

OLDHAM VILLAGE TAX INCREMENT FINANCING REDEVELOPMENT PLAN

LEE'S SUMMIT, MISSOURI

Plan submitted to City Clerk:

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EXHIBITS

- Exhibit 1: Legal Descriptions of Redevelopment Area and Redevelopment Project Areas
- Exhibit 2: Map of Redevelopment Area and Redevelopment Project Areas
- Exhibit 3: Specific Objectives of Redevelopment Plan
- Exhibit 4: Estimated Redevelopment Project Costs
- Exhibit 5: Sources and Uses of Funds
- Exhibit 6: Existing Conditions Study (Blight Study)
- Exhibit 7: Evidence of Commitments to Finance
- Exhibit 8: Relocation Assistance Plan For Businesses & Residences
- Exhibit 9: Affidavit
- Exhibit 10: Estimated Redevelopment Schedule

I. DEFINITIONS

As used in this Plan, the following terms shall have these meanings:

- A. “Act,” the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, R.S.Mo.
- B. “Blight Study,” the study prepared by Sterrett Urban, LLC, attached hereto as Exhibit 6.
- C. “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.
- D. “Blighting Factors,” adverse conditions which constitute an economic or social liability or are detrimental to public health, safety or welfare in the Redevelopment Area, as identified in the Blight Study.
- E. “CID,” a community improvement district to be created in accordance with the CID Act, the boundaries of which include property within the Redevelopment Area.
- F. “CID Act,” the Community Improvement District Act, Sections 67.1401 to 67.1571, R.S.Mo.
- G. “CID Revenue,” any revenue generated within the CID received by, or on behalf of, the CID from any funding method authorized by the CID Act which are appropriated to Redeveloper by the CID pursuant to the terms of the Redevelopment Agreement.
- H. “City,” City of Lee’s Summit, Missouri.
- I. “Commission,” the Tax Increment Financing Commission of the City.
- J. “County,” Jackson County, Missouri.
- K. “Economic Activity Taxes,” (a/k/a EATS) the total additional revenue from taxes which are imposed by the City, County and other Taxing Districts, and which are generated by economic activities within the Redevelopment Area over the amount of such taxes generated by economic activities within such Redevelopment Area in the calendar year prior to the adoption of the Ordinance designating such Redevelopment Area, while Tax Increment Financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section

70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.Mo., licenses, fees or special assessments other than PILOTS and interest and penalties thereon, and any other taxes excluded from tax increment financing by Missouri law. If a retail establishment relocates within one (1) year from one facility to another facility within the County and the Governing Body finds that the relocation is a direct beneficiary of Tax Increment Financing, then for purposes of this definition the EATS generated by the retail establishment shall equal the total additional revenues from EATS which are imposed by the City, County or other Taxing Districts over the amount of EATS generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

- L. “Gambling Establishment,” an excursion gambling boat as defined in Section 313.800, R.S.Mo., and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in Sections 313.800 to 313.850, R.S.Mo.
- M. “Governing Body,” the governing body of the City.
- N. “Obligations,” bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by an issuer approved by the City, to pay or reimburse all or any portion of the Redevelopment Project Costs or to otherwise carry out a Redevelopment Project or to refund outstanding obligations.
- O. “Ordinance,” an ordinance enacted by the Governing Body.
- P. “Parks Capital Contribution,” unless otherwise agreed to by the City and Redeveloper, from and after the date on which Redeveloper and City reach an agreement for the City to purchase land for development of a fieldhouse, an amount equal to the revenues generated by the City’s 0.25% parks sales tax which are captured as Economic Activity Taxes under this Plan, and as such sales tax may be extended during the duration of this Plan.
- Q. “Payment in Lieu of Taxes,” (a/k/a PILOTS) those estimated revenues from real property in the area selected for a Redevelopment Project, which revenues according to the Redevelopment Project or Plan are to be used for a private use, which Taxing Districts would have received had the City not adopted Tax Increment Financing, and which would result from levies made after the time of the adoption of Tax Increment Financing during the time the current equalized value of real property in the Redevelopment Project Area exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of Section 99.850. PILOTS which are due and owing shall constitute a lien against the real estate of the Redevelopment Project from which

they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 R.S.Mo.

- R. “Project Improvements,” those development activities undertaken within the Redevelopment Area intended to accomplish the objectives of the Plan.
- S. “Redeveloper,” the business organization or other entity selected by the City to implement the Plan or a Redevelopment Project(s).
- T. “Redevelopment Agreement,” the agreement between the City and Redeveloper for the implementation of the Plan.
- U. “Redevelopment Area,” the real property legally described on Exhibit 1 and depicted on Exhibit 2.
- V. “Redevelopment Project Area 1,” subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.
- W. “Redevelopment Project Area 2,” subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.
- X. “Redevelopment Project Area 3,” subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.
- Y. “Redevelopment Project Area 4,” subject to approval pursuant to the Act, that area legally described on Exhibit 1 and depicted on Exhibit 2.
- Z. “Redevelopment Plan” or “Plan,” the Oldham Village Tax Increment Financing Redevelopment Plan.
- AA. “Redevelopment Project,” any development project located within the Redevelopment Area that is in furtherance of the objectives of the Plan and that is approved pursuant to the Act and as described in greater detail in Section III.C. of this Plan.
- BB. “Redevelopment Project Area,” the area selected and approved pursuant to the Act for a specific Redevelopment Project, which, subject to approval pursuant to the Act, shall be that area legally described on Exhibit 1 and depicted on Exhibit 2.
- CC. “Redevelopment Project Costs” include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Plan and/or a Redevelopment Project, as applicable. Such costs include, but are not limited to the following:
 - 1. Costs of studies, surveys, plans and specifications;

2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except for the reasonable costs incurred by the Commission established in Section 99.820, R.S.Mo., for the administration of Sections 99.800 to 99.865, R.S.Mo., such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Plan or a Redevelopment Project;
 3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
 5. Costs of construction of public works or improvements;
 6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction of any Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
 7. All or a portion of a Taxing District's Capital Costs resulting from a Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Plan and Redevelopment Project, to the extent the City by written agreement accepts and approves such costs;
 8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
 9. PILOTS.
- DD. "Reimbursable Project Costs," those Redevelopment Project Costs eligible for payment or reimbursement from TIF Revenues, proceeds from Obligations or other public sources, as identified in Exhibit 4 or elsewhere in this Plan.
- EE. "Special Allocation Fund," the fund maintained by the City, which contains at least two (2) separate segregated accounts for the Plan, maintained by the treasurer of the City into which PILOTS are deposited in one account and 50% of EATS are deposited in the other account.
- FF. "State," the State of Missouri.
- GG. "Tax Increment Financing," tax increment allocation financing as provided

pursuant to the Act.

- HH. “Taxing Districts,” any political subdivision of Missouri with the power to levy taxes within the Redevelopment Area.
- II. “Taxing Jurisdiction Capital Costs,” those costs of Taxing Districts for capital improvements that are found by the City by Ordinance to be necessary and directly result from a Redevelopment Project.
- JJ. “TDD,” a transportation development district to be created in accordance with the TDD Act, the boundaries of which include property within the Redevelopment Area.
- KK. “TDD Act,” the Missouri Transportation Development District Act, Sections 238.200 to 238.280, R.S.Mo.
- LL. “TDD Revenue,” any revenue generated within the TDD received by, or on behalf of, a TDD from any funding method authorized by the TDD Act.
- MM. “TIF Revenue,” the revenue from 100% of PILOTS and 50% of EATS, after deducting the Parks Capital Contribution.

II. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Act, which enables the City to finance Redevelopment Project Costs with certain incremental tax revenue. All capitalized terms not otherwise defined in this Plan shall have the respective meanings ascribed to them under Section I herein. The word “Exhibit” refers to exhibits attached to this Plan.

III. GENERAL DESCRIPTION OF PLAN AND PROJECT

- A. Redevelopment Area. This Plan provides for the redevelopment of property within the City, in Jackson County, Missouri. The Redevelopment Area consists of approximately 60 acres of property, generally located south of US Highway 50 and West of Route 291, as legally described in Exhibit 1 and as depicted in Exhibit 2. The Redevelopment Area includes four (4) Redevelopment Project Areas, which are legally described in Exhibit 1 and depicted in Exhibit 2.

- B. Redevelopment Plan.

The Redevelopment Plan proposes to demolish portions of the blighted buildings and improvements described in the Blight Study and redevelop the Redevelopment Area into a remodeled and newly constructed development. The redevelopment will occur through reconfiguration and improvement of roadways and other infrastructure, and construction of new uses such as retail, restaurants, entertainment, recreation, residential and other commercial uses in the

Redevelopment Area.

C. Redevelopment Projects. This Plan proposes to redevelop the Redevelopment Area and remediate its Blighting Factors by undertaking the following Redevelopment Projects:

1. Demolition of a portion of existing improvements within the Redevelopment Project Areas.
2. Construction of new buildings and remodeling of the existing improvements which may include but not be limited to such uses as retail, restaurants, entertainment, recreation, residential and other commercial uses.
3. Construction within and nearby the Redevelopment Area of all support facilities such as signage, lighting, parking lots, curbed islands, landscaping, drainage, storm water management, street improvements, utilities and site improvements essential to the preparation of the Redevelopment Area for use in accordance with this Redevelopment Plan.
4. The Redevelopment Projects will be implemented within four (4) Redevelopment Project Areas legally described in Exhibit 1 and as depicted in Exhibit 2. After action on this Plan by the Commission, a Redevelopment Project Area may be administratively subdivided into one or more additional Redevelopment Project Areas, and Ordinances approving such additional Redevelopment Project Areas may be introduced and considered by the Governing Body within the time limitations set forth in the Act, upon the request of the Redeveloper and subject to the consent of the City Manager and consistent with the Act. The purpose of separating the site into distinct Redevelopment Project Areas is to permit the Redeveloper to time the activation of Tax Increment Financing for the various Redevelopment Project Areas within the multi-phased project.

The estimated redevelopment schedule for commencement and completion of the Redevelopment Projects is set forth in Exhibit 10.

D. Redevelopment Plan Objectives. The general objectives of the Plan are:

1. To eliminate the Blighting Factors and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large;
2. To enhance the tax base of the City and the other Taxing Districts, and encourage private investment in the surrounding area;
3. To increase employment opportunities;

4. To stimulate construction and development, protect existing tax revenues and generate new tax revenues, including, but not limited to, real estate tax revenues, sales tax revenues, personal property tax revenues, and utility tax revenues, all of which would not occur without the adoption of this Plan;
5. To improve infrastructure to allow for this development;
6. To assist in the repayment of Obligations that may be issued to finance Reimbursable Project Costs;
7. To revitalize and increase the economic viability of this region of the City by preventing the decline of the area and strengthening the area as a mixed-use destination; and
8. To implement the objectives identified in the City's Economic Development Policy.

Specific objectives of this Plan are set forth in Exhibit 3.

- E. Requests for Proposals. Pursuant to Section 99.820.1.(3) RSMo, the City published a notice to request proposals. The City shall make public disclosure of all bids and proposals received for the redevelopment of the Redevelopment Area. Such request for proposals provided reasonable opportunity for any person to submit alternative proposals or bids. One or more developers may be selected by the Governing Body to implement this Plan.

IV. FINANCING

This Plan proposes to make available, subject to constitutional and statutory limitations, one hundred percent (100%) of PILOTS and fifty percent (50%) of EATS (including that portion of the TDD Revenue and CID Revenue captured as EATS), excluding the Parks Capital Contribution, generated in each Redevelopment Project Area to reimburse or pay Reimbursable Project Costs as they are collected or to retire Obligations which may be issued, the proceeds of which will be used to reimburse or pay Reimbursable Project Costs. In addition, the remaining fifty percent (50%) of TDD Revenue and CID Revenue generated from the respective district's sales taxes (also sometimes referred to in the exhibits and cost-benefit analysis as 'Non-EATS'), shall be available to reimburse or pay Reimbursable Project Costs or the retirement of Obligations issued to fund Reimbursable Project Costs pursuant to the terms of the Redevelopment Agreement.

- A. Estimated Redevelopment Project Costs and Anticipated Sources of Funds. The total cost to implement the Redevelopment Plan is projected to be approximately \$180 million as estimated in detail on Exhibit 4, plus financing costs. The Plan proposes that \$36 million in net Reimbursable Project Costs be reimbursable from TIF Revenue generated by the Redevelopment Project Areas, TDD Revenue, and CID Revenue (or reimbursable from the proceeds of Obligations which are serviced

by such revenue), as detailed on Exhibit 5. The remaining amounts will be financed through a combination of developer private capital and third-party private capital.

The amount estimated for Reimbursable Project Costs described above are net proceeds available to fund project costs. The required gross payments or reimbursements to Redeveloper, the City, or other parties as payment for Reimbursable Projects Costs, will be larger due to the costs of interest and financing costs to be incurred with respect to the funding of Reimbursable Project Costs. Financing costs and interest expense incurred to fund Reimbursable Project Costs shall be a Reimbursable Project Cost.

Anticipated and estimated sources and available amounts of funds to pay Redevelopment Project Costs are shown on Exhibit 5. A letter of commitment to finance the Redevelopment Project Costs is attached as Exhibit 7. The City shall have no obligation to pay any cost in connection with this Plan from any source other than TIF Revenue, TDD Revenue and/or CID Revenue.

- B. Payments in Lieu of Taxes. The anticipated PILOTS available to pay Reimbursable Project Costs under this Redevelopment Plan are limited to one hundred percent (100%) of the PILOTS. Any PILOTS that remain after all the Reimbursable Project Costs have been paid in full and after all outstanding Obligations that have been issued to fund Reimbursable Project Costs have been retired, shall be declared surplus by the City and made available for distribution to the various Taxing Districts located wholly or partially within the Redevelopment Area in accordance with the Act.

Calculations of expected proceeds of the PILOTS are based on current real property assessment formulas and current and anticipated real property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The estimated PILOTS generated within the Redevelopment Area over the duration of the Plan are shown in the cost-benefit analysis, and are proposed under this Plan to be made available for funding or reimbursement of Reimbursable Project Costs or the retirement of Obligations issued to fund Reimbursable Project Costs.

- C. Economic Activity Taxes. Fifty percent (50%) of EATS (including that portion of TDD Revenue and CID Revenue captured as EATS), excluding the Parks Capital Contribution, over the duration of the Plan are proposed under this Plan to be made available for funding or reimbursement of Reimbursable Project Costs or the retirement of Obligations issued to fund Reimbursable Project Costs.

An amount equal to the Parks Capital Contribution will be distributed annually to the City Parks Department as payment for Taxing Jurisdiction Capital Costs, for the entire duration of the Redevelopment Plan.

When the Project Improvements and the Redevelopment Projects have been completed and upon commencement of full operations, the total incremental increase in annual sales in the Redevelopment Area is estimated to be approximately \$50 million. The estimated projections of the increase in sales by year are shown in the cost-benefit analysis, as are the fifty percent (50%) of the resulting EATS, excluding the Parks Capital Contribution and with the CID Revenue and TDD Revenue projected separately, available to pay or reimburse Reimbursable Project Costs or retire Obligations issued to fund Reimbursable Project Costs. The remaining fifty percent (50%) of TDD Revenue and CID Revenue generated from the respective district's sales taxes (also sometimes referred to in the exhibits and cost-benefit analysis as 'Non-EATS'), shall be available to reimburse or pay Reimbursable Project Costs.

- D. TDD and CID Revenue. It is the intent of this Plan, unless otherwise agreed to by the City and Redeveloper, that the City and Redeveloper will pursue creation of a CID whose boundaries will at least include the Redevelopment Area and may include other adjacent properties, and which CID will authorize the imposition of a CID sales tax of up to one percent (1.0%) on retail sales occurring within the CID boundaries, thereby generating CID Revenue. Additionally, it is the intent of this Plan, unless otherwise agreed to by the City and Redeveloper that the Redeveloper will pursue creation of a TDD whose boundaries will at least include the Redevelopment Area and may include other adjacent properties, and which TDD will authorize the imposition of a TDD sales tax of up to one half percent (0.50%) on retail sales occurring within the TDD boundaries, thereby generating TDD Revenue.

CID Revenue over a twenty-two (22) year duration and TDD Revenue over a twenty-nine (29) year duration are shown in the cost-benefit analysis. The term of the CID and the TDD may be longer and will be dictated by the petitions to form each district. The CID Revenue and TDD Revenue are proposed under this Plan to be made available, upon annual appropriation by the CID or TDD, as applicable, for funding or reimbursement of Reimbursable Project Costs or the retirement of Obligations issued to fund Reimbursable Project Costs.

The City will not approve or support the use of the CID Revenue or TDD Revenue for any purpose other than the funding or reimbursement of CID or TDD costs and expenses or Reimbursable Project Costs as set forth in this Plan without the agreement of the Redeveloper, subject to the terms of the Redevelopment Agreement.

- E. LCRA. It is anticipated that a project plan of The Highway 291 South LCRA

Redevelopment Plan will be prepared in accordance with the Land Clearance for Redevelopment Authority Act which is set forth in Sections 99.300 through 99.660 of the Revised Statutes of Missouri, as amended, and will be approved for some or all of the property in the Redevelopment Area. As a result of public ownership by the City in accordance with the LCRA project plan, all construction materials which are Redevelopment Project Costs will be exempt from state and local sales taxes. Except for the residential portion of the LCRA project plan which will remain in public ownership to provide a long-term tax abatement, it is the Redeveloper's intent that the commercial property will return to private ownership as soon as construction is completed. During the construction period, a payment in lieu of taxes will be made at an amount equal to 100% of the taxes that would be due based upon the most recent tax value before approving a Redevelopment Project Area.

- F. Anticipated Type and Terms of Obligations. The total revenue generated by the projects in the form of TIF Revenue, TDD Revenue, and CID Revenue will be available to fund Reimbursable Project Costs or to retire Obligations issued to fund Reimbursable Project Costs in the amount up to \$36 million, plus the costs of financing and interest.

The City or an issuer other than the City may issue bonds or other Obligations, in an amount which may be serviced by TIF Revenue, TDD Revenue, and CID Revenue, to finance all or a portion of Reimbursable Project Costs; however, the City shall have no financial obligation with respect to the bonds or other Obligations other than to transfer TIF Revenue, TDD Revenue and CID Revenue as and when received by the City in connection with any bonds or other Obligations issued in conjunction with this Plan. If issued, the cost of issuing such Obligations, and the interest on such Obligations, shall be an additional Reimbursable Project Cost. Obligations may be sold in one or more series in order to implement this Plan. Any Obligations payable solely from TIF Revenue shall be retired no later than twenty-three (23) years after the adoption of the Ordinance adopting Tax Increment Financing for the latest-approved Redevelopment Project which supports such Obligations; provided, however, that any Obligations funded wholly or in part by CID Revenue and TDD Revenue, may have a term longer than twenty-three (23) years. No Redevelopment Project may be approved by Ordinance adopted more than ten (10) years from the adoption of the Ordinance approving this Plan.

If Obligations are not issued, this Plan proposes that such TIF Revenue, TDD Revenue, and CID Revenue, as are periodically collected, be pledged to reimburse or pay for Reimbursable Project Costs on a "pay as you go" basis in whatever amounts such periodically collected amounts allow. It is anticipated that sufficient TIF Revenue, TDD Revenue and CID Revenue will be generated to fund net Reimbursable Project Costs and the costs of financing and interest. Increases in sales revenue projections, sales tax levies, real property assessed values or levies may shorten the term.

All TIF Revenue, TDD Revenue and CID Revenue shall be applied to retire Obligations or to reimburse or pay for Reimbursable Project Costs prior to any portion of such monies being declared as surplus.

- G. Evidence of Commitments to Finance. Any proposal submitted by a developer to implement this Plan shall include evidence of commitments to finance the Redevelopment Project Costs except those paid by TIF Revenue, CID Revenue, and TDD Revenue. Such financing commitment(s) submitted by the selected Redeveloper shall be a part of this Plan and be attached hereto as Exhibit 7 prior to approval of the Plan by the Governing Body.

V. MOST RECENT EQUALIZED ASSESSED VALUATION

The most recent equalized assessed valuation of the taxable real property in the Redevelopment Area according to current records at the County Assessor's Office is \$2,556,722. The most recent equalized assessed valuation of the taxable real property in the Redevelopment Project Areas according to current records at the County Assessor's Office is \$1,363,563.

The existing assessed value of a Redevelopment Project Area will be determined in accordance with the Act when an Ordinance approving a Redevelopment Project Area is approved, and such assessed value shall become the certified "Total Initial Equalized Assessed Value." PILOTS measured by subsequent increases in real property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted will be segregated from taxes resulting from the Total Initial Equalized Assessed Value, and deposited in the Special Allocation Fund earmarked for payment of Reimbursable Project Costs.

VI. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When the Project Improvements and the Redevelopment Projects have been completed, the total assessed valuation of the Redevelopment Project Areas will be determined. Should the Redevelopment Projects build out in accordance with development plans as provided as part of this Plan, the future equalized assessed value for the Redevelopment Projects is estimated to be approximately \$6.7 million. Therefore, the future increase in equalized assessed value for the Redevelopment Projects due to the redevelopment is estimated to total approximately \$5.6 million. Detailed calculations showing the projected increase in annual assessed valuation and the resulting PILOTS available to fund or reimburse Reimbursable Project Costs or retire Obligations issued to fund Reimbursable Project Costs are shown in the cost-benefit analysis.

VII. GENERAL LAND USE & DESIGN CRITERIA

The Redevelopment Projects shall be subject to the applicable provisions of the City's zoning ordinance as well as other codes and ordinances as may be amended from time to time. The Redevelopment Projects support the land use and economic development goals contained in the Ignite! Fuel our Future Comprehensive Plan (the "Comprehensive Plan"), which describes the land use for the area including the Redevelopment Area as commercial and mixed-use which may

include retail, restaurants, recreation, residential, office, hotel, public uses, and other commercial uses. The general land use within the Redevelopment Area after redevelopment is expected to be retail, restaurants, multi-family residential, recreation, and other commercial uses.

VIII. PROVISIONS FOR AMENDING THE PLAN

This Plan and Redevelopment Projects may be amended pursuant to the provisions of the Act.

IX. REQUIRED STATUTORY FINDINGS

A. Existing Conditions in Redevelopment Area.

1. Blighting Factors.

A redevelopment area must be found to be either a blighted area, a conservation area, or an economic development area in order to qualify for Tax Increment Financing. The Blight Study concluded that the Redevelopment Area is a “blighted area” under the Act.

2. Determination of Blight – Affidavit.

Exhibit 9 is a signed affidavit attesting that the provisions of Section 99.810.1(1), R.S.Mo. have been met, including that: (i) based on the Blight Study, the Redevelopment Area is a Blighted Area; (ii) the Redevelopment Area has been allowed to deteriorate and 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 Tax Increment Financing; (iii) the cost of curing the existing conditions and construction of improvements pursuant to the Plan are not economically viable if fully born by a Redeveloper; and (iv) that the cost-benefit analysis showing the economic impact of the Plan on each Taxing District shows: (x) the estimated returns on investment to a Redeveloper with and without Tax Increment Financing, and (y) that the Plan projects are not economically viable to a Redeveloper without such assistance.

B. Expectations for Development. The Redevelopment Area has not been subject to recent growth and development by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Plan. The extraordinary costs associated with curing the Blighting Factors make the redevelopment of this property not economically viable if fully borne by the Redeveloper. Providing Tax Increment Financing assistance for this project allows the Redeveloper to remediate this blight.

As currently proposed in this Plan, the Redevelopment Projects have a projected

return on investment of 0.68% without Tax Increment Financing and 7.08% with Tax Increment Financing and the other public sources of revenue set forth in this Plan, supporting the conclusion that redevelopment in accordance with this Plan would not occur without Tax Increment Financing. This is more fully described in the cost-benefit analysis.

- C. Conforms to Comprehensive Plan of City. The Plan is consistent with and conforms to the City's Comprehensive Plan.
- D. Date to Adopt Redevelopment Project. In no event shall any Ordinance approving a Redevelopment Project Area be adopted later than ten (10) years from the adoption of the Ordinance approving this Plan.
- E. Date to Complete Redevelopment. The redevelopment of the Redevelopment Area is projected to be completed by 2032. The estimated redevelopment schedule is set forth in Exhibit 10.
- F. Date to Retire Obligations. The completion of each Redevelopment Project within a Redevelopment Project Area and retirement of Obligations, if any, payable solely from TIF Revenues, incurred to finance Reimbursable Project Costs is projected to occur no later than twenty-three (23) years from the adoption of the Ordinance approving each such Redevelopment Project Area; provided, however, that any Obligations funded in whole or in part by CID Revenue and TDD Revenue may have a term longer than twenty-three (23) years.
- G. Land Acquisition. It is not anticipated that any property in the Redevelopment Area will need to be acquired by eminent domain. In any event, no property for a Redevelopment Project Area shall be acquired by eminent domain later than five (5) years from the adoption of any Ordinance approving any Redevelopment Project Area.
- H. Relocation Assistance Plan For Businesses & Residences. For the relocation of all eligible displaced occupants and businesses, if any, in the Redevelopment Area, the Redeveloper will adhere to the Relocation Assistance Plan detailed in Exhibit 8.
- I. Cost-Benefit Analysis. A cost-benefit analysis has been prepared for the Plan. This analysis and other evidence submitted to the Commission: (i) show the economic impact of the Plan on every affected Taxing District which is at least partially within the boundaries of the Redevelopment Area; (ii) show the impact on the economy if the Redevelopment Projects are not built and if the Redevelopment Projects are completed pursuant to the Plan; (iii) include a fiscal impact study on every affected political subdivision; and (iv) include sufficient information for the Commission to evaluate whether the Redevelopment Projects as proposed are financially feasible.

The cost-benefit analysis shows that, over a thirty (30) year period, the Taxing Districts which levy taxes within the Redevelopment Area will enjoy a significant increase in tax revenues resulting from increases to real property values and sales tax revenues. These additional tax revenues will allow these districts to provide additional services and better serve their constituents.

Further, it is estimated that the Redevelopment Projects will create new full and part-time jobs resulting in higher employment in the City and creating the residual positive impacts associated with new jobs. Additionally, the community will benefit from the Plan's removal of Blighting Factors which presently afflict the Redevelopment Area.

- J. Gambling Establishment. The Plan does not include the initial development or redevelopment of any Gambling Establishment.

[Remainder of this page left intentionally blank. Plan Exhibits immediately follow]

EXHIBIT 1

**LEGAL DESCRIPTION OF REDEVELOPMENT AREA
AND REDEVELOPMENT PROJECT AREAS**

See Following Pages

**REDEVELOPMENT AREA AND
REDEVELOPMENT PROJECT AREAS
LEGAL DESCRIPTION**

**ENTIRE REDEVELOPMENT AREA
LEGAL DESCRIPTION**

A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 7; thence N87°41'40"W along the North line of said Section 7, a distance of 865.12 feet to the Point of Beginning;; thence N57°07'36"W, a distance of 498.06 feet; thence S32°47'59"W, a distance of 74.98 feet; thence S2°26'55"W, a distance of 2068.05 feet; thence S87°33'04"E, a distance of 215.90 feet; thence N2°25'22"E, a distance of 555.23 feet; thence S88°17'49"E, a distance of 260.52 feet; thence S2°33'08"W, a distance of 221.84 feet; thence S87°48'02"E, a distance of 280.68 feet; thence S2°32'26"W, a distance of 303.63 feet; thence S88°04'40"E, a distance of 339.94 feet; thence S2°23'57"W, a distance of 37.99 feet; thence S87°48'18"E, a distance of 263.03 feet; thence S02°29'21"W, a distance of 738.69 feet; thence S01°59'34"W, a distance of 83.91 feet; thence S87°43'36"E, a distance of 385.11 feet; thence N23°09'32"E, a distance of 102.58 feet; thence N6°07'34"W, a distance of 1338.91 feet; thence N87°50'52"W, a distance of 62.60 feet; thence N2°37'19"E, a distance of 158.07; thence along a curve to the left tangent to the preceding course and having a radius of 1375.94 feet, an arc distance of 490.71 feet; thence N87°25'57"W, a distance of 74.50 feet; thence along a curve to the right tangent to the preceding course and having a radius of 250.00 feet, an arc distance of 183.56 feet; thence N43°39'15"W, a distance of 495.95 feet; thence N44°17'15"W, a distance of 122.21 feet; thence N60°40'49"W, a distance of 154.60 feet; thence N57°07'36"W, a distance of 159.79 feet to the Point of Beginning.

Containing 2,611,120.36 sf (59.94 acres more or less)

**REDEVELOPMENT PROJECT AREA 1
LEGAL DESCRIPTION**

A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 7; thence S2°33'14"W along the East line of said Section 7, a distance of 644.08 feet to the Point of Beginning; thence along a curve to the right having an initial tangent bearing of N81°33'29"W and a radius of 250.00 feet, an arc distance of 158.05 feet; thence N43°39'15"W, a distance of 495.95 feet; thence N44°17'15"W, a distance of 122.21 feet; thence S45°42'45"W, a distance of 46.13 feet; thence along a curve to the right having an initial tangent bearing of S29°39'33"E and a radius of 582.13 feet, an arc distance of 50.00 feet; thence S26°08'48"E, a distance of 17.21 feet; thence along a curve to the right tangent to the preceding course and having a radius of 500.00 feet, an arc distance of 261.84 feet; thence S2°26'43"W, a distance of 143.47 feet to a point now known as Point A; thence along a curve to the left tangent to the preceding course and having a radius of 20.00 feet, an arc distance of 31.42 feet to a point now known as Point B; thence S87°33'43"E, a distance of 349.77 feet; thence S2°38'24"W, a distance of 229.89 feet; thence S15°39'50"W, a distance of 263.27 feet; thence along a curve to the left tangent to the preceding course and having a radius of 23.00 feet, an arc distance of 41.55 feet; thence S87°50'52"E, a distance of 375.74 feet; thence N2°37'19"E, a distance of 45.24 feet; thence along a curve to the left tangent to the preceding course and having a radius of 1375.94 feet, an arc distance of 490.71 feet; thence N87°25'57"W, a distance of 74.50 feet; thence along a curve to the right tangent to the preceding course and having a radius of 250.00 feet, an arc distance of 25.51 feet to the Point of Beginning.

And;

Commencing at said Point A; thence S80°39'44"W, a distance of 82.54 feet to the Point of Beginning; thence N2°22'46"E, a distance of 121.44 feet; thence along a curve to the left tangent to the preceding course and having a radius of 600.00 feet, an arc distance of 206.95 feet; thence N87°32'01"W, a distance of 345.40 feet; thence S2°28'07"W, a distance of 248.21 feet; thence S87°31'53"E, a distance of 76.02 feet; thence S87°31'52"E, a distance of 302.98 feet to the Point of Beginning.

And;

Commencing at said Point B; thence S2°53'43"E, a distance of 64.30 feet to the Point of Beginning; thence S87°34'50"E, a distance of 268.51 feet; thence along a curve to the right tangent to the preceding course and having a radius of 15.00 feet, an arc distance of 23.62 feet; thence S2°38'24"W, a distance of 50.52 feet; thence N87°33'43"W, a distance of 298.34 feet to a point now known as Point C; thence N2°26'56"E, a distance of 50.48 feet; thence along a curve to the right tangent to the preceding course and having a radius of 15.00 feet, an arc distance of 23.55 feet to the Point of Beginning.

And;

Commencing at said Point C; thence $S2^{\circ}26'56''W$, a distance of 83.99 feet; thence along a curve to the left tangent to the preceding course and having a radius of 298.00 feet, an arc distance of 63.86 feet to the Point of Beginning; thence $S87^{\circ}49'29''E$, a distance of 278.83 feet; thence $S15^{\circ}39'50''W$, a distance of 208.82 feet; thence along a curve to the right tangent to the preceding course and having a radius of 25.00 feet, an arc distance of 41.36 feet; thence along a continuous curve to the right having a radius of 298.00 feet, an arc distance of 310.54 feet to the Point of Beginning.

REDEVELOPMENT PROJECT AREA 2
LEGAL DESCRIPTION

A tract of land being located in Sections 7, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 7; thence N87°41'40"W along the North line of the Southeast Quarter of said Section 7, a distance of 982.93 feet; thence S2°18'20"W, a distance of 17.20 feet to the Point of Beginning; thence S57°09'44"E, a distance of 52.73 feet; thence S52°34'07"E, a distance of 298.65 feet; thence along a curve to the right having an initial tangent bearing of S29°27'56"E and a radius of 600.00 feet, an arc distance of 126.53 feet; thence N87°32'01"W, a distance of 345.40 feet; thence N2°28'08"E, a distance of 311.43 feet to the Point of Beginning.

REDEVELOPMENT PROJECT AREA 3
LEGAL DESCRIPTION

A tract of land being located in Sections 7, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 7; thence $S2^{\circ}33'14''W$ along the East line of said Section 7, a distance of 788.44 feet; thence $N87^{\circ}26'46''W$, a distance of 210.27 feet to the Point of Beginning; thence $N87^{\circ}33'43''W$, a distance of 298.34 feet; thence $S2^{\circ}26'56''W$, a distance of 83.99 feet; thence along a curve to the left tangent to the preceding course and having a radius of 298.00 feet, an arc distance of 63.86; thence $S87^{\circ}49'29''E$, a distance of 278.83 feet; thence $N15^{\circ}39'50''E$, a distance of 42.77 feet; thence along a curve to the left tangent to the preceding course and having a radius of 100.00 feet, an arc distance of 22.73 feet; thence $N2^{\circ}38'24''E$, a distance of 81.92 feet to the Point of Beginning.

**REDEVELOPMENT PROJECT AREA 4
LEGAL DESCRIPTION**

A tract of land being located in Sections 7 & 8, Township 47, Range 31, Lee's Summit, Jackson County Missouri, being more particularly described as follows:

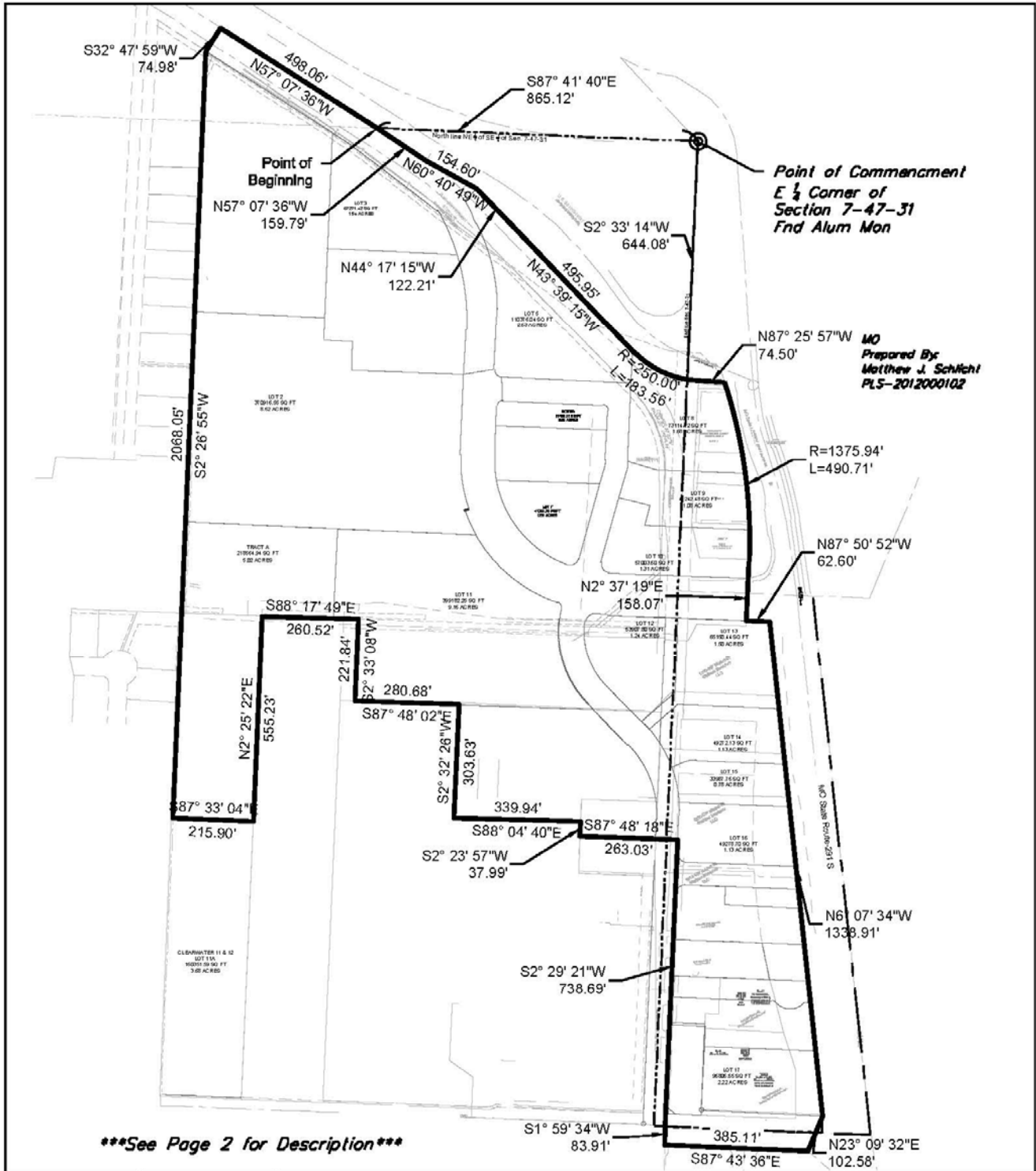
Commencing at the Southwest Corner of said Section 8; thence S87°43'36"E along the South line of said Section 8, a distance of 437.77 feet to the Point of Beginning; thence N23°09'32"E, a distance of 49.07 feet; thence N6°07'34"W, a distance of 1338.91 feet; thence N87°50'52"W, a distance of 435.85 feet; thence along a curve to the right tangent to the preceding course and having a radius of 423.04 feet, an arc distance of 35.67 feet; thence along a reverse curve having a radius of 23.00 feet, an arc distance of 35.87 feet; thence along a continuous curve having a radius of 210.00 feet, an arc distance of 191.98 feet; thence S44°24'57"E, a distance of 143.50 feet; thence along a curve to the right tangent to the preceding course and having a radius of 330.00 feet, an arc distance of 270.46 feet; thence S2°32'32"W, a distance of 99.23 feet; thence S2°26'02"W, a distance of 787.52 feet; thence S87°43'36"E, a distance of 385.11 feet; thence N23°09'32"E, a distance of 53.52 feet to the Point of Beginning.

EXHIBIT 2

**MAP OF THE
REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT AREAS**

See Following Pages

MAP OF THE ENTIRE REDEVELOPMENT AREA

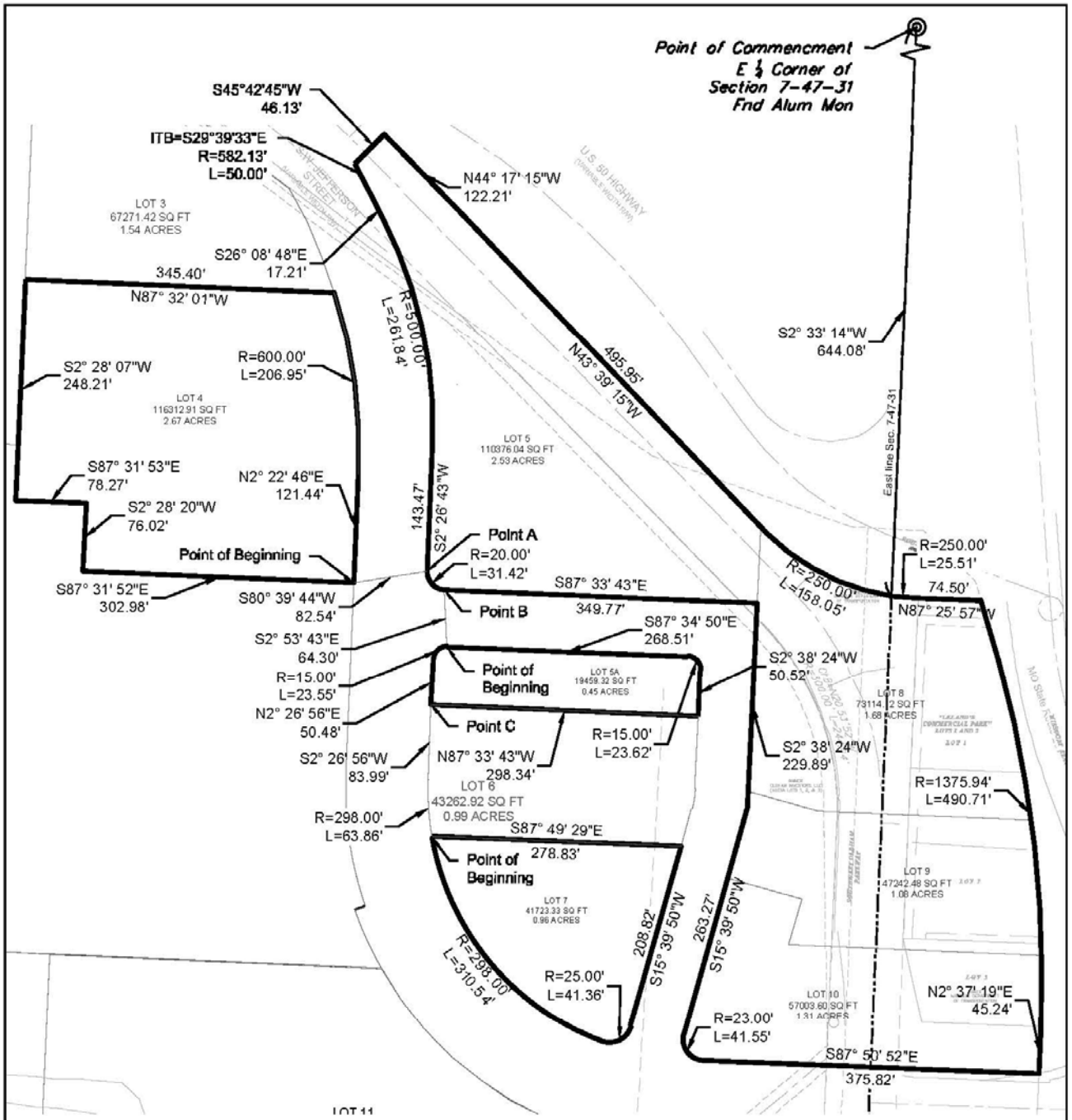


MO
Prepared By
Matthew J. Schicht
PLS-2012000102

See Page 2 for Description

| | | | | |
|--|--|---|--|---|
| <p>Exhibit</p> <p>Exhibit</p> <p>SHEET 1 OF 2</p> | <p>DATE: 8/26/2024</p> <p>PROJECT NUMBER: Oldham</p> <p>REV. TO DWG: N/A</p> <p>SCALE: 1"=350'</p> | <p>Exhibit</p> <p>Oldham Village</p> <p>TIF Redevelopment Area</p> <p>Lee's Summit, Jackson County, Missouri</p> | | <p>ENGINEERING & SURVEYING SOLUTIONS</p> <p>50 SE 30TH STREET LEE'S SUMMIT, MO 64082 P. (816) 623-9888 F. (816) 623-9849</p> |
|--|--|---|--|---|

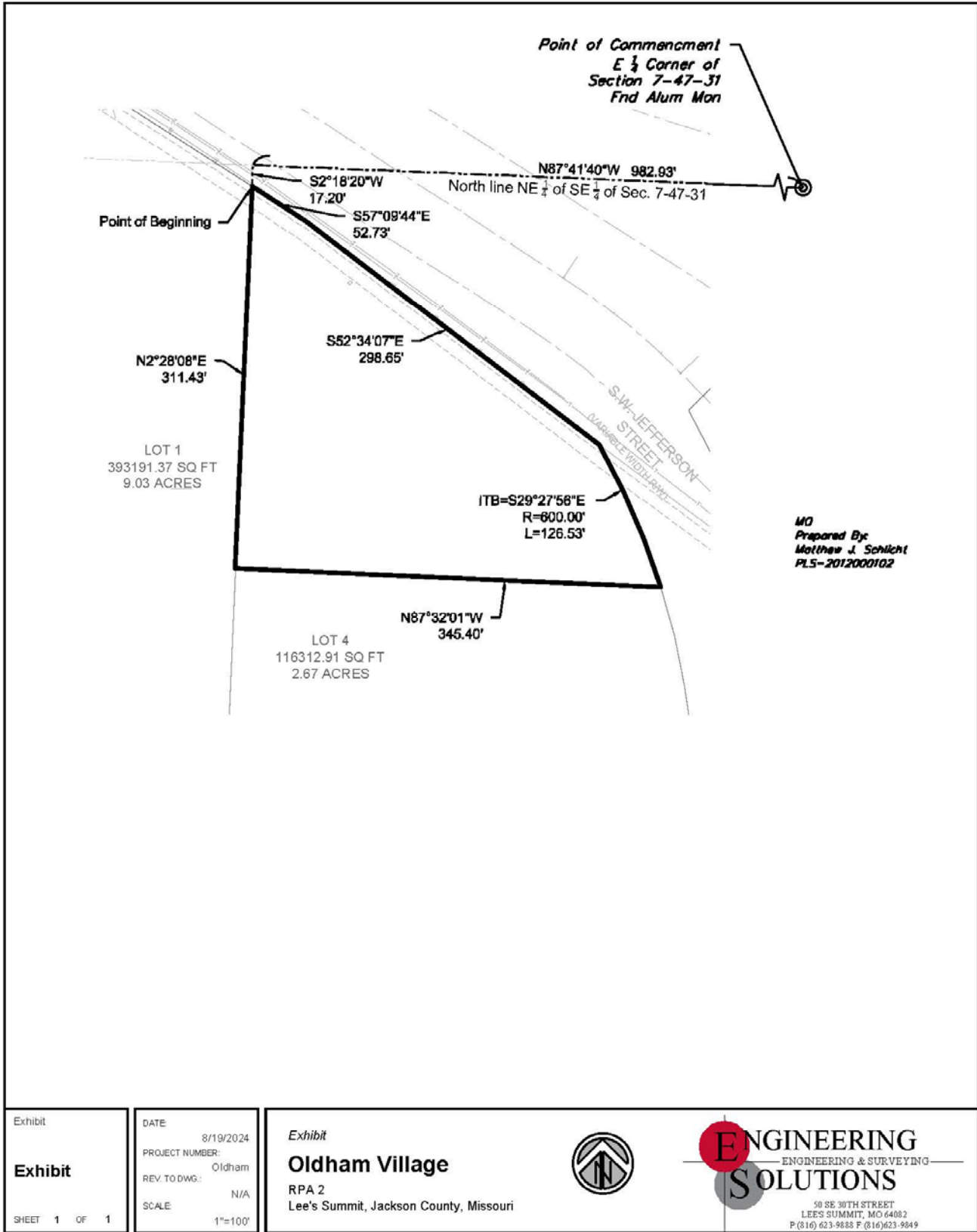
MAP OF REDEVELOPMENT PROJECT AREA 1



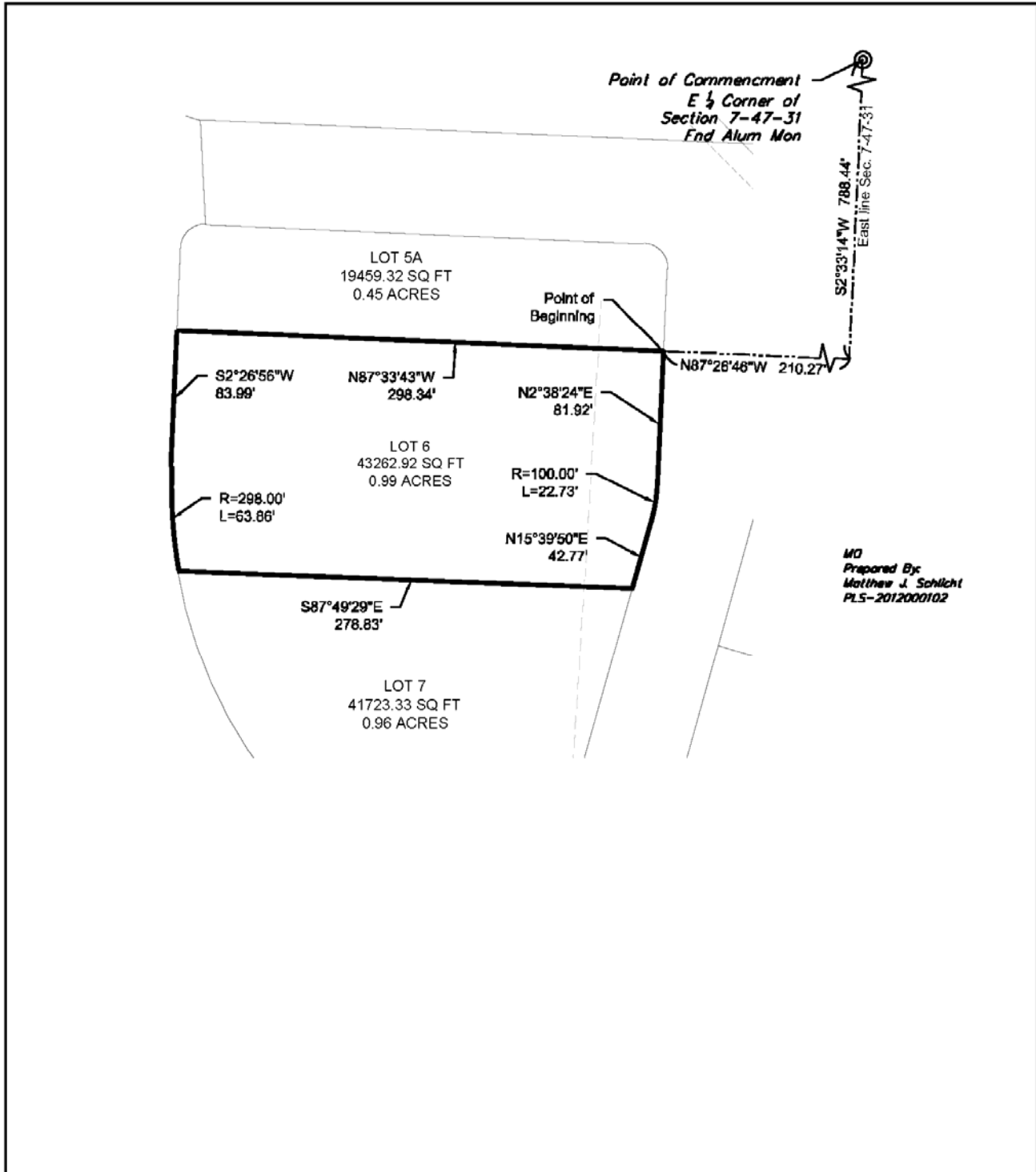
See Page 2 for Description

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| <p>Exhibit</p> <p>Exhibit</p> <p>SHEET 1 OF 2</p> | <p>DATE: 8/26/2024</p> <p>PROJECT NUMBER: Oldham</p> <p>REV. TO DWG: N/A</p> <p>SCALE: 1"=150'</p> | <p>Exhibit</p> <p>Oldham Village</p> <p>RPA 1</p> <p>Lee's Summit, Jackson County, Missouri</p> |  <p>ENGINEERING SOLUTIONS</p> <p>ENGINEERING & SURVEYING</p> <p>50 SE 30TH STREET LEES SUMMIT, MO 64082 P (816) 623-9888 F (816) 623-9849</p> |
|--|--|--|--|

MAP OF REDEVELOPMENT PROJECT AREA 2



MAP OF REDEVELOPMENT PROJECT AREA 3



MO
Prepared By:
Matthew J. Schlicht
PLS-201200102

Exhibit
Exhibit
SHEET 1 OF 1

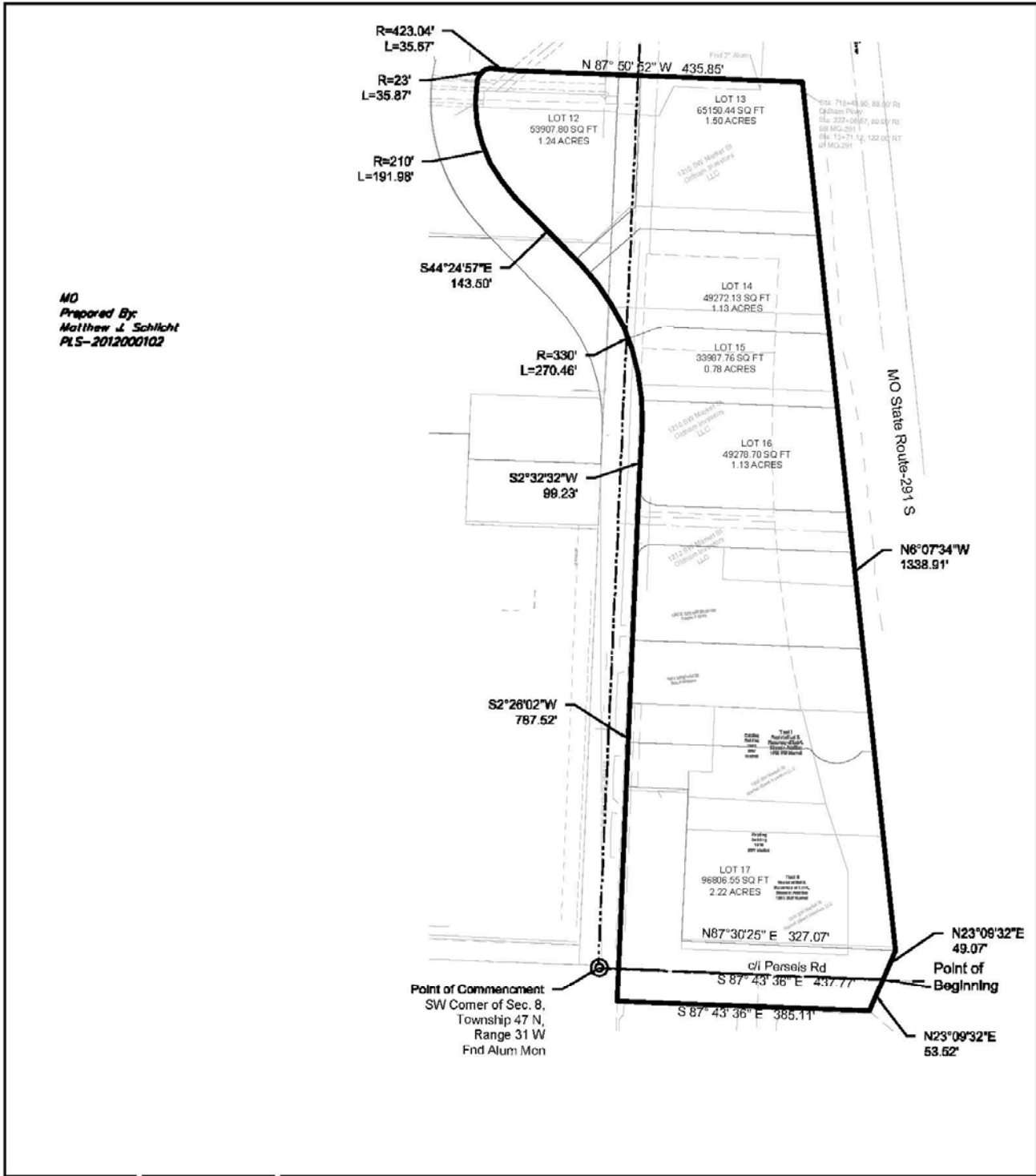
DATE: 8/19/2024
PROJECT NUMBER: Oldham
REV. TO DWG.: N/A
SCALE: 1"=80'

Exhibit
Oldham Village
RPA 3
Lee's Summit, Jackson County, Missouri



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEES SUMMIT, MO 64082
P (816) 623-9888 F (816) 623-9849

MAP OF REDEVELOPMENT PROJECT AREA 4



| |
|----------------|
| Exhibit |
| Exhibit |
| SHEET 1 OF 1 |

| | |
|-----------------|-----------|
| DATE | 8/20/2024 |
| PROJECT NUMBER: | Oldham |
| REV. TO DWG: | N/A |
| SCALE | 1"=200' |

Exhibit
Oldham Village
 RPA 4
 Lee's Summit, Jackson County, Missouri



ENGINEERING SOLUTIONS
 ENGINEERING & SURVEYING
 50 SE 30TH STREET
 LEES SUMMIT, MO 64082
 P (816) 623-9888 F (816) 623-9849

EXHIBIT 3

SPECIFIC OBJECTIVES OF REDEVELOPMENT PLAN

1. To cure the Blighting Factors identified in the Blight Study, by *inter alia*, constructing the Redevelopment Projects described in Section III.C of the Plan.
2. To install, repair, construct, reconstruct and relocate roadways, access drives, utilities, sidewalk improvements, curbed islands, and parking lots and other surface improvements essential to the preparation of the Redevelopment Area and in order to better organize pedestrian and vehicular traffic flow.
3. To renovate, rehabilitate, or construct any structure or building;
4. To upgrade and refurbish utilities, and other infrastructure facilities serving the Redevelopment Area including, but not limited to, constructing improvements related to:
 - a) storm water,
 - b) sanitary sewer,
 - c) water lines,
 - d) gas and electric utilities,
 - e) signage,
 - f) site lighting and building lighting, and
 - g) new landscaped areas,
5. To enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit Taxing Districts and encourage private investment in surrounding areas.
6. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate employment including construction employment opportunities and increased demand for secondary and support services for the surrounding area.
9. To stimulate development which would not occur without Tax Increment Financing assistance.
10. To retain and encourage new national, regional and local retail tenants to locate within the Redevelopment Area.

EXHIBIT 4

ESTIMATED REDEVELOPMENT PROJECT COSTS

See Following Page

Exhibit 4**Estimated Redevelopment Costs**

| Development Costs | Total Project Costs | Reimbursable Project Costs |
|--|----------------------------|-----------------------------------|
| Acquisition Cost | \$ 19,105,018 | \$ 10,000,000 |
| Building Construction | \$ 90,425,299 | \$ 4,000,000 |
| Tenant Improvements & FFE | \$ 3,341,325 | \$ - |
| Site Construction | \$ 28,948,818 | \$ 16,000,000 |
| Professional Services (Eng/Arch/Legal/Consult/Other) | \$ 16,921,125 | \$ 4,000,000 |
| Commissions & Marketing | \$ 2,181,292 | \$ - |
| Financing & Interest Carry | \$ 18,252,281 | \$ 1,000,000 |
| Permits & Fees | \$ 2,986,751 | \$ 1,000,000 |
| Total Development Costs | \$ 182,161,911 | \$ 36,000,000 |

| | |
|---|-----------------------|
| Less: Sales Tax Exemption on Materials | \$ 5,200,067 |
| Net Development Costs | \$ 176,961,844 |

Notes:

(1) The development costs set forth in this Exhibit are reasonable best estimates at the time of approval of this Plan and such estimates are subject to change as part of the development process. The use of public revenues to pay or reimburse such costs shall be applied to the line items set forth in this table, subject to such adjustments as allowed by the Redevelopment Agreement, which shall not require an amendment of this Plan. The maximum net reimbursable amount is \$36 million, subject to such additional costs and expenses as allowed by the TIF Act, as stated in Note #2 below, and as set forth in the Redevelopment Agreement.

(2) Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to these projects are deemed Reimbursable Project Costs in addition to any cap established for the project.

(3) Amounts set forth in the Reimbursable Project Costs column totaling \$36 million are net reimbursable project cost reimbursements, net of interest or financing costs.

EXHIBIT 5
SOURCES AND USES OF FUNDS

See Following Page

Exhibit 5
Sources and Uses of Funds

A. USES OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT COSTS

| GRAND TOTAL USES OF FUNDS | | | |
|---------------------------|--|----------------|---------------------------|
| 1 | Estimated Redevelopment Project Costs (See Redevelopment Project Cost Budget) | \$ 182,161,911 | 100% of TOTAL COSTS |
| 2 | Estimated cost savings to Redeveloper and Others from sales tax exemptions | \$ (5,200,067) | |
| 3 | Estimated Total | \$ 176,961,844 | |

B. SOURCES OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT COSTS

| LESS THAN 7% IN REDIRECTED TAXES | REDIRECTED TAXES | | | 7% of TOTAL SOURCES | |
|--|--|--|---------------|----------------------------|---------------|
| | 1 | Estimated amount available from the financing of revenues from TIF Revenues (excluding CID & TDD EATS) | \$ 11,828,625 | | |
| GREATER THAN 93% IN ADD-ONS & PRIVATE INVESTMENT | CID / TDD ADD-ONS | | | 13% of TOTAL SOURCES | |
| | 2 | Estimated amount available from the financing of revenues from CID Revenues | | | |
| | | CID Sales Tax (EATs & Non-EATs) | \$21,515,697 | | |
| | | Total | \$21,515,697 | | \$ 21,034,596 |
| | 3 | Estimated amount available from the financing of revenues from TDD Revenues | | | |
| | | TDD Sales Tax (EATs & Non-EATs) | \$3,136,779 | | |
| | Total | \$3,136,779 | \$ 3,136,779 | | |
| PRIVATE INVESTMENT | | | | | |
| 4 | Estimated Private Investment by Redeveloper and Others | \$ 140,961,844 | | 80% of TOTAL SOURCES | |
| GRAND TOTAL | | | | | |
| 5 | Estimated Total | \$ 176,961,844 | | 100% | |

Notes:

(1) The Sources of Funds is an estimate of the sources of funds to implement the Project. The amount set forth in the TIF, CID and TDD cost categories are not caps or limitations on the reimbursement of costs from such sources. Any such limitations on reimbursement shall be controlled by the terms of the Redevelopment Agreement, subject to statutory restrictions for the respective funding source.

(2) Amounts set forth in the estimated row of TIF Revenue, CID Sales Tax, and TDD Sales Tax totaling \$36 million are net reimbursable project cost reimbursements, net of interest or financing costs.

EXHIBIT 6

EXISTING CONDITIONS STUDY (BLIGHT STUDY)

See Following Pages

Oldham Village
Redevelopment Area / Community Improvement District

Blight Study

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



Patrick Sterrett
Sterrett Urban, LLC
704 Canter St.
Raymore, Missouri 64083
(816) 283.7222
psterrett@sterretturban.com

Oldham Village
Redevelopment Area / Community Improvement District

Blight Study

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

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| | |
|---------------------|---|
| 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

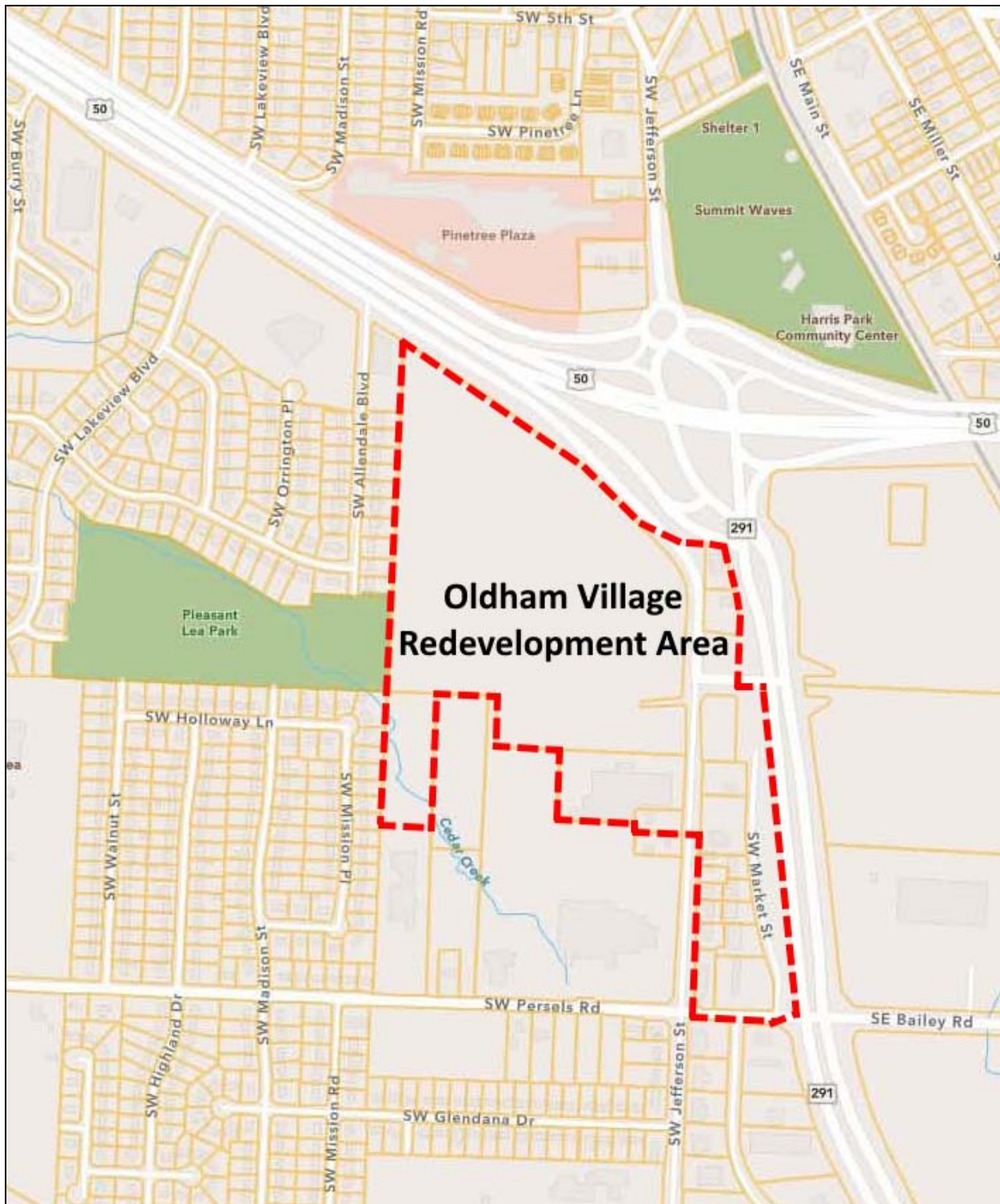
The Study Area consists of nineteen (19) property parcels (one is part of a larger parcel at 414 SW Persels Road). Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

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.

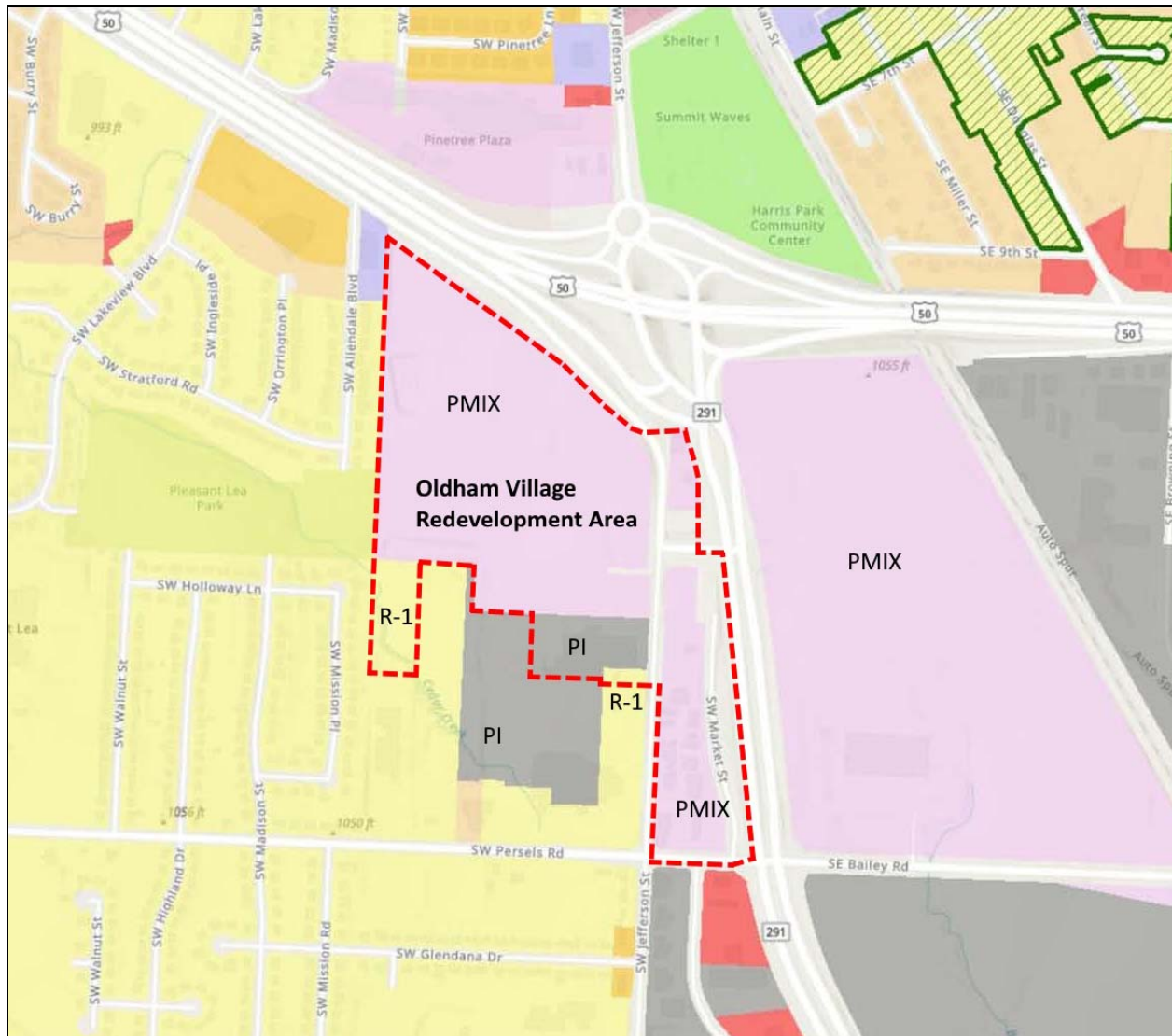
According to maps from the Federal Emergency Management Agency (FEMA), the Study Area is not located in a 100-year or 500-year flood plain.

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 | <p>It is the governing body’s intent, in providing for a PMIX Planned Mixed Use District, to:</p> <ul style="list-style-type: none"> a) 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, b) 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> |
| <p>PI Planned Industrial</p> | <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> |
| <p>R-1 Single-Family Residential</p> | <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.

| 1204 SW Jefferson St Radius | Population | | | |
|-----------------------------------|------------|---------|----------|---------|
| | 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**

| Study Area | Parcels | Pct. | Area (acres) | Pct. |
|---|-----------|--------------|--------------|--------------|
| 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 TAYLOR FAMILY ASSET PROTECTION | 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 | 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

| 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 | Acres | 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.



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

Creekside (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

*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

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

*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 & 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

EXHIBIT 7
EVIDENCE OF COMMITMENTS TO FINANCE

See Following Page



August 29, 2024

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

RE: Oldham Village Redevelopment

To City of Lee's Summit:

The purpose of this letter is to acknowledge Enterprise Bank & Trust's desire and ability to fund debt for projects developed by Drake Development. Enterprise Bank & Trust is interested in financing the Oldham Village project due to our relationship with Drake Development and their ability to deliver on a project of this nature. Enterprise Bank & Trust has reviewed the development plans for the Oldham Village project and, subject to formal loan committee approval and receipt of standard due diligence including entitlements and applicable development agreements, is pleased to provide a conditional commitment letter regarding the funds needed to complete the Oldham Village project. If you have any questions or if you would like me to provide more detailed information about the information contained in this letter, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink that reads "Derrick Loutsch".

Derrick Loutsch
Vice President
Enterprise Bank & Trust

EXHIBIT 8

RELOCATION ASSISTANCE PLAN FOR BUSINESSES & RESIDENCES

See Following Page

RELOCATION ASSISTANCE PLAN FOR BUSINESSES & RESIDENCES

This Relocation Assistance Plan governs relocation assistance which shall be paid in conjunction with implementation of the TIF Plan as required by the Act. Under Missouri law, any municipality utilizing the redevelopment tools provided under Chapter 99, RSMo., for redevelopment activities which cause displacement must adopt by rule or ordinance a relocation policy which meets the requirements set forth in Section 523.200-215 RSMo., (the “Relocation Statute”).

The Relocation Assistance provisions of the Lee’s Summit City Code set forth in Chapter 2, Article XI of the City Code, to the extent applicable, shall serve as the Relocation Assistance Plan for the Oldham Village TIF Plan. Otherwise, the minimum statutory requirements of the Relocation Statute are incorporated herein as the Relocation Assistance Plan for the Oldham Village TIF Plan.

EXHIBIT 9

AFFIDAVIT

See Following Pages

AFFIDAVIT

STATE OF Kansas)
) S.S.
COUNTY OF Johnson)

The undersigned, on behalf of OLDHAM INVESTORS, LLC, states and deposes upon oath as follows:

1. Capitalized terms used herein and not otherwise defined herein have the meanings set forth in the Oldham Village Tax Increment Financing Redevelopment Plan (the "Plan").

2. The Redevelopment Area consists of approximately 60+/- acres located in the City and as legally described in the Plan.

3. Based upon the Blight Study prepared by Sterrett Urban, LLC, the Redevelopment Area, on the whole, is a blighted area (as defined in the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800, *et seq.*, R.S.Mo., as amended) because within the Redevelopment Area there exists, among other factors, 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 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 as described in the Blight Study included as part of the proposed Plan. The Redevelopment Area has not recently been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. In addition, the cost of curing the existing conditions and construction of improvements pursuant to the Plan are not economically viable if fully borne by the Redeveloper.

4. The Cost Benefit Analysis prepared by IRR Corporate and Public Finance, LLC shows the economic impact of the Plan on each affected taxing district.

5. As demonstrated in the calculations of return on investment contained in the Cost Benefit Analysis, the Redevelopment Projects described in the Plan are not economically viable to the Redeveloper without such assistance.

6. As demonstrated in the calculations of return on investment contained in the Cost Benefit Analysis, the Plan projects are financially feasible with the assistance described.

7. The information submitted to the City and the Commission, and the statements and averments in this Affidavit are, to the best of its knowledge and belief, true, accurate and complete in all material respects.

FURTHER, AFFIANT SAITH NAUGHT.


OLDHAM INVESTORS, LLC

By: 
MATT PENNINGTON

State of Kansas County of Johnson

Subscribed and sworn to before me, the undersigned Notary Public in and for said County and State, this 11th day of September, 2021.

{Notarial Seal/Stamp}


Signature of Notary

Anna Jimenez
Typed/Printed Name of Notary Public

My Commission expires:

4/16/2025

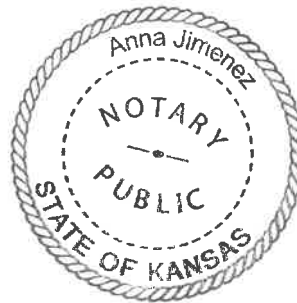


EXHIBIT 10

ESTIMATED REDEVELOPMENT SCHEDULE

| | Estimated Commencement | Estimated Completion |
|-----------------------------------|-----------------------------------|---------------------------------|
| Redevelopment Project Areas 1 & 3 | 2025 - 2026 | 2026 - 2030 |
| Redevelopment Project Areas 2 & 4 | 2025 - 2028 | 2027 - 2032 |
