survey	No Longer Present
	Joint Compound and Ceiling Texture	Removed During Building Renovations Since 2012 Survey	No Longer Present
	Tan Floor Tile	Removed During Building Renovations Since 2012 Survey	No Longer Present

As shown above, a significant quantity of ACM has been removed since 2012. For the remaining materials, the condition of the tan mastic identified the restroom of building 201A SE Green Street appeared still to be in good condition and non-friable. The condition of the floor tile and mastic identified building 203 SE Green Street appeared to have deteriorated to a fair condition, but still remains non-friable.

An asbestos containing white wall texture, also known as block filler, was identified on the interior side of the cinder block walls of building 205 SE Green Street. The wall texture is painted and is currently considered to be non-friable. However, it is likely the wall texture will become friable during building demolition activities and will require abatement prior to starting demolition.

The three different types of asbestos containing floor tile that were previously identified at 205 SE Green Street were not observed in the building during the 2019 asbestos assessment. According to the building owner, Mr. Richard Mathews, these materials were removed during building renovations completed since the 2012 asbestos survey. Additionally, Mr. Mathews indicated the building roofing materials containing the asbestos-containing black roofing tar were removed when the roof was replaced after receiving storm damage since the 2012 asbestos survey.

Similarly, 209 SE Green Street has also been renovated since the 2012 asbestos survey. Previously identified materials were not observed during the 2019 visual evaluation. According to Mr. Mathews, the materials were also removed when the building was renovated. The roof has been replaced since 2012 and Mr. Mathews indicated the asbestos-containing gray roofing caulk was removed.

Further asbestos discussions and recommendations are provided in Section 5. Photographs of the remaining ACBM are provided in **Appendix A**.

## 2.3 ADDITIONAL ASBESTOS SAMPLING

During the October 29, 2019 asbestos assessment, SCS observed additional suspect ACBM in the basement of the former Ice House Building, located at 203 SE Green Street, that were not identified during the 2012 survey. These materials consisted of a foundation wall texture and black felt paper on a partially removed dividing wall. SCS collected two samples of the wall texture (block filler) on the north rock foundation near the northwest corner of the basement. One felt paper sample was collected from the partially removed dividing wall located in the southwest portion of the basement.

The samples were shipped by overnight courier to Crisp Analytical, L.L.C. located in Carrollton, Texas, a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory. The samples were analyzed by polarized light microscopy (PLM), (EPA Method 600/R-93/116). The samples were reported by the laboratory to be non-asbestos containing. A copy of the laboratory report is included in **Appendix B**.

During the 2012 asbestos survey, gray window glazing was sampled from 205 SE Green Street. The PLM analytical result of the window glazing sample was reported as less than 1% ACBM. However, the Missouri Department of Natural Resources (MDNR) currently requires point count analysis for materials that result in less than 1% asbestos content by PLM, (EPA Method 600/R-93/116). Therefore, in our proposal, SCS recommended to resample this material for point count analysis. However, it was observed on October 29, 2019 that windows containing the glazing have been removed and replaced during building renovations after 2012.

### 3 LEAD-BASED PAINT CONDITION ASSESSMENT

#### 3.1 2012 LEAD-BASED PAINT SURVEY

A LBP survey was conducted by SCS at the Property on January 31 and February 1, 2012. The LBP survey was performed in general accordance with the Housing and Urban Development (HUD) *Guidelines for the Evaluation of and Control of Lead-Based Paint Hazards in Housing, Chapter 7, Lead-Based Paint Inspection, 1997*. LBP was identified in the structures located at 203 and 205 SE Green Street as summarized in the table below. Observations from our October 29, 2019 site walkthrough are also included in this table for comparative purposes; these observations are discussed in Section 3.2.

#### Building 203

Location (Building Number)	Room/Side	Component	Condition	Color	2012 XRF Reading (mg/cm <sup>2</sup> )
203 Exterior	West side, entrance door to room 2, north side	Door Frame	Poor – 2012 Covered – 2019	Pink	2.83
203 Exterior	West side, entrance door to room 2, south side	Door Frame	Poor – 2012 Covered – 2019	Pink	2.32
203	7	Door	Intact – 2012 Fair – 2019	Brown	5
203	6	Door	Intact – 2012 Fair – 2019	White	2.58
203	10 (basement)	Concrete	Poor- 2012 Poor – 2019	Red	1.76

## Building 205

Location (Building Number)	Room/side	Component	Condition	Color	2012 XRF Reading (mg/cm <sup>2</sup> )
205 Exterior	East side	Garage Door	Intact – 2012 Intact – 2019	Tan	1.44
205	1	Garage Door	Intact – 2012 Intact – 2019	Tan	2.26
205	1	Garage Door	Intact – 2012 Intact – 2019	White	1.92

## 3.2 2019 LEAD-BASED PAINT CONDITION ASSESSMENT

### Building 203

The 2012 LBP survey report identified approximately 22 linear feet of pink paint on the two exterior door frames located on the west side of the building that tested positive for LBP. The majority of the pink paint was covered by a blue paint and was in poor condition. During the 2019 LBP assessment, SCS observed the door frames with gray paint and of intact condition. We assume the pink paint containing LBP remains under the top coat of gray paint.

The 2012 LBP survey also identified LBP on an interior brown and white painted door that provides access to the attic staircase from the first floor. The survey previously described the paint condition of the door to be intact. During this assessment, the condition of the painted surfaces on the door appeared to be of fair condition.

Approximately 30 square feet of red LBP was identified during the 2012 LBP survey on a concrete slab in the basement of building. The paint was observed in poor condition. During this assessment, the red paint remains in the same condition.

### Building 205

The 2012 LBP survey identified LBP on exterior and interior sides of the garage door located on the east side of the building. The survey previously described the paint condition of the garage door to be intact. During this assessment, the paint appeared to be in the same condition. The garage door is approximately 10 feet wide by 10 feet tall, or approximately 100 square feet.

Further LBP discussion and recommendations are provided in Section 5. Photographs of the current conditions of the identified LBP are provided in **Appendix A**.

## 4 HAZARDOUS MATERIALS SURVEY

On October 29, 2019, SCS examined the structures and the exterior of the Property to identify hazardous materials. This was performed to inform the client and assist in facilitating proper disposal prior to property purchase and/or demolition of the buildings. Typical regulated items include paint, oils, fuels, pesticides, cleaning supplies, lead-acid batteries and self-illuminating exit signs. In addition, the United States Environmental Protection Agency requires that all fluorescent light ballasts be considered polychlorinated biphenyl (PCB)-containing unless specifically labeled as non-PCB containing. Mercury-containing fluorescent light bulbs are considered hazardous due to the presence of mercury vapor in the bulbs. PCB and mercury can be commonly present in older transformers, thermostats, and pressure gauges.

A list of hazardous materials and estimated quantities for each building, as observed on October 29, 2019, are provided in Tables 1a through 1e, **Appendix C**. These tables identify the hazardous materials present in individual buildings. Photographs of the listed hazardous materials are provided in **Appendix A**.

## 5 DISCUSSION AND RECOMMENDATIONS

### 5.1 ASBESTOS CONTAINING BUILDING MATERIALS

Missouri and NESHAP asbestos regulations requires friable ACM be removed prior to demolition or renovation of a structure that involves the disturbance of greater than or equal to 160 square feet, 260 linear feet, or 35 cubic feet of friable asbestos containing materials (ACM). Any friable materials that meet this threshold are considered to be regulated asbestos containing materials (RACM). All RACM is required to be removed by a Missouri-registered abatement contractor. Category I non-friable ACM generally will not be required to be removed prior to demolition unless the building is to be burned or the materials are made or become friable. Category II non-friable ACM must be removed prior to demolition if the materials would be subject to crushing, crumbling, or pulverizing during the process of demolition of the building or structure. All ACM should be disposed at an approved landfill in accordance with state and Federal laws. Although the removal of non-friable asbestos materials prior to demolition is not required, the removal of these materials prior to the start of demolition or renovation will allow for the remainder of the demolition materials to be disposed of as non-asbestos containing. SCS therefore recommends that all ACM be removed by a Missouri-registered abatement contractor prior to demolition to comply with applicable regulations and ensure proper handling and disposal of the materials.

#### Building 201

Approximately 24 linear feet of asbestos containing baseboard mastic was identified in the building restroom. The mastic is in good condition and is considered to be Category II non-friable. The mastic is not *required* to be removed prior to demolition. However, demolition debris containing the mastic is required to be disposed of at a regulated landfill.

#### Building 203

It is our understanding redevelopment plans for the former Ice House Building have not been determined. If the City decides not to demolish the building, SCS recommends the asbestos floor tile and mastic be removed by an abatement contractor prior to starting renovation activities to prevent accidental disturbance or future occupant exposure. If the City decides to demolish the building, the floor tile and mastic is not *required* to be removed prior to demolition. However, demolition debris containing the floor tile and mastic is required to be disposed of at a regulated landfill.

#### Building 205

Approximately 5,200 square feet of painted asbestos cinder block wall texture (block filler) is present in Building 205. During the 2012 asbestos survey and the 2019 asbestos assessment, SCS was unable to determine if the wall texture is present behind the wall paneling on the north and south walls of the west half of the building. Therefore, SCS assumed all of the interior cinder block walls are coated with the asbestos wall texture.

The wall texture is currently considered to be Category II non-friable and good condition. However, during building demolition, the wall texture will likely become friable. Therefore, the wall texture is required to be abated by a Missouri-registered abatement contractor prior to the start of the demolition. SCS estimates abatement costs of the wall texture will range between \$50,000 and \$60,000.

As discussed, the three different types of asbestos containing floor tile that were previously identified in building 205 SE Green Street were not observed in the building during the 2019 asbestos



assessment. According to the building owner, these materials were removed during building renovations completed since the 2012 asbestos survey. Additionally, the building roofing materials containing the black roofing tar were reportedly removed when the roof was replaced after receiving storm damage since the 2012 asbestos survey. SCS recommends requesting a written statement from the building owner confirming these materials were properly removed from the building during renovations.

New building materials, including drywall and roofing materials installed in Building 205 since the 2012 asbestos survey, need to be evaluated for asbestos content. Although unlikely to contain asbestos, NESHAP requires sampling of all suspect ACM, regardless of when the materials were installed. However, to protect the integrity of the new roofing system, SCS does not recommend sampling the roofing system until after the building is vacated and immediately prior to demolition. The newly installed drywall is located in the current boutique shop. Since collecting samples of the drywall system will cause damage to the boutique shop walls, SCS also recommends sampling the drywall after the building is vacated.

### **Building 209**

As previously discussed, Building 209 has been renovated since the 2012 survey. The previously identified materials were not observed during the 2019 visual survey. According to the building owner, the materials were removed when the building was renovated. The roof was replaced since 2012 and the asbestos containing gray roofing caulk was reportedly removed.

It is our understanding the building owner is considering moving the building from the Property prior to the sales transaction. However, if the City purchases the property with the building present, a new NESHAP asbestos survey with sampling should be completed on the building as the majority of the building has been renovated with new building materials since the 2012 asbestos survey.

## **5.2 LEAD-BASED PAINT**

### **Building 203**

A relatively small amount of LBP was identified on the exterior and interior of the former Ice House Building. SCS recommends the LBP be abated by a Missouri-registered LBP contractor in areas where it will be disturbed by future renovation work. This is recommended to limit future potential lead contaminated dust exposure. If the LBP will not be disturbed and remain in place, SCS recommends a LBP Operations and Maintenance Plan be prepared so the LBP can be maintained in a good condition, to reduce the risk of lead exposure to future building occupants. If the future use of the building is considered to be a child-occupied facility or target housing, as defined by HUD, additional state and federal LBP regulations may be applicable to the building. If the City decides to demolish the building, the LBP is not required to be removed prior to the start of demolition activities. However, the demolition contractor should follow Occupational Safety and Health Act (OSHA) lead standards 29 CFR 1910.1025 and 29 CFR 1926.62 when handling materials containing LBP.

### **Building 205**

LBP was identified on the garage door of Building 205. SCS recommends removing and disposing of the garage doors prior to the start of demolition. The garage door should be removed in one piece.

### 5.3 HAZARDOUS MATERIALS SURVEY

Hazardous materials observed inside and outside of the building should be removed, transported, and properly disposed prior to the start of demolition activities. Contractors removing materials and components should be experienced, trained, licensed, and insured for the hazards they may encounter. Components and materials that will be recycled do not require completion of Toxicity Characteristic Leaching Potential (TCLP) analysis, contingent on the recycling facility providing the contractor and/or owner with a certificate of reclamation. It is advised that the client receive and maintain copies of non-hazardous or hazardous waste manifests and disposal/recycling documents from waste receiving facilities.

## 6 LIMITATIONS

SCS does not and cannot represent that the Property contains no additional asbestos-containing materials, hazardous or toxic materials or products, or lead-based paint beyond those accessible and observed by SCS during the survey and assessment activities. Further, the services herein shall in no way be construed, designed, or intended to be relied upon as legal interpretation or advice.

Sincerely,



Bryan Ross  
Missouri-Certified Inspector  
**SCS ENGINEERS**



Doug Dreiling, LRC  
Senior Environmental Consultant  
**SCS ENGINEERS**

## Appendix A

### Photographic Log

Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO

Photo #1

Photographer: BDR

Date: October 19, 2019

Direction (facing): Northwest

Description: 55-gallon drums located outside near the southeast corner of the current auto repair service building (201A).



Photo #2

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Used car parts and used tires located near the southeast corner of the current auto repair service building (201A).



Photo #3

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Unlabeled 55-gallon drum located between buildings 201A and 201B.



Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO

Photo #4

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Various automotive service shop fluids located on shelf along south wall in Building 201B.



Photo #5

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: 55-gallon drums of motor oil located along the south wall in Building 201B.



Photo #6

Photographer: BDR

Date: October 29, 2019

Direction (facing): East

Description: Used oil drums and storage tank located at the northeast corner in Building 201B.



Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO

Photo #7

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Parts washer located near the northeast corner in Building 201B.



Photo #8

Photographer: BDR

Date: October 29, 2019

Direction (facing): East

Description: 55-gallon drums of oil and coolant, and lead-acid battery located on the east wall in Building 201B.



Photo #9

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Various automotive shop fluids and oil storage tank located on the south wall in Building 201B.



Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO

Photo #10

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Various liquid hazardous materials located in the service bay of Building 201A.



Photo #11

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: 30-gallon drum of used oil located in Building 201A near used oil tank.



Photo #12

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: 500-gallon used oil tank located in Building 201A.





Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO

Photo #13

Photographer: BDR

Date: October 29, 2019

Direction (facing): East

Description: 55-gallon drum of break wash and 5-gallon bucket of used oil in Building 201A.



Photo #14

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Acetylene and oxygen cylinders in Building 201A.



Photo #15

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Automotive paint and primer cans in Building 201A.



Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO  
Photo #16

Photographer: BDR

Date: October 29, 2019

Direction (facing): West

Description: Tan asbestos containing mastic behind cove base in restroom of Building 201A.



Photo #17

Photographer: BDR

Date: October 29, 2019

Direction (facing): North

Description: Asbestos containing floor tile and mastic located in Building 203.



Photo #18

Photographer: BDR

Date: October 29, 2019

Direction (facing): Northwest

Description: Brown lead-based paint on door in Building 203.



Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO

Photo #19

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: White paint over brown lead-based paint on door in Building 203.



Photo #20

Photographer: BDR

Date: October 29, 2019

Direction (facing): East

Description: Gray paint over pink lead-based paint on exterior door frames of Building 203.



Photo #21

Photographer: BDR

Date: October 29, 2019

Direction (facing): North

Description: Red lead-based paint on concrete slab in basement of Building 203.



Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO

Photo #22

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Used tires located in the basement of Building 203.



Photo #23

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Used engines, car parts, and light fixtures located in the basement of Building 203.



Photo #24

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: 5-gallon buckets of latex paint located in the attic of Building 203.



Regulated Materials Evaluation  
Green Street Properties  
Lee's Summit, MO

Photo #25

Photographer: BDR

Date: October 29, 2019

Direction (facing): Northeast

Description: Blue paint over asbestos containing wall texture (block filler) on cinder block wall of Building 205.



Photo #26

Photographer: BDR

Date: October 29, 2019

Direction (facing): South

Description: Tan lead-based paint on garage door of Building 205.

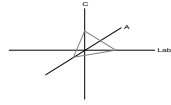


## Appendix B

### Asbestos Laboratory Report

**CA Labs**  
Dedicated to  
Quality

**Crisp Analytical, L.L.C.**  
1929 Old Denton Road  
Carrollton, TX 75006  
Phone 972-242-2754  
Fax 972-242-2798



**CA Labs, L.L.C.**  
12232 Industriplex, Suite 32  
Baton Rouge, LA 70809  
Phone 225-751-5632  
Fax 225-751-5634

## **Materials Characterization - Bulk Asbestos Analysis**

### **Laboratory Analysis Report - Polarized Light**

#### **SCS Engineers**

8575 W 110th St Suite 100  
Overland Park, KS 66210

**Attn:** Bryan Ross

**Customer Project:** Green Street

**Reference #:** CAL19117531RL

**Date:** 11/7/2019

#### **Analysis and Method**

Summary of polarized light microscopy (PLM / Stereomicroscopy bulk asbestos analysis) using the methods described in 40CFR Part 763 Appendix E to Subpart E (Interim and EPA 600 / R-93 / 116 (Improved)). The sample is first viewed with the aid of a stereomicroscope. Numerous liquid slide preparations are created for analysis under the polarized microscope where identifications and quantifications are performed. Calibrated liquid refractive oils are used as liquid mounting medium. These oils are used for identification (dispersion staining). A calibrated visual estimation is reported, should any asbestiform mineral be present. Other techniques such as acid washing are used in conjunction with refractive oils for detection of smaller quantities of asbestos. All asbestos percentages are based on calibrated visual estimation traceable to NIST standards for regulated asbestos. Traceability to measurement and calibration is achieved by using known amounts and types of asbestos from standards where analyst and laboratory accuracy are measured. As little as 0.001% asbestos can be detected in favorable samples, while detection in unfavorable samples may approach the detection limit of 0.50% (well above the laboratory definition of trace).

#### **Discussion**

Vermiculite containing samples may contain trace amounts of actinolite/tremolite. When not detected by PLM, these samples should be analyzed using TEM methods and / or water separation techniques. Suspected actinolite/vermiculite presence will be indicated through the sample comment section of this report.

Fibrous talc containing samples may contain a regulated asbestos fiber known as anthophyllite. Under certain conditions the same fiber may actually contain both talc and anthophyllite (a phenomenon called intergrowth). Again, TEM detection methods are recommended. CA Labs PLM report comments will denote suspected amounts of asbestiform anthophyllite with talc, where further analysis is recommended.

Some samples (floor tiles, surfacings, etc.) may contain fibers too small to be detectable by PLM analysis and should be analyzed by TEM bulk protocols.

A "trace asbestos" will be reported if the analyst observes far less than 1% asbestos. CA Labs defines "trace asbestos" as a few fibers detected by the analyst in several preparations and will indicate as such under these circumstances.

Since allowable variation in quantification of samples close to 1% is high, <1% may be reported. Such results are ideal for point counting, and the technique is mandatory for friable samples (NESHAP, Nov. 1990 and clarification letter 8 May 1991) under 1% percent asbestos or "trace asbestos". **In order to make all initial PLM reports issued from CA Labs NESHAP compliant, all <1% asbestos results (except floor tiles) will be point counted at no additional charge.**

#### **Qualifications**

CA Labs is accredited by the National Voluntary Accreditation Program (NVLAP) for selected test methods for airborne fiber analysis (TEM), and for bulk asbestos fiber analysis (PLM). CA Labs is also accredited by AIHA LAP, LLC. in the PLM asbestos field of testing for Industrial Hygiene. All analysts have completed college courses or hold a degree in a natural science (geology, biology, or environmental science). Recognition by a state professional board in one these disciplines is preferred, but not required. Extensive in-house training programs are used to augment the educational background of the analyst. The Laboratory Director and Quality Manager have received supplemental McCrone Research training for asbestos identification. Analysis performed at Crisp Analytical Labs, LLC 1929 Old Denton Road Carrollton, TX 75006

*Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235*  
**AIHA LAP, LLC Laboratory #102929**

**CA Labs**  
Dedicated to  
Quality

**Crisp Analytical, L.L.C.**

1929 Old Denton Road  
Carrollton, TX 75006  
Phone 972-242-2754  
Fax 972-242-2798

**CA Labs, L.L.C.**

12232 Industriplex, Suite 32  
Baton Rouge, LA 70809  
Phone 225-751-5632  
Fax 225-751-5634

Overview of Project Sample Material Containing Asbestos

<b>Customer Project:</b>	Green Street	<b>CA Labs Project #:</b>	CAL19117531RL	
Sample #	Layer #	Analysts Physical Description of Subsample	Asbestos type / calibrated visual estimate percent	List of Affected Building Material Types

**No Asbestos Detected.**

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235  
**AIHA LAP, LLC Laboratory #102929**

**Glossary of abbreviations (non-asbestos fibers and non-fibrous minerals):**

ca - carbonate	pe - perlite	fg - fiberglass	pa - palygorskite (clay)
gypsum - gypsum	qu - quartz	mw - mineral wool	
bi - binder		wo - wollastinite	
or - organic		ta - talc	
ma - matrix		sy - synthetic	
mi - mica		ce - cellulose	
ve - vermiculite		br - brucite	
ot - other		ka - kaolin (clay)	

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**Dedicated to**  
**Quality**

**Crisp Analytical, L.L.C.**  
 1929 Old Denton Road  
 Carrollton, TX 75006  
 Phone 972-242-2754  
 Fax 972-242-2798

**CA Labs, L.L.C.**  
 12232 Industriplex, Suite 32  
 Baton Rouge, LA 70809  
 Phone 225-751-5632  
 Fax 225-751-5634

**Polarized Light Asbestiform Materials Characterization**

**Customer Info:** Attn: Bryan Ross  
**SCS Engineers**  
 8575 W 110th St Suite 100  
 Overland Park, KS 66210

**Customer Project:**  
 Green Street  
**Turnaround Time:**  
 5 Days

**CA Labs Project #:**  
 CAL19117531RL  
**Date:** 11/7/2019  
**Samples Received:** 11/1/19 10:30am  
**Date Of Sampling:** 10/29/2019  
**Purchase Order #:**

Phone # 913-749-0735  
 Fax #

Sample #	Com ment	Layer #	Analysts Physical Description of Subsample	Homo- geneo us (Y/N)	Asbestos type / calibrated visual estimate percent	Non-asbestos fiber type / percent	Non-fibrous type / percent
203-1-2		203-1- 2-1	<b>Wall texture/</b> black tar with gray debris	n	<b>None Detected</b>	3% ce	97% qu,bi,ca
203-1-1		203-1- 1-1	<b>Wall texture/</b> gray concrete	y	<b>None Detected</b>		100% qu,ca
203-2-1		203-2- 1-1	<b>Roofing paper/</b> black felt	y	<b>None Detected</b>	34% ce	66% qu,bi

Dallas NVLAP Lab Code 200349-0 TEM/PLM TCEQ# T104704513-15-3 TDH 30-0235

**AIHA LAP, LLC Laboratory #102929**

Analysis Method: Interim (40CFR Part 763 Appendix E to Subpart E) / Improved (EPA-600 / R-93/116). All samples received in good condition unless noted.  
 Preparation Method: HCL acid washing for carbonate based samples, chemical reduction for organically bound components, oil immersion for identification of asbestos types by dispersion attaining / becke line method.

ca - carbonate	mi - mica	fg - fiberglass	ce - cellulose
gy - gypsum	ve - vermiculite	mw - mineral wool	br - brucite
bi - binder	ot - other	wo - wollastonite	ka - kaolin (clay)
or - organic	pe - perlite	ta - talc	pa - palygorskite (clay)
ma - matrix	qu - quartz	sy - synthetic	

Approved Signatories:

Jeremy Ayars  
 Analyst

Technical Manager Senior Analyst  
 Tanner Rasmussen Julio Robles

1. Fire Damage significant fiber damage - reported percentages reflect unaltered fibers
2. Fire Damage no significant fiber damages effecting fibrous percentages
3. Actinolite in association with Vermiculite
4. Layer not analyzed - attached to previous positive layer and contamination is suspected
5. Not enough sample to analyze

6. Anthophyllite in association with Fibrous Talc
7. Contamination suspected from other building materials
8. Favorable scenario for water separation on vermiculite for possible analysis by another method
9. < 1% Result point counted positive
10. TEM analysis suggested

# CA Labs

CA Labs  
1929 Old Denton Rd.  
Carrollton, TX 75006

Phone: 972-242-2754  
Fax: 972-242-2798  
Mobile: 469-222-6967

## Chain of Custody

Client Name:	<u>SCS Engineers</u>	CA Labs Job #	<u>CAL 19117531</u>
Client Address:	_____	Billing Address: (if different)	_____
Phone Number:	<u>913-749-0735</u>	P.O. #:	_____
Fax Number:	_____	Project Name:	<u>Green Street</u>
Send Reports to:	<u>bross@scsengineers.com</u>	Project Number:	_____
Contact:	_____	Report Results:	_____
		Via: Email	FAX Verbal

<b>Total # Samples Submitted:</b> <u>3</u>	<b>Total # Samples to be Analyzed:</b> <u>3</u>	<b>Material Matrix:</b> Air / <u>Bulk</u> / Water
---	--	--

Please indicate appropriate turn around time.

Asbestos: *please call ahead for availability of all rush and/or after hours samples*

TEM	TA Time	PLM	TA Time	Optical / IAQ	TA Time
<i>Circle analysis and select TA time</i>		<i>Circle analysis and select TA time</i>	2 hour	PCM: NIOSH 7400	Note TAT
AHERA	4 hour	<u>EPA 600</u>	4 hour	Allergen Particle:	24 hour
EPA Level II	8 hour		8 hour	tape/bulk/swab	2 days
Drinking Water	16 hour		16 hour	Cyclex-d cassettes	3 days
Wipe	24 hour	AHERA	24 hour	Air-o-cell cassettes	5 days
Micro-vac	2 days		2 days	Anderson cultures	Specify
NIOSH 7402	3 days	Point Count -	3 days	Bulk/swab cultures	Mold or
Chatfield Bulk	5 days	(NESHAPS)	<u>5 days</u>	Bacteria cultures	bacteria

Lead: *Circle analysis and select TA time*

<b>Matrix:</b>	Paint Chips	Soil	Air	Wipes	Wastewater
<b>TA Time:</b>	8 hour	1 day	2 days	3 days	5 days

Sample Information:

Sample Number:	Sample Location:	Sample Date/Time:	Sample Volume (L):
<u>203-1-2</u>	<u>Basement - <del>Walls</del> <sup>Wall</sup></u>	<u>10/29/19 1200</u>	
<u>203-1-1</u>	<u>Basement - Wall Text</u>	<u>10/29/19 1205</u>	
<u>203-2-1</u>	<u>Basement - Roofing Paper</u>	<u>10/29/19 1210</u>	

Custody Information:

Samples relinquished:	<u>BR</u> <u>10/30/19 1700</u>	Samples received:	<u>[Signature]</u> <u>11-1-19 10:30AM</u>
	Signature / Date / Time		Signature / Date / Time
Samples relinquished:	_____	Samples received:	_____
	Signature / Date / Time		Signature / Date / Time

## Appendix C

### Tables

**Table 1a**  
**Hazardous Materials List**  
**201A SE Green Street**

<b>Product/Item</b>	<b>Estimated Quantity</b>
Fluorescent Light Tubes	140
Ballasts	30
Fire Extinguishers	6
Mercury Thermostats	2
Bathroom Cleaning Products	7
Gasoline Can - 2 Gallon	1
Lead Acid Car Batteries	1
Automotive Oil - 1 Quart	9
Automotive Oil - 1 Gallon	10
Automotive Oil - 5 Gallon	2
Used Oil Drum - 30 Gallon	1
Used Oil Tank - Approx. 500 Gallons	1
Breakwash - 55 Gallon Drums	2
Break Fluid/ATF - 1 Quart	2
Fuel Injector/Radiator Cleaners - 1 Quart	5
Aerosol Cans (Paints, brake cleaners, lubricants, etc.)	100
Solvents - 1 Gallon	3
Miscellaneous Containers - 1 Gal or smaller	33
Carburetor Cleaner - 1 Gal	2
Adhesive Tubes	4
Automotive Paint/Primer Cans - 1 Pint	35
Automotive Paint/Primer Cans - 1 Quart	36
Automotive Paint/Primer Cans - 1 Gallon	12
Automotive Surface Prep - 1 Gallon	1
PARTALL FILM # 10 - 1 Gal	1
Part Washer	2
Hydraulic Lift Oil Reservoirs	3
Acetylene Cylinders	2
Compressed Oxygen Cylinders	3
Roof Coating - 5 Gallon	1
Roof Mounted A/C Unit	1
<b>Total</b>	<b>458</b>

**Table 1b**  
**Hazardous Materials List**  
**201B SE Green Street**

<b>Product/Item</b>	<b>Estimated Quantity</b>
Fluorescent Light Tubes	25
Ballasts	13
Fire Extinguishers	7
Exit Lights	2
Smoke Detectors	2
Mercury Thermostats	3
Bathroom Cleaning Products	4
Gasoline Can - 5 Gallon	1
Forklift Propane Cylinders	2
Lead Acid Car Batteries	12
Automotive Oil - 1 Quart	120
Automotive Oil - 1 Gallon	25
Automotive Oil - 5 Gallon	5
Automotive Oil - 55 Gallon Drums Stored Inside (New and Used Oil)	12
55 - Gallon Drums Stored Outside	17
Used Oil Tank - 250 Gallons	2
Engine Coolant - 1 Gallon	12
Engine Coolant - 55 Gallon Drums	2
Break Fluid/ATF - 1 Quart	10
Aerosol Cans (Paints, brake cleaners, lubricants, etc.)	50
Washer Fluid - 1 Gallon	2
Cleaners - 1 Gallon	3
Miscellaneous Containers - 1 Gal or smaller	20
PB Blaster - 1 Gallon	1
Paint - 5 Gallon	7
Part Washer	1
Hydraulic Lift Oil Reservoirs	6
Automotive Refrigerant 134a Cans	4
Refrigerator	1
Emergency Lights	1
Window Mounted A/C Unit	1
Used Tires	20
<b>Total</b>	<b>393</b>

**Table 1c**  
**Hazardous Materials List**  
**203 SE Green Street**

<b>Product/Item</b>	<b>Estimated Quantity</b>
Fluorescent Light Tubes	65
Fluorescent Light Bulbs	3
Ballast	30
Fire Extinguishers	1
Exit Sign with Emergency Light	2
Smoke Detectors	1
Breakwash - 5 Gal	1
Used Tires	100
Used Car Parts (Engines, transmissions, body parts)	100 +
Latex Paint - 5 Gallon	2
Latex Based Waterproofer - 1 gallon	1
Wood Stain - 1 Quart	1
Polyurethane - Quart	1
A/C Unit	2
<b>Total</b>	<b>309</b>

**Table 1d**  
**Hazardous Materials List**  
**205 SE Green Street**

<b>Product/Item</b>	<b>Estimated Quantity</b>
Fluorescent Light Tubes	50
Ballast	25
Fire Extinguishers	2
Emergency Lights	1
Smoke Detectors	1
Refrigerator	1
Window A/C Unit	1
Rooftop A/C Unit	1
Total	82

**Table 1e**  
**Hazardous Materials List**  
**209 SE Green Street**

<b>Product/Item</b>	<b>Estimated Quantity</b>
Exit Signs	2
Smoke Detectors	1
Refrigerator	1
Window A/C Unit	1
Wasp Spray Can	1
Pesticide - 1 Gallon	1
A/C Unit	1
Total	8



## Appendix D

### Inspector Certifications

CERTIFICATION NUMBER:  
**7011010319MOIR14246**

THIS CERTIFIES  
**Bryan D. Ross**  
HAS COMPLETED THE CERTIFICATION  
REQUIREMENTS FOR  
**Inspector**



APPROVED: **04/09/2019**  
EXPIRES: **01/03/2020**

TRAINING DATE: **01/03/2019**

*James P. Payne*  
Director of Air Pollution Control Program

**STATE OF MISSOURI**  
**DEPARTMENT OF HEALTH AND SENIOR SERVICES**

**LEAD OCCUPATION LICENSE REGISTRATION**

Issued to:

**Bryan D. Ross**

The person, firm or corporation whose name appears on this certificate has fulfilled the requirements for licensure as set forth in the Missouri Revised Statutes 701.300-701.338, as long as not suspended or revoked, and is hereby authorized to engage in the activity listed below.

**Lead Inspector**  
Category of License

Issuance Date: **7/14/2018**  
Expiration Date: **7/14/2020**  
License Number: **140714-300004534**



A handwritten signature in black ink, appearing to read "Randall W. Williams".

Randall W. Williams, MD, FACOG  
Director  
Department of Health and Senior Services

# PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

**Green Street Properties**  
200 SE Johnson Street  
Lee's Summit, Missouri

City of Lee's Summit  
220 SE Green Street  
Lee's Summit, Missouri 64063

**Note:**

The full document is 610 pages. The original document is incorporated herein by reference which is on file with the Office of the City Clerk.

**SCS ENGINEERS**

27219386.00 | November 25, 2019

8575 W. 110 Street, Suite 100  
Overland Park, Kansas 66210  
913-681-0030

November 25, 2019  
File No. 27219386.00

Mr. David Bushek  
Chief Counsel of Economic Development and Planning  
Office of the City Attorney  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, Missouri 64063

Subject: **Phase I Environmental Site Assessment and  
Limited Phase II Environmental Site Assessment for the  
Green Street Properties**  
200 SE Johnson Street  
Lee's Summit, Missouri

Dear Mr. Bushek:

SCS Engineers is pleased to submit this Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA Report for a land parcel included in a group of land parcels collectively identified as the Green Street Properties. The Phase I ESA was completed in general accordance with ASTM E1527-13 *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*. The Limited Phase II ESA approach was developed following review of previous environmental assessments completed in 2011 and 2012, and is intended to provide additional information as to the presence and extent of environmentally regulated substances in the subsurface.

SCS Engineers appreciates the opportunity to provide these environmental services to the City of Lee's Summit. If you have questions or comments regarding this report, please do not hesitate to contact us at (913) 681-0030.

Sincerely,



Doug Dreiling, LRC  
Senior Environmental Consultant  
**SCS ENGINEERS**



Susan L. McCart, P.E., P.G.  
Senior Project Manager  
**SCS ENGINEERS**

# PHASE I ENVIRONMENTAL SITE ASSESSMENT AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

## **Green Street Properties**

201 SE Green Street, 205 SE Green Street, and  
208 SE Johnson Street  
Lee's Summit, Missouri

**Note:**

The full document is 615 pages. The original document is incorporated herein by reference which is on file with the Office of the City Clerk.

City of Lee's Summit  
220 SE Green Street  
Lee's Summit, Missouri 64063

**SCS ENGINEERS**

27219386.00 | November 25, 2019

8575 W. 110 Street, Suite 100  
Overland Park, Kansas 66210  
913-681-0030

November 25, 2019  
File No. 27219386.00

Mr. David Bushek  
Chief Counsel of Economic Development and Planning  
Office of the City Attorney  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, Missouri 64063

Subject: **Phase I Environmental Site Assessment and  
Limited Phase II Environmental Site Assessment for the  
Green Street Properties**  
201 and 205 SE Green Street, and 208 SE Johnson Street  
Lee's Summit, Missouri

Dear Mr. Bushek:

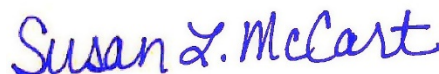
SCS Engineers is pleased to submit this Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA Report for land parcels identified collectively as the Green Street Properties. The Phase I ESA was completed in general accordance with ASTM E 1527-13 *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*. The Limited Phase II ESA approach was developed following review of previous environmental assessments completed in 2011 and 2012, and is intended to provide additional information as to the presence and extent of environmentally regulated substances in the subsurface.

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Sincerely,



Doug Dreiling, LRC  
Senior Environmental Consultant  
**SCS ENGINEERS**



Susan L. McCart, P.E., P.G.  
Senior Project Manager  
**SCS ENGINEERS**

**Exhibit F**

**Tax Impact Analysis**

[See attached]



**Tax Impact Statement  
For the Downtown Market Plaza Redevelopment Plan  
Public Hearing to be held on September 6, 2022**

Pursuant to Section 353.110 of the Revised Statutes of Missouri, the notice of the public hearing for consideration of a redevelopment plan that is adopted pursuant to Chapter 353 of the Revised Statutes of Missouri must be accompanied by a written statement of the impact on ad valorem taxes that any tax abatement or exemption will have on the affected political subdivisions. The written statement must include an estimate of the amount of ad valorem tax revenues of each political subdivision which will be affected by the proposed tax abatement or exemption, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is redeveloped.

This document serves as the written statement for the Downtown Market Plaza Redevelopment Plan which will be considered by the City Council at the public hearing to be held on September 6, 2022 at 6:00 pm in the City Council Chambers at City Hall, 220 SE Green Street, Lee's Summit, Missouri.

The Redevelopment Plan at this time only sets forth the construction of public improvements, as described and defined in the Redevelopment Plan. The land on which the Public Improvements are planned to be constructed are exempt from property taxes today due to City ownership of the property, and therefore such property produces no real property tax revenues for the taxing districts.

After the Public Improvements are constructed, the property will remain in City ownership and will generate no real property tax revenues for the taxing districts. Therefore, the Redevelopment Plan in its current form creates no impact to the real property taxing districts. The assessed value of the property is expected to increase as a result of the improvements to be constructed on the Public Improvements property, but the property will continue to generate no taxes for the taxing districts, resulting in no tax impact.

Certain portions of the Redevelopment Area are contemplated to be developed for private uses in the future, but the current Redevelopment Plan contains no plans and specifications for such private uses. The Redevelopment Plan will need to be amended in the future to describe the proposed private development, which such development is proposed by a private developer. At that time, another public hearing will be held to amend the Redevelopment Plan, and another tax impact statement will be prepared and delivered in accordance with Section 353.110, RSMo, to describe the tax impact on the taxing districts.