

East Village  
Redevelopment Area

## Blight Study

East Village Investors, LLC  
Lee's Summit, Missouri  
August 8, 2025

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## Section I

### Introduction

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The purpose of this analysis is to determine if the proposed East Village Tax Increment Financing Plan, which consists of approximately 124.20 acres and five (5) property/tax parcels located in the southeast quadrant of the U.S. Highway 50 and Missouri Route 291 interchange and generally bounded on the north by the southern right of way of U.S. 50 Highway, on the east by the western railroad right of way of Union Pacific Railroad, on the south by SE 16<sup>th</sup> Street, and on the west by the eastern right of way of Missouri Route 291 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”).

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban, LLC (“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 August 2025. The effective date of this study is August 8, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses five (5) property/tax parcels and approximately 124.20 acres of property.

### 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)).*

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.

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 August 2025. The effective date of the study is August 8, 2025, the date of inspection.

### **Previous Blight Determinations**

#### **Proposed Redevelopment Area**

Each of the five property/tax parcels in the Study Area 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. Four of the five 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 one property in the Study Area not included in the Highway 291 South LCRA Redevelopment Plan is the smallest parcel in the Study Area located at 4 SE 16<sup>th</sup> Street. 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 five (5) property parcels. 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 five (5) property/tax parcels. 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**

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#### **Location & Access**

The Study Area encompasses approximately 124.20 acres and consists of five (5) property/tax parcels. The Study Area is in the southeast quadrant of the U.S. 50/Missouri Route 291 Interchange and is generally bounded by the southern right of way of U.S. 50 Highway on the north, the western United Pacific Railroad right of way on the east, SE 16<sup>th</sup> Street and its eastern prolongation on the south, and the eastern right of way of Missouri Route 291 on the west in Lee's Summit, Jackson County, Missouri.

The Study Area has excellent regional access due to Missouri Route 291 forming its western boundary and currently accessible via SE Bailey Road and SE 16<sup>th</sup> Street. 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 west for north-bound and south-bound highway traffic via signalized intersections with Oldham Parkway (incomplete intersection that terminates at the Study Area) and SE Bailey Road. SE 16<sup>th</sup> Street is only accessible by north-bound traffic on Missouri Route 291 and is not signalized.

SE Bailey Road is a two-lane thoroughfare with a center turn lane classified by the city as a "Minor Arterial" that widens to five lanes (two thoroughfare lanes and three turn lanes) at its signalized intersection with Missouri Route 291. SE Bailey Road narrows to two thoroughfare lanes with no turn lane at the viaduct to the east that crosses over the Union Pacific railway.

SE 16<sup>th</sup> Street is a two-lane east-west thoroughfare classified as a "Local Street." As noted above west-bound traffic on 16<sup>th</sup> Street can only turn north at M-291 Highway, and access to east-bound 16<sup>th</sup> Street from M-291 Highway is only available to north-bound traffic on M-291 Highway.

No other points of access to the Study Area exist. The only improved direct access to property in the Study Area is from SE Bailey Road. A driveway on the north side of SE Bailey a short distance east of the intersection with M-291 Highway provides access to the Zoetis distribution center. Access roads exist on the other property/parcels in the Study Area and typically in poor condition.

Bike routes currently do not exist within the Study Area but two routes are planned for SE Bailey Road. One route is a "Planned Route (Path)" and the second is a "Planned Route (Street Accommodation)." The Planned Route (Street Accommodation) would connect with an existing bike route (street accommodation) on SE Bailey Road to the east that terminates at Ranson Road. The planned bike route (path) would extend west across M-291 and connect with a planned route

(path) on Jefferson Street and an existing route (street accommodation) on Oldham Parkway that would provide bicycle access to the Oldham Village mixed-use development. Pedestrian access is poor within the Study Area with sidewalks existing on the south side of SE Bailey Road and on the north side of SE Bailey Road for a short distance west of the viaduct. A few locations exist where the sidewalks are uneven, but are generally in excellent condition. Sidewalks do not exist anywhere else within the Study Area.

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 five (5) property/tax parcels within the Study Area. Per information obtained from the geographic information system of Jackson County, Missouri, the Study Area contains a total of approximately 124.20 acres.

### **Topography**

The Study Areas is relatively flat north of SE Bailey Road, with a slight down-gradient slope to the south and to the east. That part of the Study Area located south of Bailey Road is a valley, with the central portion of the property sloping downward to the south and the western and eastern portions of the property sloping upward slightly to the west and east, respectively. The highest point in the Study Area is in the northeast corner at approximately elevation 1050.00, and the lowest point in the Study Area is along the southern border near SE 16<sup>th</sup> Street at approximately elevation 1000.00.

According to Map No. 29095C0438G, effective January 20, 2017, from the Federal Emergency Management Agency (FEMA), the Study Area is not located in a 100-year or 500-year flood plain.

That part of the Study Area located south of a point just north of the Zoetis distribution center at 1 Pfizer Way is in the Big Creek Watershed. The northwest corner of the Study Area is included in the Cedar Creek Watershed, and the northeast corner of the Study Area is included in the West Prairie Lee Watershed.

### **Utilities**

Standard utilities including water, sewer, electricity, and gas are not actively accessible for all of the individual properties/parcels in the Study Area, but are available for future development.

## Zoning

The existing zoning is PMIX (Planned Mixed Use) and PI (Planned Industrial). 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.



East Village Redevelopment Area – Zoning Map

| Zoning Classification                      | Intent*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>PMIX    Planned Mixed Use</b></p>    | <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"> <li>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,</li> <li>b) Permit a mixture of uses which, with proper design and planning, will be compatible with each other and with surrounding uses or zoning districts and will permit a finer-grained and more comprehensive response to market demand, and</li> <li>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.</li> </ul> <p>An area may be considered for rezoning to PMIX District if any one of the following conditions exist:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> |
| <p><b>PI        Planned Industrial</b></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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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.

\*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 two of the five property parcels in the Study Area. The two properties in question include vacant land located at 1 SE Pfizer Way, Unit 100, 101, 102 and 106 and 100 SE Bailey Road, and the second property is vacant land at 1001 South Missouri 291 Highway.

The Phase 1 ESA for 1 SE Pfizer Way concluded there were no recognizable environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property except for the following:

- Two (2) closed-in-place USTs formerly containing naphtha and wastewater are reportedly present at the subject property; and
- A reported release of polyfluoroalkyl substances (PFAS) containing firefighting foam has the potential to adversely impact the subject property.

Based on the information collected during the Phase 1 ESA, it was the opinion of CG Environmental Services, LLC, who conducted the Phase 1 ESA, that additional investigation would be required to detect the presence of adverse impact to the subject property.

The Phase 1 ESA for 1001 South Missouri 291 Highway revealed no recognizable environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property. It was the opinion of CG Environmental Services, LLC, that no additional investigation was warranted at the time.

The Consultant is unaware of the presence of 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 agricultural properties is 12%. The real estate levy for 2024 in the Study Area was \$7.2206 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 2024 (the most recent year in which real estate taxes have been collected), the Study Area generated \$2,238,525 in taxable assessed value, generating a total of \$193,343.12 in real estate taxes. The total assessed value of the Study Area increased by 163.09% between 2020 and 2024. The highest annual increase during that period was in 2023 when the assessed value of the Study Area increased by 150.38%. Much of that increase was due to the Zoetis distribution center at 1 Pfizer Way (northeast corner of M-291 Highway and SE Bailey Road. The Zoetis property by itself increased 231.93% over the same period, while the remainder of the Study Area increased by \$20,404, or 7.81%. All of the increase that took place in the remainder of the Study Area did so at 4 SE 16<sup>th</sup> Street, due to a conversion in its classification from residential to commercial. The three other properties owned by LS Industrial, LLC saw large increases in assessed values the following year in 2025 due to a conversion of their classifications from agricultural/commercial and agricultural to commercial. If not for the conversions of classification the properties other than Zoetis would likely have had a negligible increase in assessed value.

All tax payments are current.

### **Existing Improvements**

The Study Area consists of five (5) property/tax parcels containing approximately 124.20 acres and is in the southeast quadrant of the U.S. Highway 50 / Missouri Route 291 interchange.

The four northern-most property/tax parcels in the Study Area were acquired by Pfizer in 1972. Manufacturing plants were constructed on the three northern-most property/tax parcels, but when Pfizer determined the company had too much capacity after acquiring other manufacturers, the decision was made by Pfizer to close the plants in 2006 and sell the property. At the same time a developer was proposing to develop a 900,000 square foot mixed use development consisting of retail, commercial uses, hotels, and even a minor league baseball stadium, but plans never progressed.

Two of the plants with ancillary improvements were demolished prior to disposition. The third plant was provided to a spin-off of Pfizer who specialized in animal health, Zoetis, in 2013. As of the time of this Study, a surface parking lot and what had been part of a paved vehicular entrance remain on the northern-most parcel. Remnants of part of a rail spur can be found on the second property/tax parcel from the northern boundary, but the remainder of the parcel is covered with tall, noxious, thorny weeds and vines. A small detention pond that was constructed to help manage drainage at the time the SE Bailey Road viaduct was constructed remains on-site.



*1 Pfizer Way – looking northwest from SE Bailey Rd – Zoetis Distribution Center*

The fourth parcel that exists today that had been owned by Pfizer, located at the southeast corner of M-291 Highway and SE Bailey Road, has never been developed with the exception of an access road near the M-291 Highway right of way. Big Creek traverses the property, and floods the area around SE 16<sup>th</sup> Street to the south. Transient activity is evident on the property near the fifth parcel in the Study Area, located at 4 SE 16<sup>th</sup> Street. That property, at just under one acre in size, had been classified as residential until 2024, and until recently a house had existed on the property adjacent to the west. The small parcel has been vacant for a long time, and after years of neglect is covered with dense overgrown vegetation that encroaches on neighboring properties and SE 16<sup>th</sup> Street.

Although the past and current land uses have largely been agricultural and light 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 1 SE Pfizer Way.

|                        | Population |         |          |         |
|------------------------|------------|---------|----------|---------|
| 1 SE Pfizer Way        | Historic   |         | Forecast |         |
| Radius                 | 2010       | 2020    | 2025     | 2030    |
| <b>One Mile</b>        | 3,875      | 4,064   | 4,023    | 4,010   |
| percent change (1 mi)  |            | +4.9%   | -1.0%    | -0.3%   |
| change from '10 (1 mi) |            | +4.9%   | +3.8%    | +3.5%   |
| <b>Three Mile</b>      | 49,268     | 50,719  | 52,565   | 54,116  |
| percent change (3 mi)  |            | +2.9%   | +3.6%    | +3.0%   |
| change from '10 (3 mi) |            | +2.9%   | +6.7%    | +9.8%   |
| <b>Five Mile</b>       | 85,074     | 93,944  | 99,490   | 102,450 |
| percent change (5 mi)  |            | +10.4%  | +5.9%    | +3.0%   |
| change from '10 (5 mi) |            | +10.4%  | +16.9%   | +20.4%  |
|                        |            |         |          |         |
| <b>Lee's Summit</b>    | 91,430     | 101,108 | 106,372  | 108,990 |
| percent change         |            | +10.6%  | +5.2%    | +2.5%   |
| change from '10        |            | +10.6%  | +16.3%   | +19.2%  |

Source: ESRI; Sterrett Urban, LLC

The population figures indicate an average rate of growth within five miles of the Study Area (+10.4%) compared to those areas within one and three miles of the Study Areas (+4.9% and 2.9%, respectively) between 2010 and 2020 with the slowest growth occurring within three miles of the Study Area. The growth rate within one, three and five 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 2025 (-1.0%) within one mile of the Study Area and a slower rate of decline in growth nearest the Study Area in 2030 (-0.3%) with stable population between three and five miles of the Study Area (+3.0%). Overall, the area nearest the Study Areas is expected to have experienced the lowest growth in population between 2010 and 2029 (+3.5%), while modest population growth is expected to have occurred within three miles of the Study Area (+9.8%), but less than the rate for Lee's Summit (+19.2%). The population growth rate between 2010 and 2030 is forecast to be greatest within five miles of the Study Area at 20.4%.

|                                             | <b>Median Household Income</b> |                   |
|---------------------------------------------|--------------------------------|-------------------|
| <b>1 SE Pfizer Way</b>                      | <b>Forecast</b>                |                   |
| <b>Radius</b>                               | <b>2025</b>                    | <b>2030</b>       |
| <b>One Mile</b><br>chg. from '25 (1 mile)   | 77,871                         | 89,320<br>+14.7%  |
| <b>Three Mile</b><br>chg. from '25 (3 mile) | 91,862                         | 104,816<br>+14.1% |
| <b>Five Mile</b><br>chg. from '25 (5 mile)  | 106,466                        | 119,705<br>+12.4% |
|                                             |                                |                   |
| <b>Lee's Summit</b><br>chg. from '25        | 107,388                        | 121,257<br>+12.9% |

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2025 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 (\$107,388). The median household income within one mile of the Study Area in 2030 is forecasted by ESRI to be approximately 26.3% lower than the median household income for the city, but is forecasted to have a higher rate of income growth through 2030 (14.7% compared to 12.9% 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

June 2025 (not seasonally adjusted)

| <b>Labor Force</b> | <b>Labor Force Employed</b> | <b>Labor Force Unemployed</b> | <b>Percentage Unemployed</b> |
|--------------------|-----------------------------|-------------------------------|------------------------------|
| 57,820             | 55,658                      | 2,162                         | 3.7%                         |

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 June 2025 was 4.2%.

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

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Significant findings of East 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 July and August 2025. 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 conditions as defined by the TIF 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:

*“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.

Under certain conditions poor drainage can be a problem with Big Creek in the southern portion of the Study Area and in the neighborhood south of the Study Area. Rain events have been known to flood the drainage swales/ditches along SE 16<sup>th</sup> Street and the probability exists to flood the property in the Study Area – rising out of the Big Creek’s banks – and causing local flooding in the streets south of the Study Area.

Noxious, overgrown vegetation is present on all but one parcel.

A stagnant drainage basin, constructed as part of the construction of the viaduct on SE Bailey Road, is in the southeast corner of the vacant land parcel immediately east of Zoetis.

While most of the northern-most parcel is fenced, the western boundary, including an access drive, is open to anyone. Evidence of illegal dumping could be found, as the overgrown vegetation and the higher elevation relative to M-291 Highway and the rest of the Study Area to the south provide cover for anyone on the property.

Examples of this condition are shown below. The Study Area exhibited insanitary or unsafe conditions.



***1 Pfizer Way – looking north from SE Bailey Rd – overgrown vegetation***



***1 Pfizer Way – looking west – lack of pedestrian circulation (sidewalk) on north side of Bailey Rd***



*1 Pfizer Way – looking northeast – overgrown vegetation*



*1 Pfizer Way – looking west – remnant of rail spur; overgrown vegetation*



***1 Pfizer Way – looking southeast – railroad ballast on property (debris)***



***1 Pfizer Way – looking south – stagnant drainage pond; overgrown vegetation***



***1 Pfizer Way – looking east along SE Bailey Rd – overgrown vegetation***



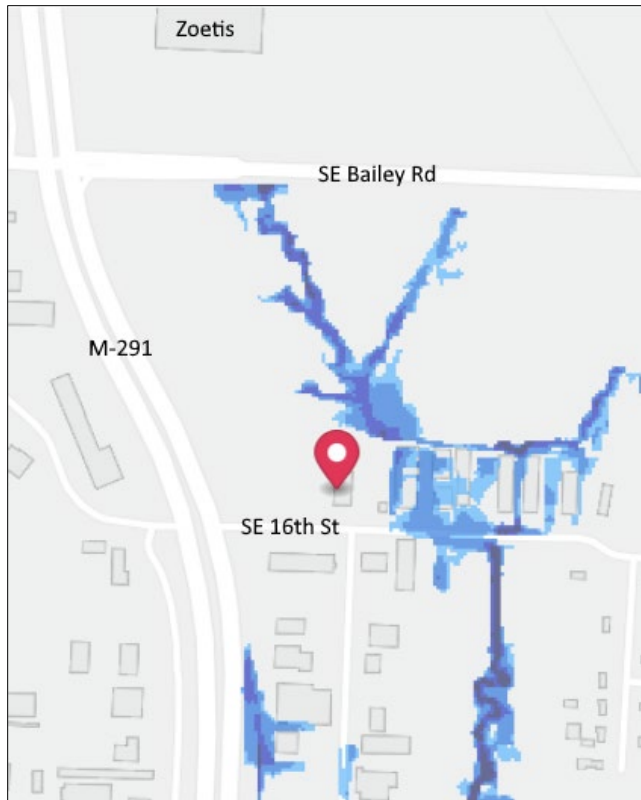
***1 Pfizer Way – looking north along eastern property line – overgrown vegetation***



***SEC M-291 and SE Bailey Rd – looking west – overgrown vegetation***



***SEC M-291 and SE Bailey Rd – looking south – Big Creek, overgrown vegetation***



*SEC M-291 and SE Bailey Rd – aerial – extent of probable flooding from Big Creek*



*SEC M-291 and SE Bailey Rd – looking north – evidence of transient activity; trash/debris*



***SEC M-291 and SE Bailey Rd – looking east – concrete rubble***



***4 SE 16<sup>th</sup> St – looking southeast – overgrown vegetation***



***4 SE 16<sup>th</sup> St – looking west – overgrown vegetation encroaching on 16<sup>th</sup> St***



***4 SE 16<sup>th</sup> St – looking northwest – vegetative and construction debris; overgrown vegetation***



***1 Pfizer Way – looking east – open gate; overgrown vegetation***



***1001 S. M-291 – looking east – open access; deterioration of drive***



*1001 S. M-291 – looking southwest – illegal dumping; overgrown vegetation*



*1001 S. M-291 – looking west – illegal dumping*

## **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 only structure in the Study Area is the Zoetis Distribution Center. The building appears to be in good condition as does the ancillary building located north and west of the center. Other improvements, including surface parking and a driveway, plus a drainage facility appear to be in fair to good condition.

No other primary structures or ancillary improvements exist in the Study Area.

A variety of blight conditions were 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 an abandoned surface parking lot and entrance driveway, and of access roads.

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



*1001 S. M-291 – looking east – deterioration of pavement; overgrown vegetation*



*1001 S. M-291 – looking west – deterioration of pavement; overgrown vegetation*



***1001 S. M-291 – looking east – deterioration of pavement; overgrown vegetation***



***1001 S. M-291 – looking southeast – deterioration of pavement; overgrown vegetation***



***1001 S. M-291 – looking east – deterioration of pavement; overgrown vegetation***



***SEC M-291 and SE Bailey Rd – looking south – deterioration of access road***

The Study Area exhibits deterioration of site improvements in a few locations and includes the deterioration of surface parking and driveway pavement, in addition to deterioration of access roads.

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

Fire safety and crime information obtained from crimemapping.com and pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past six months.

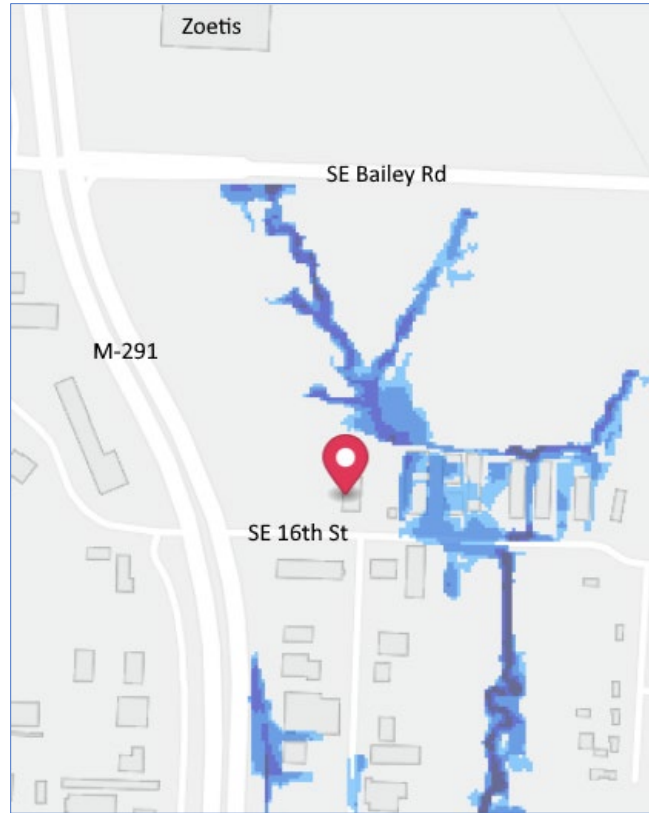
As noted previously, CG Environmental Services found that there were no recognizable environmental conditions, controlled recognized environmental conditions, or significant data gaps present on two of the five properties in the Study Area they were able to access and analyze, ***with the exception of the following at 1 SE Pfizer Way, Unit 100, 101, 102 and 106 and 100 SE Bailey Road:***

- Two (2) closed-in-place USTs formerly containing naphtha and wastewater are reportedly present at the subject property; and
- A reported release of polyfluoroalkyl substances (PFAS) containing firefighting foam has the potential to adversely impact the subject property.

It was the opinion of CG Environmental Services, LLC, who conducted the Phase I Environmental Site Assessments, that additional investigation was required to detect the presence of adverse impact to the property.

Although the Study Area is not within a 100-year or 500-year flood plain as noted earlier, the property located at the southeast corner of M-291 Highway and SE Bailey Road does have a probability of flooding according to First Street, as illustrated in the graphic below. First Street has developed a national flood model that adjusts for climate change and its impact on inland/riverine flooding and the financial risk facing each individual property in the United States. The Big Creek runs through the valley of the subject property and under certain conditions can rise out of its banks and flood the subject property as well as the neighborhood to the south, threatening lives and causing costly damage.

The probability of flooding and the potential environmental liabilities indicate conditions exist which endanger property by fire and other causes in the Study Area.



***Flood Depth – Southeast Corner of M-291 and SE Bailey Rd***

Due to the probability of flooding, conditions which endanger life or property by fire and other causes do exist 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 87.8% of the Study Area.

## East Village Redevelopment Area

### Summary of Blighting Factors

| Study Area                                        | Parcels | Pct.         | Area<br>(acres) | Pct.         |
|---------------------------------------------------|---------|--------------|-----------------|--------------|
| Total                                             | 5       | 100%         | 124.20          | 100%         |
| <u>Blighting Factors</u>                          |         |              |                 |              |
| Insanitary or unsafe conditions                   | 5       | 100.0%       | 124.20          | 100.0%       |
| Deterioration of site improvements                | 3       | 60.0%        | 108.20          | 87.1%        |
| Existence of conditions which endanger            |         |              |                 |              |
| life or property by fire and other causes         | 2       | 20.0%        | 48.70           | 39.2%        |
| Parcels with Predominance of Blighting<br>Factors | 4       | <b>80.0%</b> | <b>109.80</b>   | <b>87.8%</b> |

### 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 163.09% since 2020, largely due to the Zoetis Distribution Center at 1 Pfizer Way.

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 163% since 2020, the other four properties in the Study Area are vacant fields and have not experienced the same level of growth in valuation. Four properties have had stagnant, or declining (in real dollars), assessed values since 2020. While the other four properties have experienced an increase, that

increase occurred because of a change in property classification from agriculture and commercial, agriculture, or residential, to commercial. The properties remain largely undeveloped and are underperforming in tax revenue generation for the taxing jurisdictions because they have not been developed to their highest and best use. The intended development, a planned mixed-use development of multifamily, hospitality, commercial, and retail uses, is in line with what was approved in the most recent comprehensive plan for the city.

- 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 existence of unsafe and deteriorating conditions that will require a well-capitalized developer to eliminate those conditions.

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 existing building and site improvements, and continued vacancy of the other properties in the Study Area, 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, the lack of preferred development for more than twenty years, 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 condition that violated the city’s nuisance code includes the presence of overgrown vegetation. For properties larger than ten acres, weeds must be kept below ten inches in an area fifty feet from adjoining residential and commercial properties, and from adjoining streets. Only one property currently does not violate the city’s property nuisance code.

A predominance of social liabilities, caused by the underlying blighting factors of insanitary or unsafe conditions and of site deterioration, was found on four of the five parcels, or almost 88% of the Study Area. A predominance of economic liabilities was also found on the same four of the five parcels.

### **Conclusion**

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

The dominant blighting factor is the insanitary and unsafe conditions present in the redevelopment area, and some instances of site deterioration. Four of the five properties will continue to have stagnant valuations if left undeveloped. The stagnant property values due to the underutilization of the property and the lack of development over the past several decades indicates blight is present within the East 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 East Village Redevelopment Area, as of August 8, 2025, is a "blighted area" according to the definition provided in the TIF Act and constitutes an economic liability and social liability in its present condition and use.

Appendix A

## **Property Ownership & Legal Descriptions**

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| Map No. | Site Address                | Parcel ID No.            | Owner                     | Short/Abbreviated Parcel Legal Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------|-----------------------------|--------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | 1 SE PFIZER WAY             | 61-500-03-78-00-0-00-000 | PFIZER INC                | PFIZER WAY---LOT 2<br>SEC 08 TWP 47 RNG 31 SW 1/4<br>AT A PT 200' E & 290' MOL S OF NW COR SW<br>1/4 TH ELY ALG S LI HWY ROW 940' MOL TO<br>WLY LI MOP RR TH SELY ALG SD RR 1120'<br>MOL TH W 1440' MOL TO ELY LI HWY 71 BY-                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 2       | 1001 S M 291 HWY            | 61-500-03-80-00-0-00-000 | OLDHAM EAST INVESTORS LLC | PFIZER WAY---LOT 1 (EX TH PT TAKEN FOR<br>ROW DAF: BEG NW COR SD LOT 1 TH SELY<br>ALG ELY ROW LI M-291 50' MOL TO TRUE<br>POB. TH S 87 DEG 50 MIN 52 SEC E 103.55' TH<br>S 02 DEG 09 MIN 08 SEC W 25' TH S 59 DEG 04<br>MIN 54 SEC W 106.08' TO SD ELY ROW LI TH<br>NWLY ALD SD ELY ROW LI 84.17' TO TRUE<br>POB) & PT SEC-08 TWP-47 RNG-31 SW 1/4<br>DAF: BEG AT SE COR SW 1/4 SD SEC 8 TH N 87<br>DEG 49 MIN 40 SEC W 18.79' TH N 02 DEG 10<br>MIN 20 SEC E 50' TO TRUE POB TH N 87 DEG<br>49 MIN 40 SEC W 710.59' TH N 83 DEG 24 MIN<br>50 SEC E 656.73' TO WLY LI RR TH S 29 DEG 25<br>MIN 37 SEC E ALG SD W LI RR 117.41' TO<br>TRUE POB |
| 3       | 1 SE PFIZER WAY UNIT 100    | 61-500-03-81-00-0-00-000 | LS INDUSTRIAL LLC         | MADDOX ACRES LOT 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4       | 4 SE 16TH ST                | 61-800-02-13-00-0-00-000 | LS INDUSTRIAL LLC         | SEC-17 TWP-47 RNG-31--PT N 1/2 DAF: BEG<br>NE COR NW 1/4 TH S 87 DEG 53 MIN 51 SEC E<br>11.96 TH S 29 DEG 25 MIN 41 SEC E 1493' MOL<br>TH W 822' MOL TH N 357' MOL TH W 1521'<br>MOL TH NWLY ALG CURV RI ARC DIST 938'<br>MOL TH NE 48' MOL TH S 87 DEG 49 MIN 44<br>SEC E 1930' MOL TO TRU POB                                                                                                                                                                                                                                                                                                                                               |
| 5       | NO ADDRESS ASSIGNED BY CITY | 61-800-02-61-00-0-00-000 | LS INDUSTRIAL LLC         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

Appendix B

**Property Valuation & Taxes**

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East Village  
Redevelopment Area  
Blight Study

Appendix B  
Property Valuation and Taxes

| Map<br>No.          | Tax Parcel ID Number     | Assessed Value |         |         |           |           |           | Taxes      |            | NOTES |
|---------------------|--------------------------|----------------|---------|---------|-----------|-----------|-----------|------------|------------|-------|
|                     |                          | 2020           | 2021    | 2022    | 2023      | 2024      | 2025      | 2024       | Delinquent |       |
| 1                   | 61-500-03-78-00-0-00-000 | 589,520        | 619,200 | 619,200 | 1,956,768 | 1,956,768 | 2,152,444 | 169,409.15 | 0.00       |       |
| 2                   | 61-500-03-80-00-0-00-000 | 3,125          | 3,157   | 3,157   | 1,839     | 1,839     | 1,839     | 132.79     | 0.00       |       |
| 3                   | 61-500-03-81-00-0-00-000 | 243,295        | 243,512 | 243,512 | 243,512   | 243,512   | 646,736   | 20,695.60  | 0.00       |       |
| 4                   | 61-800-02-13-00-0-00-000 | 12,341         | 12,350  | 12,350  | 0         | 33,184    | 35,174    | 2,872.93   | 0.00       |       |
| 5                   | 61-800-02-61-00-0-00-000 | 2,592          | 2,592   | 2,592   | 3,222     | 3,222     | 1,018,467 | 232.65     | 0.00       |       |
| Total               |                          | 850,873        | 880,811 | 880,811 | 2,205,341 | 2,238,525 | 3,854,660 | 193,343.12 | 0.00       |       |
| Annual Change %     |                          |                | 3.52%   | 0.00%   | 150.38%   | 1.50%     | 72.20%    |            |            |       |
| Cumulative Change % |                          |                | 3.52%   | 3.52%   | 159.19%   | 163.09%   | 353.02%   |            |            |       |

Appendix C

**Summary of Properties & Blighting Factors Present**

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| No.           | Parcel Address              | Parcel APN (County)      | Insanitary or unsafe conditions | Deterioration of site improvements | Endangerment of life or property by fire, other causes | TOTAL     | Acreage       | Predominance of Blighting Factors Present |
|---------------|-----------------------------|--------------------------|---------------------------------|------------------------------------|--------------------------------------------------------|-----------|---------------|-------------------------------------------|
| 1             | 1 SE PFIZER WAY             | 61-500-03-78-00-0-00-000 | ■                               |                                    |                                                        | 1         | 15.12         |                                           |
| 2             | 1001 S M 291 HWY            | 61-500-03-80-00-0-00-000 | ■                               | ■                                  |                                                        | 2         | 23.76         | ■                                         |
| 3             | 1 SE PFIZER WAY             | 61-500-03-81-00-0-00-000 | ■                               | ■                                  | ■                                                      | 3         | 35.69         | ■                                         |
| 4             | 4 SE 16TH ST                | 61-800-02-13-00-0-00-000 | ■                               |                                    |                                                        | 1         | 0.92          | ■                                         |
| 5             | NO ADDRESS ASSIGNED BY CITY | 61-800-02-61-00-0-00-000 | ■                               | ■                                  | ■                                                      | 3         | 48.71         | ■                                         |
| <b>TOTALS</b> |                             |                          | <b>5</b>                        | <b>3</b>                           | <b>2</b>                                               | <b>10</b> | <b>124.20</b> | <b>4</b>                                  |
|               |                             |                          | <b>124.2</b>                    | <b>108.2</b>                       | <b>84.4</b>                                            |           |               | <b>109.08</b>                             |
|               |                             |                          | <b>100.0%</b>                   | <b>87.1%</b>                       | <b>68.0%</b>                                           |           |               | <b>87.8%</b>                              |

Appendix D

**Certification / Assumptions & Limiting Conditions / Qualifications**

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## 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 August 8, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.

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

Patrick Sterrett  
Sterrett Urban, LLC

## Assumptions & Limiting Conditions

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

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

# Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

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

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

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

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

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

# Patrick Sterrett, AICP

Principal



Urban Planning & Development Services

## Select Professional Experience

### Sterrett Urban LLC

2006 – Current

Owner/Principal

#### REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

##### Blight Study

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

##### Blight Study

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

##### Blight Study

7611 NW 97<sup>th</sup> 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

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

##### Blight Study

23<sup>rd</sup> & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

##### General Development Plan and Qualifications Analysis (Blight)

17<sup>th</sup> & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

##### General Development Plan and Qualifications Analysis (Blight)

63<sup>rd</sup> 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

32<sup>nd</sup> Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

### Blight Study

32<sup>nd</sup> 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 58<sup>th</sup> 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. 31<sup>st</sup> Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

### Blight Study

612 W. 47<sup>th</sup> 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

89<sup>th</sup> & 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 112<sup>th</sup> Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

### Blight Study

NW Prairie View Road & NW 72<sup>nd</sup> 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

8<sup>th</sup> & 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); 29<sup>th</sup> 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)

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

### General Development Plan and Qualifications Analysis (Blight)

2<sup>nd</sup> 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. 13<sup>th</sup> 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)

1<sup>st</sup> 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)

1<sup>st</sup> 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

39<sup>th</sup> 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

155<sup>th</sup> & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

### Blight Study

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

### Blight Study Update

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

### General Development Plan & Blight Study

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

### Blight Feasibility & Redevelopment Boundary Analysis

Northwest Briarcliff Road Corridor, City of Kansas City, MO

### General Development Plan & Blight Study

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

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Principal



Urban Planning & Development Services

## REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study

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

Blight Study

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

Blight Study

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

General Development Plan & Blight Study

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

Blight Study

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

Blight Study

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

General Development Plan & Blight Study

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

Blight Study & Urban Renewal Plan

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

\*In conjunction with APD Urban Planning & Management, LLC

## **Economic Development Corporation of Kansas City, Missouri**

1995 – 2006

Executive Director, Port Authority of Kansas City, Missouri

Planner / Senior Planner

Author of the following plans and studies:

Riverfront TIF Plan / Blight Study

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

19<sup>th</sup> Terrace TIF Plan / Conservation Study

22<sup>nd</sup> & Main St. TIF Plan / Conservation Study

47<sup>th</sup> & Roanoke TIF Plan

Prospect North TIF Plan

Jazz District TIF Plan

Pershing Road TIF Plan

Eastwood Urban Renewal Plan / Blight Study

South 31<sup>st</sup> Street Urban Renewal Plan / Blight Study

Longfellow–Dutch Hill Urban Renewal Plan