

Oldham Village
Redevelopment Area / Community Improvement District

Blight Study

Oldham Investors, LLC
Lee's Summit, Missouri
July 9, 2024



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Table of Contents

Section I:	Introduction Definitions Study Methodology Previous Blight Determinations Legal Description Ownership Boundary Map
Section II:	Study Area Overview Location & Access Land Area Topography Utilities Zoning Environmental Real Estate Taxes Existing Improvements Billboards Neighborhood Demographics Population & Household Income Unemployment
Section III:	Determination of Study Area Conditions RSMo. 99.805(1)
Appendices	
Appendix A:	Property Ownership & Legal Descriptions
Appendix B:	Property Valuation & Taxes
Appendix C:	Summary of Properties & Blighting Factors Present
Appendix D:	Certification / Assumptions & Limiting Conditions / Qualifications

Section I

Introduction

The purpose of this analysis is to determine if the proposed Oldham Village Tax Increment Financing Plan (that is also contained within the 291 South Regional Community Improvement District) which consists of approximately 50.54 acres, excluding right of way, and 19 property/tax parcels (one of which is part of a larger parcel) located in the southwest quadrant of the U.S. Highway 50 and Missouri Route 291 and generally south of SW Oldham Parkway and the southern right of way of the U.S. 50 Highway exit ramp, west of the western right of way of Missouri Route 291, SW Oldham Parkway and SW Jefferson Street, and north of SW Persels Road in Lee’s Summit, Jackson County, Missouri (as further described herein, the “Study Area”) qualifies as a “blighted area” according to the Real Property Tax Increment Allocation Redevelopment Act – Sections 99.800 to 99.865 R.S.Mo. (the “TIF Act”), and the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the “CID Act”).

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban (“Consultant”), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix D.

The consultant visited the Study Area in July 2024. The effective date of this study is July 9, 2024, the date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses nineteen (19) property/tax parcels and approximately 50.54 acres of property, excluding right of way.

Definitions

Tax Increment Financing

Tax Increment Financing (“TIF”) is a financing/development tool that allows for new increments of tax revenues resulting from a specified redevelopment above past taxes on the property (payments in lieu of taxes, or “PILOTS”) to be used to pay for approved project-related costs, infrastructure and capital improvements. Projects using TIF must have plans approved by both the Tax Increment Financing Commission (“TIFC”) of the City of Lee’s Summit, Missouri and the City of Lee’s Summit, Missouri City Council (“City”). The TIF Act requires that the TIF redevelopment area consist of properties which would not reasonably be expected to develop without the assistance of TIF (often referred to as “but for”).

In order for the City to implement a tax increment financing plan pursuant to the TIF Act, the City must determine by ordinance that the redevelopment area described by the applicable TIF redevelopment plan (the “TIF Plan”) qualifies under the TIF Act as: 1) a blighted area; 2) a conservation area; or 3) an economic development area; and that such redevelopment area has not been subject to growth and development through investment by private enterprise and would

not reasonably be anticipated to be developed without the adoption of the TIF Plan.

RSMo. 99.805 provides the following definitions for a blighted area, conservation area, or economic area:

“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. Ch. 99.805(1)).

“Conservation area”, any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997. For all redevelopment plans and projects approved on or after January 1, 2022, in retail areas, a conservation area shall meet the dilapidation factor as one of the three factors required under this subdivision; (RSMo. Ch. 99.805(3)).

“Economic development area”, any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

- (a) Discourage commerce, industry or manufacturing from moving their operations to another state; or*
- (b) Result in increased employment in the municipality; or*
- (c) Result in preservation or enhancement of the tax base of the municipality; (RSMo. Ch. 99.805(5)).*

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled “Political Subdivisions, Miscellaneous Powers”, under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District (“CID”). A CID is either a

political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
 - (1) *Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
 - (2) *To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.*
(67.1461.2, RSMo.)

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

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

The definition of “blighted area” within the CID Act and the TIF Act are identical.

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed redevelopment area. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole. With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The “Summary of Findings” provides conclusions regarding

the analysis and presence of blight in key areas; however, the City will make a final determination of a blighted area for the entire Study Area.

Study Methodology

The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the TIF Act and the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the redevelopment plan proponent to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through Jackson County and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the City and property owner and interviews with representatives of the property owner.

The consultant visited the Study Area in July 2024. The effective date of the study is July 9, 2024, the date of inspection.

Previous Blight Determinations

Proposed Redevelopment Area

Seventeen of the nineteen property/tax parcels (all but the properties at 414 SW Persels Road and at 1208 SW Jefferson Street) are included in the U.S. 50/ M-291 Highway Urban Renewal Area administered by the Land Clearance for Redevelopment Authority (“LCRA”) of Lee’s Summit, Missouri. The urban renewal area and a finding of blight were approved by the city of Lee’s Summit, Missouri on June 12, 2014 by Ordinance No. 7472.

The same blight finding was relied upon for the finding of blight for the Highway 291 South LCRA Redevelopment Plan. The same seventeen properties noted above were included in the Highway 291 South LCRA Redevelopment Plan along with other properties that had also been included in the U.S. 50 / M-291 Highway Urban Renewal Area. The Highway 291 South LCRA Redevelopment Plan was approved by the City Council of the City of Lee’s Summit on November 14, 2023 by Ordinance No. 9783.

Legal Description

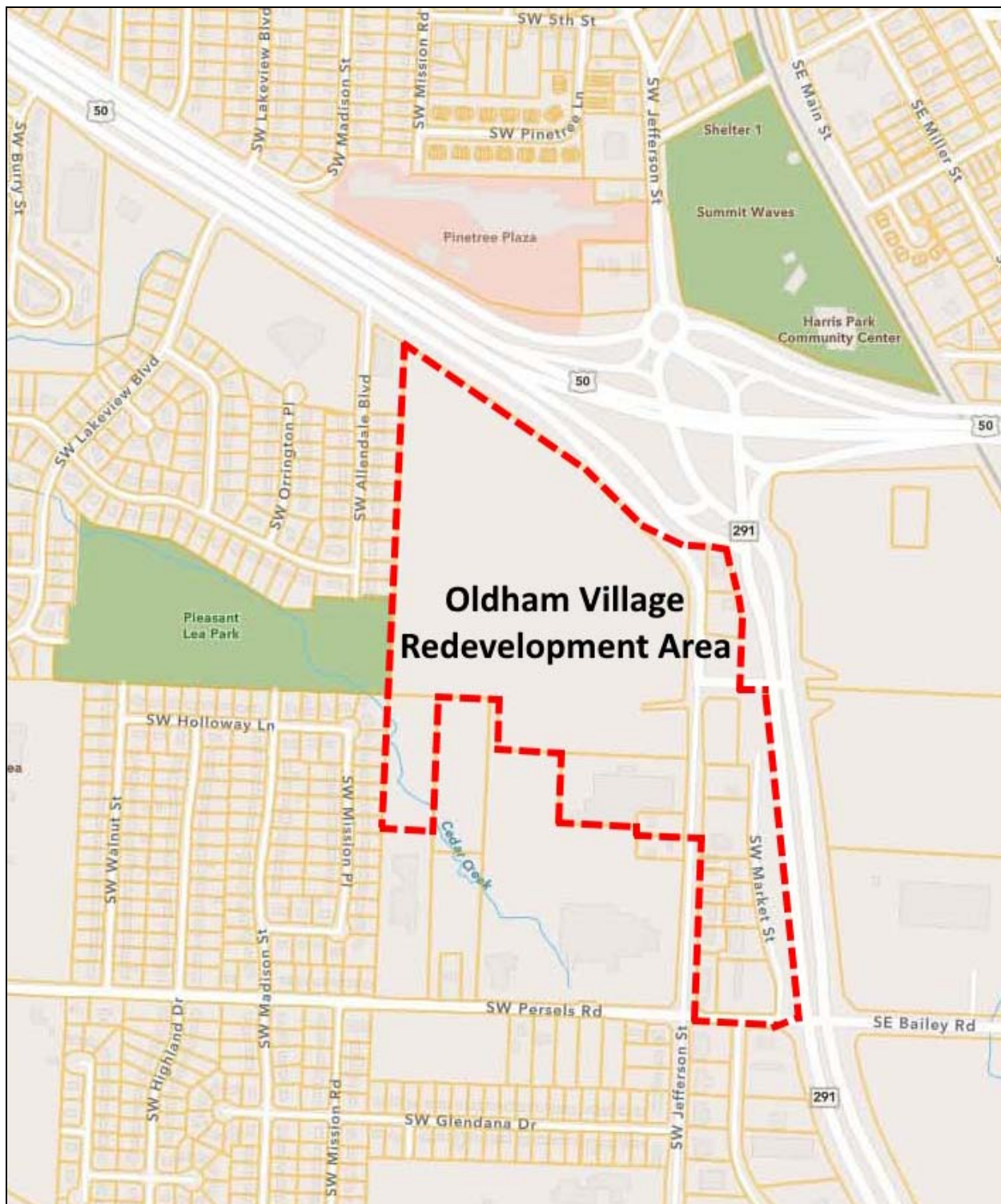
The Study Area consists of nineteen (19) property parcels (one is part of a larger parcel at 414 SW Persels Road). Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership

The Study Area contains nineteen (19) property/tax parcels (one is part of a larger parcel at 414 SW Persels Road). All the property/tax parcels are identified by the Jackson County Assessor’s

office. A complete listing of the property/tax parcels identified by the Jackson County Assessor is included in Appendix A.

Study Area – Boundary Map



Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 50.54 acres, excluding right of way, and consists of nineteen (19) property/tax parcels. The Study Area is in the southwest quadrant of the U.S. 50/Missouri Route 291 Interchange and is generally bounded by SW Oldham Parkway and the southern right of way of the U.S. 50 Highway exit ramp on the north, the western right of way of Missouri Route 291 on the east, and SW Persels Road on the south in Lee's Summit, Jackson County, Missouri.

The Study Area has excellent regional access due to its proximity to Missouri Route 291 via SW Oldham Parkway on the eastern boundary of the Study Area and via SW Persels Road at the southeastern corner of the Study Area. Missouri Route 291 is a major highway in eastern Jackson County of more than forty-nine miles in length with a northern terminus at Interstate 435 in Kansas City and a southern terminus at Interstate 49 and U.S. 71 Highway in Harrisonville. The highway has major intersections with U.S. 50 and with Interstate 470 in Lee's Summit, and with other major highways in Independence and Liberty to the north.

Missouri Route 291 provides access to the Study Area from the east for north-bound and south-bound highway traffic via signalized intersections with both SW Oldham Parkway and SW Persels Road. SW Oldham Parkway is a two-lane thoroughfare classified by the city as a "Commercial/Industrial Collector" that widens to five lanes at its intersection with Missouri Route 291. SW Persels Road is an east-west four-lane thoroughfare that is classified as a "Minor Arterial" and has a signalized intersection with SW Jefferson Street.

SW Jefferson Street is a north-south three-lane thoroughfare with a center turn lane and is classified as a "Commercial/Industrial Collector." SW Jefferson Street ends at a stop sign at SW Oldham Parkway where the parkway provides access to Missouri Route 291. North of the access point SW Oldham Parkway becomes a two-lane thoroughfare.

Other points of access to the Study Area include SW Oldham Parkway from the north, and SW Jefferson Street and SW Market Street from the south. SW Market Street, unlike SW Oldham Parkway and SW Jefferson Street, is not a through street and does not provide a connection to the local street network north of Persels Road.

Bike routes currently exist within the Study Area and more routes are planned. Within or along the perimeter of the Study Area is a connector route, paved shoulder, and a side path. Future improvements include a wide curb lane and another side path. The bike routes are on SW Oldham Parkway and the access with Missouri Route 291, SW Jefferson Street, and SW Persels Road. Routes are not planned for SW Market Street. Pedestrian access is excellent to poor within the Study Area with sidewalks that are generally in excellent condition along SW Jefferson Street and SW Persels Road, but sidewalks do not exist throughout the rest of the Study Area on

SW Oldham Parkway and SW Market Street. Surface parking lots within the Study Area are generally in fair to poor condition and pose tripping hazards.

The Study Area is not well-served with public transit. Transit options in Lee’s Summit include Route 550 (“Lee’s Summit Express”) operated by the Kansas City Area Transportation Authority (KCATA) during the week. The route provides commuter trips between downtown Kansas City, Missouri and Lee’s Summit, but does not serve the Study Area and only has one stop in the Lee’s Summit area at Unity Village.

Demand response trips are also available in Lee’s Summit through OATS. The service is provided anywhere within the city limits and to Truman Medical Center Lakewood during the week. A 24-hour advance reservation is required.

Land Area

There are nineteen (19) property/tax parcels (one is part of a larger parcel at 414 SW Persels Road) within the Study Area. Per information obtained from the geographic information system of Jackson County, Missouri, the Study Area contains a total of approximately 50.54 acres, excluding right of way.

Topography

The Study Areas is relatively flat, with a slight down-gradient slope to the north and to the west.

According to maps from the Federal Emergency Management Agency (FEMA), the Study Area is not located in a 100-year or 500-year flood plain.

Utilities

All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning

The existing zoning is PMIX (Planned Mixed Use), PI (Planned Industrial) and R-1 (Single-Family Residential). Below is a map indicating the zoning classifications within the Study Area and a chart stating the purpose and intent of each of the zoning classifications as expressed in the Unified Development Ordinance of Lee’s Summit, Missouri.



Intent*

Zoning Classification

PMIX Planned Mixed Use

It is the governing body's intent, in providing for a PMIX Planned Mixed Use District, to:

- Allow greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site,
- Permit a mixture of uses which, with proper design and planning, will be compatible with each other and with surrounding uses

		<p>or zoning districts and will permit a finer-grained and more comprehensive response to market demand, and</p> <p>c) Obtain greater economic vitality, higher standards of site and building design, a high level of environmental sensitivity, and more satisfying living and working environments than can be achieved under the standards of other zoning districts.</p> <p>An area may be considered for rezoning to PMIX District if any one of the following conditions exist:</p> <p>a) More than one land use is proposed for development on a single parcel, where only a single use is permitted under other zoning classifications.</p> <p>b) Different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership.</p> <p>c) An exception or variation from the size, setback, frontage, density, uses or other standards that are required in other zoning districts permitting the same uses are being proposed as part of a development plan.</p>
PI	Planned Industrial	<p>The PI Planned Industrial District is established to provide for industrial uses that are fully indoor operations with outside storage only permitted within fully-screened enclosures to the rear or side lot areas. The PI District is intended to provide areas for light manufacturing uses that primarily involve finishing or assembly of previously manufactured goods. The district is also intended to provide for the location of# wholesaling, distribution or warehousing uses.</p>
R-1	Single-Family Residential	<p>The R-1 Single-Family Residential District is established to provide low-density, single-family detached residential development. The R-1 density supports the goal of the Lee's Summit Comprehensive Plan in providing single-family densities at a maximum of four</p>

units per gross acre in close proximity to existing urban development. This district is designed for areas served by publicly-provided sanitary sewer.

*Lee's Summit, Missouri Unified Development Ordinance

Environmental

As of the date of analysis, Phase I Environmental Site Assessments have been completed and provided to the Consultant to review regarding thirteen of the nineteen property parcels in the Study Area. Some additional investigations pertaining to suspect asbestos containing materials and potential subsurface contamination have also been conducted, but the investigations for the thirteen properties ultimately conclude that no recognizable environmental conditions exist on the properties.

The Consultant is unaware of the presence of other real or potential environmental liabilities elsewhere in the Study Area.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the Assessor's opinion of Market Value and the resulting assessed value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32% and for residential properties is 19%. The real estate levy for 2023 in the Study Area was \$7.1682 per \$100 of assessed valuation. An additional \$1.437 per \$100 is assessed on commercial and industrial property only (the Merchants and Manufacturers replacement tax). In 2023 (the most recent year in which real estate taxes have been collected), the Study Area generated \$3,023,446 in taxable assessed value, generating a total of \$219,572.56 in real estate taxes. The total assessed value of the Study Area increased by 15.38% between 2019 and 2023. The highest annual increase during that period was in 2023 when the assessed value of the Study Area increased by 12.06%.

All tax payments are current. One property in the Study Area is owned by the city of Lee's Summit and is tax exempt, and the part of a parcel included in the Study Area is owned by a church and is also tax exempt.

Existing Improvements

The Study Area consists of nineteen (19) property/tax parcels containing approximately 50.54 acres, excluding right of way, and is in the southwest quadrant of the U.S. Highway 50 / Missouri Route 291 interchange.

The Study Area was developed largely in the 1950s and 1960s with some recent investment. Land uses have typically been light industrial and commercial in nature, although the Study Area does have one single-family residence on the west side of SW Jefferson Street. The majority of the Study Area is vacant, as the largest parcel, located at 101 SW Oldham Parkway at the northern edge of the Study Area, contains 35.66 acres and had been developed as a drive-in theater in 1953. Since then, it has served primarily as a large lot for the outdoor storage/staging of automobiles, including the current tenant Ford who uses the property to stage newly manufactured pickups. Of the other eighteen properties, three are commercial, including two small retail stores (now vacant) to the east of Ford's staging lot, and a former car wash located at SW Market Street and SW Persels Road. Besides the one single-family residence and one vacant lot, the other properties have been developed as light industrial with ancillary parking and outdoor storage.

The properties range in condition between poor and excellent. The four commercial properties total approximately 18,100 square feet, and are mostly vacant. The industrial properties contain a total of approximately 100,900 square feet of space, of which more than 70% is vacant.

Although the past and current land uses have largely been commercial and industrial, the zoning is PMIX, or Planned Mixed Use, which would naturally generate much higher revenues to the taxing jurisdictions. The Study Area is also included in two of the city's priority corridors for redevelopment – US 50 and Route 291 South.

Billboards

Billboards do not exist within the Study Area.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with an address of 1204 SW Jefferson Street.

	Population			
1204 SW Jefferson St Radius	Historic		Forecast	
	2010	2020	2024	2029
One Mile	4,480	4,724	4,649	4,602
percent change (1 mi)		+5.4%	-1.6%	-1.0%
change from '10 (1 mi)		+5.4%	+3.8%	+2.7%
Three Mile	49,248	50,996	52,493	52,550
percent change (3 mi)		+3.5%	+2.9%	+0.1%
change from '10 (3 mi)		+3.5%	+6.6%	+6.7%
Five Mile	84,858	93,747	97,908	98,931
percent change (5 mi)		+10.5%	+4.4%	+1.0%
change from '10 (5 mi)		+10.5%	+15.4%	+16.6%
Lee's Summit	91,430	101,108	105,180	106,453
percent change		+10.6%	+4.0%	+1.2%
change from '10		+10.6%	+15.0%	+16.4%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate an average rate of growth within five miles of the Study Area (+10.5%) compared to those areas within one and three miles of the Study Areas (3.5% - 5.4%) between 2010 and 2020 with the slowest growth occurring within three miles of the Study Area. The growth rate within three miles of the Study Area was less than the growth rate of the City of Lee's Summit, Missouri, which saw population grow at a rate of 10.6%. Population was forecasted to decline modestly in 2024 (-1.6%) within one mile of the Study Area and a slower rate of decline in growth nearest the Study Area in 2029 with stable population between three and five miles of the Study Area. Overall, the area nearest the Study Areas is expected to have experienced the lowest growth in population between 2010 and 2029 (+2.7%), while modest population growth is expected to have occurred within three miles of the Study Area (+6.7%), but less than the rate for Lee's Summit (+16.4%).

	Median Household Income	
1204 SW Jefferson St Radius	Forecast	
	2024	2029
One Mile chg. from '24 (1 mile)	68,395	78,406 +14.6%
Three Mile chg. from '24 (3 mile)	87,578	102,612 +17.2%
Five Mile chg. from '24 (5 mile)	102,931	114,749 +11.5%
Lee's Summit chg. from '24	103,871	116,004 +11.7%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 within one, three and five miles of the Study Area is lower than the median household income ESRI forecasts for the city of Lee's Summit (\$103,871). The median household income within one mile of the Study Area in 2029 is forecasted by ESRI to be approximately 32.5% lower than the median household income for the city, but is forecasted to have a higher rate of income growth through 2029 (14.6% compared to 11.7% for the City).

Unemployment

The most recent unemployment data for the Study Area is for the City of Lee's Summit, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Lee's Summit, Missouri
May 2024 (not seasonally adjusted)

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
58,472	56,502	1,970	3.4%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Kansas City, MO-KS metropolitan statistical area in May 2024 was 3.5%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of Oldham Village Redevelopment Area Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in June and July 2024. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether blighting conditions as defined by the TIF Act and the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)

The principal blighting factors reported here and in line with the respective statutory definitions 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 blighting factors present at each property parcel.

Blight Defined

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

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

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a “slum” in order to be blighted. *Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation*, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. *Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc.*, 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is

adequate to designate an area for redevelopment. Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

Nearly all the properties within the Study Area exhibit unsafe or insanitary conditions. The most prevalent Study Area conditions considered unsafe or insanitary include the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, overgrown vegetation, trash/debris, lack of sidewalks and outdoor storage.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent or substandard signage.

There exist minor instances of poor drainage, such as the blockage of storm drains with vegetative debris.

Poor traffic circulation within the parking lots increases the potential for vehicle/vehicle conflicts and vehicle/pedestrian conflicts.

Examples of this condition are shown below. The Study Area exhibited insanitary or unsafe conditions. Additional photographs of deteriorated pavement are included in *Component 2: Deterioration of Site Improvements*.



1204 SW Jefferson St – trash/debris; deterioration of pavement



1204 SW Jefferson St – trash/debris; deterioration of pavement



101 SW Oldham Pkwy – non-existent pedestrian circulation; deterioration of pavement



101 SW Oldham Pkwy – non-existent pedestrian circulation; deterioration of pavement



1031 SW Jefferson St – trash/debris; deterioration of trash enclosure



1025 SW Jefferson St – noncompliance with ADA (signage); overgrown vegetation



101 Oldham Pkwy – trash/debris; deterioration of pavement; overgrown vegetation



1025-1031 SW Jefferson St – overgrown vegetation; lack of pedestrian circulation



1035 SW Jefferson St – overgrown vegetation



1035 SW Jefferson St – deterioration of parking lot; overgrown vegetation



1051 SW Jefferson St – deterioration of parking lot; trash/debris; overgrown vegetation



1210 SW Market St – overgrown vegetation



1212 SW Market St – overgrown vegetation; trash/debris



1310 SW Market St – overgrown vegetation; trash/debris; deterioration of pavement



1306 SW Market St – overgrown vegetation; lack of standard curbs and driveways



1304 SW Market St – lack of standard curbs and driveways (too wide)

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

The most common examples of structural deterioration found in the Study Area included the failure of finishes and gutters and downspouts. and require replacement. The following photos are examples of structural deterioration in the TIF Study Area.



1212 SW Market St – failure of finishes (roof)



1204 SW Jefferson St – deterioration of entrance canopy; failure of finishes



1025 SW Jefferson St – deterioration of door; overgrown vegetation



1206 SW Market St – deterioration of roof, fascia, gutter and downspouts, doors, and failure of finishes



1300 SW Market St – deterioration of roof, windows, door; failure of finishes



1302 SW Market St – failure of finishes; deterioration of pavement



1310 SW Market St – damaged masonry veneer, equipment; trash/debris



1310 SW Market St – deterioration of doors, masonry veneer, equipment



1310 SW Market St – deterioration of doors; open building; cracks in EIFS/stucco



1313 SW Jefferson St – failure of finishes; deterioration of door; overgrown vegetation



1313 SW Jefferson St – deterioration of doors; failure of finishes; deterioration of pavement



1212 SW Market St – failure of finishes; deterioration of windows, doors



1212 SW Market St – failure of finishes; deterioration of windows, doors

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



1204 SW Jefferson St – deterioration of pavement; overgrown vegetation



1204 SW Jefferson St – deterioration of pavement, fence; overgrown vegetation; failure of finishes



101 SW Oldham Pkwy – deterioration of pavement; overgrown vegetation; failure of finishes



101 SW Oldham Pkwy – deterioration of pavement; overgrown vegetation



101 SW Oldham Pkwy – deterioration of pavement; overgrown vegetation



1208 SW Jefferson St – deterioration of driveway; vegetative debris



1204 SW Jefferson St – deterioration of pavement, fence; overgrown vegetation



101 SW Oldham Pkwy – deterioration of pavement; overgrown vegetation



101 SW Oldham Pkwy – deterioration of pavement, fence; overgrown vegetation



101 SW Oldham Pkwy – deterioration of pavement; overgrown vegetation



1031 SW Jefferson St – deterioration of parking pavement



1301 SW Jefferson St – deterioration of drive aisle pavement



1301 SW Jefferson St and 1212 SW Market St – deterioration of pavement



3049 William St – deterioration of parking pavement



1306 SW Market St – deterioration of pavement; overgrown vegetation



1306 SW Market St – deterioration of pavement



1300-1302 Market St – deterioration of pavement

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously no known environmental liabilities exist within the Study Area.

The existence of conditions which endanger life or property by fire and other causes were not identified within the Study Area.

Summary of Blighting Factors

The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy two of the three blighting cause factors, and a predominance of blighting factors in 91.6% of the Study Area.

Oldham Village Redevelopment Area Summary of Blighting Factors

<u>Study Area</u>	<u>Parcels</u>	<u>Pct.</u>	<u>Area (acres)</u>	<u>Pct.</u>
Total	19	100%	50.54	100%
<u>Blighting Factors</u>				
Insanitary or unsafe conditions	14	73.7%	46.0	90.9%
Deterioration of site improvements	16	84.2%	46.1	91.3%
Existence of conditions which endanger life or property by fire and other causes	0	0.0%	0.0	0.0%
Parcels with Predominance of Blighting Factors	15	78.9%	46.3	91.6%

Effect Component 1: Economic or Social Liability

Economic Liability

The following are generally considered economic characteristics of blighted areas:

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

The Missouri Supreme Court has determined that “the concept of urban redevelopment has gone far beyond ‘slum clearance’ and the concept of economic underutilization is a valid one.”

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by approximately 13.89% since 2019, primarily due to a large increase of 10.12% in 2023.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Although the total assessed value of the Study Area has increased more than 13% since 2019, there are several properties that have not experienced the same level of growth. Four properties have had stagnant, or declining, assessed values since 2009.

The large vacant lot at 101 SW Oldham Parkway has experienced a decline in assessed value since 2009 of 11.4%, and 2023 was the first year the assessed value has increased since, albeit by just 0.03%.

The largest industrial property in the Study Area, located south and adjacent to 101 SW Oldham Parkway and developed with a 67,000 square foot facility, has had assessed values decline by 17.8% since 2009.

The car wash, located at the corner of SW Market Street and SW Persels Road, saw its assessed value increase by just 2.2% between 2009 and 2023, and that was due to an increase of 29.2% in 2019 and 24.4% in 2023.

The retail store at 1025 SW Jefferson Street saw an increase of more than 20% since 2009, but only due to an increase of 25% in 2023, the same level of increase as fourteen other properties in the Study Area. In 2019 its assessed value had declined 3.4% since 2009, and between 2019 and 2022 its assessed value did not move up or down.

The other fourteen properties in the Study Area, despite being in poor to fair condition, had experienced increased assessed values since 2009 ranging from

51.8% to 352.7%, with most of the properties increasing between 60% and 63%.

- As noted previously, there are several small parking lots and the large lot leased by Ford that are underutilized and generating minimal tax revenue to the taxing jurisdictions. The intent of the Planned Mixed Use zoning is not satisfied with the current development and the lack of economic activity in the Study Area.
- The need to redevelop the Study Area due to the underutilization of the property and to have a mix of uses was identified in the City's Ignite! Plan. The Study Area is in two overlapping priority corridors for redevelopment, including US Highway 50 and Missouri Route 291 south.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements, resulting in the potential for the continued stagnation and decline of property assessments. In order to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required in order to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, low household incomes and declining population – in a high-traffic location on U.S. Highway 50 and Missouri Route 291 – indicates the Study Area is blighted.

Social Liability

In addition to economic liabilities, social liabilities are also caused by the insanitary and unsafe conditions and the deterioration of site improvements. Social liabilities within the Study Area are largely caused by violations of the city's nuisance code, which requires property owners to maintain their structures and grounds.

The most prevalent conditions that violated the city's nuisance code included the failure of finishes on primary and secondary building and site improvements, trash/debris throughout the Study Area, pavement in poor condition (primarily parking surfaces and drive aisles), and tall weeds (grass/weeds must be kept below ten inches per the nuisance code). In addition, vehicles were parked in side yards and not on parking surfaces and exterior building materials were coming loose on a few properties. The cost to repair/replace the nuisance violations is extremely high.

A predominance of social liabilities, caused by the underlying blighting factors of insanitary or unsafe conditions and of site deterioration, was found on 15 of the 19 parcels, or almost 91% of

the Study Area. A predominance of economic liabilities was found on 4 of the 19 parcels, or almost 81% of the Study Area.

Conclusion

A predominance of the components that make up the definition of blight per the TIF Act (RSMo. 99.805(1)) and the CID Act was present in the proposed Oldham Village Redevelopment Area.

The dominant blighting factor is the physical deterioration of building and site improvements, most of which result in dysfunctional and/or unsafe conditions throughout the Study Area. The stagnant property values due to the deterioration of improvements and the underutilization of the property indicates blight is present within the Oldham Village Redevelopment Area. The above combine to create economic underutilization and an inability to pay reasonable property and sales taxes, thereby creating an economic liability for the City and other taxing jurisdictions. The deterioration of site improvements and insanitary conditions violates the city's nuisance code, creating a social liability within the community.

Therefore, the Consultant has determined that the proposed Oldham Village Redevelopment Area, as of July 9, 2023, is a "blighted area" according to the definition provided in the TIF Act and in the CID Act and constitutes an economic liability and social liability in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Oldham Village
Redevelopment Area / Community Improvement District
Blight Study

Appendix A
Property Ownership and Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1	101 SW OLDHAM PKWY	61-440-01-05-00-0-00-000	OLDHAM INVESTORS LLC	ADESA LOTS 1, 2 AND 3---LOT 1 (EX PT TAKEN FOR ROW)
2	1208 SW JEFFERSON ST	61-440-09-28-00-0-00-000	TAYLOR FAMILY ASSET PROTECTION TRUST DATED AUGUST 2 2022	CLEARVIEW ACRES RES; LOT 8
3	1204 SW JEFFERSON ST	61-440-09-38-00-0-00-000	OLDHAM INVESTORS LLC	METRO ESTATES; TRACT 1
4	414 SW PERSELS RD	61-440-09-42-00-0-00-000	ABUNDANT LIFE BAPTIST CHURCH OF LS MO	CLEARVIEW ACRES---LOTS 11 AND 12 (EX PT IN ST)
5	1206 SW MARKET ST	61-500-03-34-00-0-00-000	OLDHAM INVESTORS LLC	SIMONIN ADDITION---N 145.4' LOT 1 (EX PT IN ROW)
6	1210 SW MARKET ST	61-500-03-35-00-0-00-000	OLDHAM INVESTORS LLC	SIMONIN ADDITION---LOT 1 (EX N 145.4' AND EX PT IN ROW)
7	1304 SW MARKET ST	61-500-03-39-01-0-00-000	SIMPSON BEN A	SIMONIN ADD RES---LOT 8
8	1309 SW JEFFERSON ST	61-500-03-39-02-0-00-000	RYNARD INVESTMENT PROPERTIES LLC	RES LOT 3 SIMONIN ADD; LOT 7
9	20 SW PERSELS RD	61-500-03-40-00-0-00-000	R P FIELDS INVESTMENTS LLC	SIMONIN ADDITION---S 250' W 100' LOT 4 (EX PT IN ROW)
10	1313 SW JEFFERSON ST	61-500-03-41-02-0-00-000	S A ELECTRIC INC	LOT 1 RESURVEY OF LOT 4 SIMONIN ADDITION---LOT 1 (EX PT IN ROW)
11	1212 SW MARKET ST	61-500-03-45-00-0-00-000	OLDHAM INVESTORS LLC	SIMONIN ADD RES OF LOT 2; LOT 5
12	1305 SW JEFFERSON ST	61-500-03-54-01-0-00-000	CITY OF LEES SUMMIT MISSOURI	SIMONIN ADD RES OF LOT 2 PT OF LOT 6---DAF: BEG AT SW COR LOT 6 TH E 115.70' TH N 76.41' TH W 115.70' TH S 76.41' TO POB
13	1300 SW MARKET ST	61-500-03-54-02-0-00-000	SMITH SANDRA K	SIMONIN ADD RES OF LOT 2; PT OF LOT 6 DAF: BEG ON S LI LOT 6 115.70' E OF SW COR THOF; TH N 76.41' TH E 19.30' TH N 21.1' TH E 91.84' TO WLY ROW; HWY 71 BYPASS TH SLY ALG SD ROW 99.5' TH W 128.80' TO POB
14	1301 SW JEFFERSON ST	61-500-03-55-00-0-00-000	EASLEY DEVELOPMENT COMPANY LLC	SIMONIN ADD RES OF LOT 2---BEG NW COR LOT 6 TH E 135' TH S 70' MOL TH W 135' TH N 71.32' TO POB (EX PT IN ROW)
15	1025 SW JEFFERSON ST	61-500-03-63-00-0-00-000	OLDHAM INVESTORS LLC	LELANDS COMMERCIAL PARK LOT 1
16	1031 SW JEFFERSON ST	61-500-03-64-00-0-00-000	OLDHAM INVESTORS LLC	LELANDS COMMERCIAL PARK LOT 2
17	1306 SW MARKET ST	61-500-03-74-00-0-00-000	MARKET STREET INVESTORS LLC	REPLAT OF LOT 2, RESURVEY OF LOT 4 SIMONIN ADDITION; TR-1
18	1310 SW MARKET ST	61-500-03-75-00-0-00-000	MARKET STREET INVESTORS LLC	REPLAT OF LOT 2, RESURVEY OF LOT 4 SIMONIN ADDITION; TR-2
19	1051 SW JEFFERSON ST	61-500-03-76-01-0-00-000	OLDHAM INVESTORS LLC	ADESA LOTS 1, 2 AND 3---LOT 3 (EX PT TAKEN FOR ROW)

NOTE:

Only the northern 2.75 acres of 414 SW Persels Road is included in the Redevelopment Area. The legal description is of the entire parcel.

Appendix B

Property Valuation & Taxes

Oldham Village
Redevelopment Area / Community Improvement District
Blight Study

Appendix B
Property Valuation and Taxes

Map No.	Tax Parcel ID Number	Assessed Value					Taxes		NOTES
		2019	2020	2021	2022	2023	2023	Delinquent	
1	61-440-01-05-00-0-00-000	877,504	877,504	877,760	877,760	877,760	75,533.00	0.00	
2	61-440-09-28-00-0-00-000	12,307	12,307	12,920	12,920	30,514	2,187.30	0.00	
3	61-440-09-38-00-0-00-000	560,000	560,000	576,000	576,000	576,000	49,565.95	0.00	
4	61-440-09-42-00-0-00-000	49,996	49,996	49,996	49,996	62,492	0.00	0.00	1
5	61-500-03-34-00-0-00-000	25,568	25,568	43,840	43,840	54,816	4,717.03	0.00	
6	61-500-03-35-00-0-00-000	55,264	55,264	58,240	58,240	72,800	6,264.59	0.00	
7	61-500-03-39-01-0-00-000	35,337	35,337	37,120	37,120	46,400	3,992.81	0.00	
8	61-500-03-39-02-0-00-000	35,200	35,200	37,120	37,120	46,400	3,992.81	0.00	
9	61-500-03-40-00-0-00-000	84,176	84,176	88,640	88,640	110,784	9,533.19	0.00	
10	61-500-03-41-02-0-00-000	33,442	33,442	35,200	35,200	44,000	3,786.29	0.00	
11	61-500-03-45-00-0-00-000	50,236	50,236	52,800	52,800	66,016	5,680.81	0.00	
12	61-500-03-54-01-0-00-000	20,711	20,711	21,760	21,760	27,200	0.00	0.00	
13	61-500-03-54-02-0-00-000	40,468	40,468	42,560	42,560	53,184	4,576.59	0.00	
14	61-500-03-55-00-0-00-000	11,599	11,599	35,840	35,840	44,800	3,855.13	0.00	
15	61-500-03-63-00-0-00-000	94,720	94,720	94,720	94,720	118,432	10,191.31	0.00	
16	61-500-03-64-00-0-00-000	54,944	54,944	55,040	55,040	68,800	5,920.38	0.00	
17	61-500-03-74-00-0-00-000	142,400	142,400	142,400	142,400	178,016	15,318.63	0.00	
18	61-500-03-75-00-0-00-000	112,562	112,562	112,000	112,000	140,000	12,047.28	0.00	
19	61-500-03-76-01-0-00-000	22,272	22,272	22,400	22,400	28,000	2,409.46	0.00	
Total		2,318,706	2,318,706	2,396,356	2,396,356	2,646,414	219,572.56	0.00	

Annual Change %	0.00%	3.35%	0.00%	10.43%
Cumulative Change %	0.00%	3.35%	3.35%	14.13%

NOTES:

Only the northern portion of Parcel No. 61-440-09-42-00-0-00-000 is included in the Redevelopment Area. That portion in the Redevelopment Area consists of 2.75 acres. The entire parcel is 6.68 acres. Area and assessed values are thus prorated at 41.23% of the total parcel area and assessed value of the land.

Appendix C

Summary of Properties & Blighting Factors Present

Oldham Village
Redevelopment Area / Community Improvement District
Blight Study

Appendix C
Summary of Properties
and Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Predominance of Blighting Factors Present
1	101 SW OLDHAM PKWY	61-440-01-05-00-0-00-000	■	■		2	35.66	■
2	1208 SW JEFFERSON ST	61-440-09-28-00-0-00-000		■		1	0.46	
3	1204 SW JEFFERSON ST	61-440-09-38-00-0-00-000	■	■		2	3.48	■
4	414 SW PERSELS RD	61-440-09-42-00-0-00-000				0	2.75	
5	1206 SW MARKET ST	61-500-03-34-00-0-00-000	■	■		2	0.66	■
6	1210 SW MARKET ST	61-500-03-35-00-0-00-000	■			1	1.16	■
7	1304 SW MARKET ST	61-500-03-39-01-0-00-000		■		1	0.33	■
8	1309 SW JEFFERSON ST	61-500-03-39-02-0-00-000	■	■		2	0.26	■
9	20 SW PERSELS RD	61-500-03-40-00-0-00-000				0	0.50	
10	1313 SW JEFFERSON ST	61-500-03-41-02-0-00-000	■	■		2	0.31	■
11	1212 SW MARKET ST	61-500-03-45-00-0-00-000	■	■		2	0.37	■
12	1305 SW JEFFERSON ST	61-500-03-54-01-0-00-000	■	■		2	0.20	■
13	1300 SW MARKET ST	61-500-03-54-02-0-00-000	■	■		2	0.26	■
14	1301 SW JEFFERSON ST	61-500-03-55-00-0-00-000	■	■		2	0.20	■
15	1025 SW JEFFERSON ST	61-500-03-63-00-0-00-000	■	■		2	0.46	■
16	1031 SW JEFFERSON ST	61-500-03-64-00-0-00-000	■	■		2	0.65	■
17	1306 SW MARKET ST	61-500-03-74-00-0-00-000		■		1	0.54	
18	1310 SW MARKET ST	61-500-03-75-00-0-00-000	■	■		2	1.30	■
19	1051 SW JEFFERSON ST	61-500-03-76-01-0-00-000	■	■		2	0.99	■
TOTALS			14	16	0	30	50.54	15
			46.0	46.1	0.0			46.29
			90.9%	91.3%	0.0%			91.6%

NOTES:

Only the northern portion of Parcel No. 61-440-09-42-00-0-00-000 is included in the Redevelopment Area. That portion in the Redevelopment Area consists of 2.75 acres. The entire parcel is 6.68 acres.

Appendix D

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on July 9, 2024.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.

A handwritten signature in black ink, appearing to read "Patrick Sterrett", with a long horizontal flourish extending to the right.

Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

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

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

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

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

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

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

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

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

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC

2006 – Current

Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study

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

Blight Study

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

Blight Study

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

*Blight Study

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

Blight Study

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

*Blight Study

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

*Blight Study

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

*Blight Study

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

Blight Study

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

General Development Plan and Qualifications Analysis (Blight)

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

General Development Plan and Qualifications Analysis (Blight)

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

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

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

Blight Study

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

Blight Study

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

*Blight Study

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

*Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Development Plan & Blight Study

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

Urban Renewal Plan & Blight Study

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

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study

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

Blight Study

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

Blight Study

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

Blight Study – Court Testimony

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

Economic Development Area

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Urban Renewal Plan & Blight Study

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

Blight Study

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

Blight Study

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

*Blight Study

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

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

Blight Study

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

Conservation Area Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

Blight Study

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

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)

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

General Development Plan and Qualifications Analysis (Blight)

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

General Development Plan and Qualifications Analysis (Blight)

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

*Blight Study

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

*Blight Study

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

*In conjunction with APD Urban Planning & Management, LLC

Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study

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

General Development Plan and Qualifications Analysis (Insanitary Area)

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

General Development Plan and Qualifications Analysis (Blight)

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

General Development Plan and Qualifications Analysis (Blight)

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

General Development Plan and Qualifications Analysis (Insanitary Area)

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

General Development Plan and Qualifications Analysis (Blight)

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

General Development Plan and Qualifications Analysis (Blight)

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

*Blight Study

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

General Development Plan and Qualifications Analysis (Blight)

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

Blight Study Addendum (Social Liabilities)

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

Blight Study

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

Blight Study

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

General Development Plan and Qualifications Analysis (Insanitary Area)

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

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Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan

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

Blight Study

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

General Development Plan & Blight Study

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

Blight Study

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

Blight Study

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

General Development Plan & Blight Study

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

Blight Study

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

General Development Plan & Blight Study

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

Blight Study

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

Blight Study Update

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

General Development Plan & Blight Study

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

Blight Feasibility & Redevelopment Boundary Analysis

Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study

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

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Principal



Urban Planning & Development Services

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study

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

Blight Study

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

Blight Study

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

General Development Plan & Blight Study

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

Blight Study

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

Blight Study

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

General Development Plan & Blight Study

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

Blight Study & Urban Renewal Plan

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

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri

1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri

Planner / Senior Planner

Author of the following plans and studies:

Riverfront TIF Plan / Blight Study

74th & Wornall TIF Plan / Blight Study (plan not approved)

19th Terrace TIF Plan / Conservation Study

22nd & Main St. TIF Plan / Conservation Study

47th & Roanoke TIF Plan

Prospect North TIF Plan

Jazz District TIF Plan

Pershing Road TIF Plan

Eastwood Urban Renewal Plan / Blight Study

South 31st Street Urban Renewal Plan / Blight Study

Longfellow–Dutch Hill Urban Renewal Plan