Coperty / Facility, Inspection Kansas City, Missouri Tess Not available ding Type KA # Stories are property improved Yes No ding Exterior Item Standard dation GRating		Buildir	Inspector Project/Sur Parcel Num		25 th & Southw	Tra	<u>-</u>
ress Not available ling Type K / H Stories / roperty improved Yes No ding Exterior Item Standard dation			Parcel Num		25 th & Southw	act Pauloumed C	·+
ding Type K # Stories are specified with the stories are speci						est boulevard P	'IEA
operty improved Yes No ding Exterior Item Standard dation					2944027170200	0000	
ding Exterior Item Standard dation	Fair		ng Material	NA	Basement		Ne
Item Standard dation	Fair		Property Size	(sq.'ft.)	6,291 sq.	ft.	
Item Standard dation	Fair						
dation		Poor	Dilapidated	I	Com	ments	
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Rating	1			1	<i></i>		
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equate Drainage	 -	1		 			
equate Conversion		1				****	
equate Facility Use				<u> </u>			
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for retail sales purposes)							
n storage							
ssory Structures							
c Sidewalks, Curbs, Gutter		-					
n Basins							
et Lights		<u> </u>					
et Conditions	l			L			



Brief Notes:

Date 6.29.04					Inspector	Potter				act
City Kansas City, Misso	ouri				Project/Surve			& Southwest	Boulevard	PIEA
Address 2536 Belleview	1		1		Parcel Numb	er		7170100000	0	
Building Type Revident		# Stories	1.5			truber	E	Basement: 🗸	Yes	• No
s Property improved	Yes	No			Property Size	(sq. ft.)		,144 sq. ft.		
Building Exterior										
Item		Standard	Fair	Poor	Dilapidated			Comme	nts	
oundation			×							······································
Valls			X	-						
Roof Rating		ļ		2						
Porch Stairs (Front & Rear)		_	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ 	\ <u> </u>						
Chimney		 	Ž							
Doors		-	X	†						
Vindows			X			······································				
exterior Paint			X							
eaders & Gutters		-	<u>X</u>	1./						
nd Floor Egress nadequate Original Constructi	nn	 	 	X						
nadequate Orginal Constructi nadequate Drainage	UI I	+	 	 				·		
nadequate Conversion				 						
nadequate Facility Use						1 .		11/		
Topography Issues			メー	-X		SIPA	2 E	tow		
Building out of plumb			XI			10				
mprovement Size (Approximate Number of Out-buildings	te Square Fe	eet)	M	7]					
vulliber of Out-buildings			j							
nterior										
Item							7	Comme	nts	
Valls		Inte	JAC-	5	4 south	om .	let			
loors		1000	7,0	1	7700		<i>U</i> - '	Joseph	سطو	
Ceiling Stairs								<u> </u>		
ighting	············	+		 -						
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Foundation Floor										
oundation Walls										
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Staircase Columns										
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Plumbing Equipment		 								
leating Equipment										
Chimney				-						
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Evidence of Moisture Rodent Control		 			 					
COCHE CONTUB			L	L	11				• • • • • • • • • • • • • • • • • • • •	
Property Condition										
Retaining Walls			X							
Private Sidewalks & Drives				X						
awns & Shrubs Excessive stored Vehicles		-	 	<u> </u>						
not for retail sales purposes)			1	/						
Open storage			<u> </u>	→						
Accessory Structures						=10		····		
Public Sidewalks, Curbs, Gutte				X						
Catch Basins				X						
Street Lights			1.5	ļ	-					
treet Conditions			!X	<u> </u>	L					
1 _ L :										
Rating 3 Standard	1	- X			Dilapida					

A Manasa City, Missouri dicises 2540 Bellevjeev Ilding Type If # Stories Property Improved Property Size (sq. ft.) 5,286 sq. ft. Item Standard Fair Poor Dilapidated Comments Item Standard Fair Poor Dilapidated	roperty / Facility In			Inspector Potter						
Idress 2540 Bellevjew Fistories Fistor										
Iliding Type Property improved Yes No Property Size (sq. ft.) Basement Property Size (sq. ft.) Sandard Item Sandard Item Sandard Fair Poor Ditapidated Comments Or Rating rch Item Standard Fair Poor Ditapidated Comments Comments Comments The Foor Signes Sequete Original Construction adders & Gutters Floor Signes Sequete Conversion addequate Facility Use Pooraphy Issues diding out of plamb provement Size (Approximate Square Feet) Interior Item Comments Comme		ſ			. 29440271600000000					
Property improved Yes No Property Size (sq. ft.) 6,286 sq. ft. Illiam Standard Fair Poor Dispidated Comments		# Stories A1 #	Buildi			Ţ,				
Item Standard Fair Poor Dilapidated Comments undation alls of Rating Ch size (Front & Rear) where of Comments and Comments of Rating Ch size (Front & Rear) where of Rating Ch size (Front & Rear) where of Comments of Rating Ch size (Front & Rear) where of Rating Ch si				Property Size (sa. ft		<u> </u>				
Item Standard Fair Poor Dilapidated Comments Includation alls of Rating rch iss (Front & Rear) imney ors ndows ndows ndows terior Paint adders & Gutters Hoor Egress adequate Conginal Construction adequate Fairally Use pography Issues iding out of plumb provement Size (Approximate Square Feet) imper of Out-buildings terior Item Item Item Comments Comments Comments Comments All Comment			<u> </u>		3/2333					
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Property / Facility Ins				Inspector Potter						
City Kansas City, Missouri				Project/Surv	ey Area	25th & Southwest Boulevard PIEA				
Address 2542 Belleview / /				Parcel Numb	er, ,	29440271500000000				
Building Type Personner	# Stories	1.5	Buildir	ng Material	stick	Basement: Yes	No			
s Property improved Yes	No			Property Size		3,142 sq. ft.	1			
Building Exterior										
Item	Standard	Fair	Poor	Dilapidated		Comments				
oundation		X								
Valls		X								
Roof Rating		X								
Porch		_X_								
Stairs (Front & Rear)	ļ		ļ							
Chimney Doors	 	-								
Vindows	 	X								
exterior Paint	 	X	-							
eaders & Gutters		 \(\)	 							
2nd Floor Egress	 	 ^	 							
nadequate Original Construction	 	 	 							
nadequate Drainage	-	 	†							
nadequate Conversion			t							
nadequate Facility Use										
Topography Issues										
Building out of plumb										
mprovement Size (Approximate Square Fe	et)									
Number of Out-buildings	1 /									
Interior										
Item	T					Comments				
Valls	+	1	1			(/ //				
Floors	172	PENTE	V H	negh	UNOU	9. 616he				
Ceiling										
Stairs		[7/1					
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Electric										
oundation Floor		ļ	<u> </u>							
oundation Walls		ļ								
Ceiling	 									
Staircase Columns			1							
Girders & Beams			 							
Plumbing Equipment	+/	/	 							
leating Equipment	 	 	 							
Chimney	1	 	 							
/entilation	1		 							
Evidence of Moisture	/	†	1							
Rodent Control		†	 							
Property Condition										
Retaining Walls		1								
	1		X							
Private Sidewalks & Drives		1	X							
Private Sidewalks & Drives Jawns & Shrubs			1							
Private Sidewalks & Drives Lawns & Shrubs Excessive stored Vehicles										
Private Sidewalks & Drives awns & Shrubs Excessive stored Vehicles (not for retail sales purposes)			<u> </u>		·					
Private Sidewalks & Drives Lawns & Shrubs Excessive stored Vehicles (not for retail sales purposes) Open storage										
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rivate Sidewalks & Drives awns & Shrubs excessive stored Vehicles not for retail sales purposes) open storage excessory Structures rublic Sidewalks, Curbs, Gutter catch Basins treet Lights treet Conditions			· X							
rivate Sidewalks & Drives awns & Shrubs ccessive stored Vehicles not for retail sales purposes) pen storage ccessory Structures ublic Sidewalks, Curbs, Gutter atch Basins reet Lights			·	Dilapida						

Data /a 701 ala				T.		Tract 2
Property / Facility In				Inspector	Potter	
City Kansas City, Missouri				Project/Sur		25th & Southwest Boulevard PIEA
Address 2544 Belleview / Building Type Lawrence	T # 60 :	1.6	1 5 11 11	Parcel Num		9440271400000000
	# Stories	(Buildi	ng Material	15/14	Basement: Yes No
s Property improved Yes	No			Property Size	(sq. ft.)	3,142 sq. ft.
Quilding Exterior						
Building Exterior Item	Standard	Fair	Door	Dilapidated	τ	
Foundation	Standard	Fair	Poor	Dilapidated	11	Comments
Walls		→	 		Fres 64	- extention tombates sustin
Roof Rating		<u> </u>			101111	- CAICHE TO THE
Porch		1	 			
Stairs (Front & Rear)		X				
Chimney		X				
Doors						
Windows		×				
Exterior Paint Leaders & Gutters		1		.		
2 nd Floor Egress		 	ļ	 		
Inadequate Original Construction		 	 	 		
Inadequate Original Construction		-	 	 		
Inadequate Conversion		 	 	 		
Inadequate Facility Use			 			
Topography Issues						
Building out of plumb			\vee			
mprovement Size (Approximate Square F	eet)					
Number of Out-buildings						
Interior						
Item		I	<u> </u>	T	<u> </u>	Commonts
Walls						Comments
Floors		/		<u> </u>	con	(/ //
Ceiling	In	en	00	12770	war.	Uar 1090100
Stairs				1		
Lighting						
Electric				<u> </u>		
Foundation Floor Foundation Walls				ļ		
Ceiling			 	 		
Staircase						
Columns				<u> </u>		
Girders & Beams						
Plumbing Equipment						
Heating Equipment						
Chimney						
Ventilation		<u> </u>	L			
Evidence of Moisture Rodent Control		 		-	ļ	
NOGETIL CONTOUR		1	L	L	L	
Property Condition						
Retaining Walls		X	<u> </u>	Ţ	<u> </u>	
Private Sidewalks & Drives	1		 	†		
Lawns & Shrubs			X	1		
Excessive stored Vehicles						
(not for retail sales purposes)						
Open storage		<u> </u>		96		
Accessory Structures		Ļ		ļ -		
Public Sidewalks, Curbs, Gutter			 	 		
Catch Basins Street Lights		-X-	X		ļ	
Street Conditions		1	 	 	-	
Sacret Continuoria			L	<u> </u>	L	
Rating \ /						
		_	_			
🛘 Standard 💢 Fai	r 🛭	Poor		Dilapida	ated	
		•			-	
Brief Notes:				98		

1 7 1 7 1							Tract	3
Property / Facility Ins				Inspecto			****	
ity Kansas City, Missouri					Survey Area	25 th & Southwest B		
Address 1000 West 26th Street		1./		Parcel N	umber //	29440271300000000		
Building Type	# Stories	NIK		ng Materia		Basement:	Yes	No
s Property improved Yes	No	<i>V</i>		Property !	Size (sq.4t.)	9,379 sq. ft.		
Building Exterior								
Item	Standard	Fair	Poor	Dilapidat	ed	Comment	S	
oundation								
Valls								
Roof Rating	1	111	111		6			
Porch	<u> </u>	AH	AN-	<u></u>	<u> </u>	,		
Stairs (Front & Rear)	-	<u> </u>	_					
Chimney	-	ļ	 					
Doors Vindows		 	ļ					
exterior Paint		 						
eaders & Gutters			 					
end Floor Egress			†					
nadequate Original Construction		†	†					
nadequate Drainage		1						
nadequate Conversion								
nadequate Facility Use								
opography Issues								
Building out of plumb								
mprovement Size (Approximate Square Fe	et)	<u> </u>						
Number of Out-buildings		J						
Interior								
Item	T	Τ	Т			Comment	·	
Walls	†	 				Comment	<u> </u>	
Floors								
Ceiling								
Stairs		<u> </u>						
ighting								
Electric	_	ļ	ļ					
Foundation Floor	 	ļ						
Foundation Walls Ceiling	1		 					
Staircase		-	+					
Columns	 	 	 					
Girders & Beams	 	-	1			· · · · · · · · · · · · · · · · · · ·		
Plumbing Equipment	† 	 	 					
leating Equipment			1					
Chimney	I	L						,
/entilation								
Evidence of Moisture								
Rodent Control								
Property Condition	T			l	····			
Retaining Walls	 	 	 					
Private Sidewalks & Drives Lawns & Shrubs	 	+						
Excessive stored Vehicles	 	-	+					
(not for retail sales purposes)								
Open storage		1	1					
Accessory Structures	†	†	†					
Public Sidewalks, Curbs, Gutter	1	1	1					
Catch Basins								****
Street Lights								
Street Conditions								
ou cer contaidons								
								,
Rating								,
	П	Door	г	Dilan	oidated			,

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Property / Facility In				Inspe	ector	Pott	ter
City Kansas City, Missouri				Proje	ct/Sur	vey Area	a 25 th & Southwest Boulevard PIEA
address 1012 West 26 th Street		1		Parce	l Num	ber	/ 29440272100000000
Building Type 🚜	# Stories	NA	Buildir	ng Mate			
s Property improved Yes	X No					(sq. ft.)) 30,759 sq. ft.
	173			торск	cy Oile	(34. 16.) 30,733 Sq. 1c.
Building Exterior							
Item	Standard	Fair	Poor	Dilapi	dated	Τ	Comments
oundation	Juliana	T CIII	7001	Dilapi	uateu		Comments
Valls		+ + - 1			1	 	
Roof Rating		11/	 			 	
Porch		 	11	71	+	5	
itairs (Front & Rear)		 \ •	111	41	100	1	
Thimney		1				 	
Doors						-	
Vindows		 					
exterior Paint		†				-	
eaders & Gutters		 		<u> </u>			
and Floor Egress		1		 			
nadequate Original Construction		<u> </u>				t	
nadequate Drainage		†	 				
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nadequate Facility Use		 			*********	 	
opography Issues		 					
Building out of plumb		<u> </u>					
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Columns							
Girders & Beams							
Plumbing Equipment							
leating Equipment							
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Evidence of Moisture Rodent Control							, , / / ,
Rodent Control						راحــ	color bacch / showback -
Rodent Control Property Condition					$\overline{}$	are	all also hell a little
Property Condition Retaining Walls			<u> </u>				
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Property / Facility Ins	pectio	n For	m				Tract
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Property / Facility Ins				Inspector	Potter			
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Exhibit D: 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. Jim Potter, AICP has made a personal inspection of the property that is the subject of this report June 29, 2004.
- 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.

James Potter, AICP

development initiatives, inc.

Exhibit D: Assumptions and 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 Development Initiatives' unbiased professional analyses, opinions, and conclusions.
- 2. Information provided and utilized by various secondary sources is assumed to be accurate. Development Initiatives cannot guarantee information obtained from secondary sources.
- 3. The nature of real estate development is an unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Development Initiatives deems our projections as reasonable considering the current and obtained information.
- 4. Development Initiatives has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions while making our analysis and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially effect 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.



Exhibit E: Supplemental Materials

- 1. Summit Tax Increment Financing Plan Ordinances
- 2. Land Clearance for Redevelopment Authority (LCRA) Ordinances



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COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 951016

Accepting the recommendations of the Tax Increment Financing Commission as to the Summit Tax Increment Financing Plan; approving the Summit Tax Increment Financing Plan; and designating the Redevelopment Area.

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act. Sections 99.800 to 99.865 of the Revised Statutes of Missouri, (the "Act"). authorizes municipalities to undertake redevelopment projects in blighted. conservation, or economic development areas, as defined in the Act; and

WHEREAS, the City Council of Kansas City, Missouri, by Ordinance No. 54556 adopted on November 24, 1982, amended by Ordinance No. 911076 adopted on August 29, 1991, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, said Commission has been duly constituted and its members appointed; and

WHEREAS, said Commission has approved a proposed redevelopment plan entitled the "Summit Tax Increment Financing Plan" (the "Redevelopment Plan") attached hereto as Exhibit "A", affecting the area described in the Redevelopment Plan; and

WHEREAS, after all proper notice was given, the Commission met in public hearings on June 14 and July 12, 1995, and received the comments of all interested parties and taxing districts affected by the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan contemplates the separate Redevelopment Projects to be undertaken and completed as market conditions dictate and that each Redevelopment Project be separately approved and Tax Increment Allocation Financing be adopted separately for each; and

WHEREAS, after due deliberation, on July 12, 1995, the Commission adopted its resolution recommending to the City Council that the Redevelopment Plan be approved, the Redevelopment Area be designated as such, Redevelopment Projects 1 through 41 be approved and tax increment financing be adopted with respect to each; and

WHEREAS, the Council desires to approve the Redevelopment Plan recommended by the Commission, with, however, the deletion of Projects 39 and 40 and a

portion of Project 3; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. All terms used in this ordinance must be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 2. The recommendations of the Commission concerning the Redevelopment Plan as set forth in the resolution attached as Exhibit "B" are accepted.

Section 3. The City Council finds that:

a. The Redevelopment Plan as approved by the Council consists of

Redevelopment Projects, each Redevelopment Project to be approved by separate ordinance pursuant to the Redevelopment Plan:

- b. The Redevelopment Area as a whole is a Conservation Area:
- c. The Redevelopment Area as a whole has not been subject to growth or
- development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan:
- d. The Redevelopment Plan conforms to the comprehensive plan for the development of the City as a whole:
- e. The estimated dates of completion of each of the respective Redevelopment

Projects have been stated in the Redevelopment Plan, none of which are more than 23 years from the estimated date of adoption of the respective ordinances approving Redevelopment Projects and retirement of obligations incurred to finance respective Redevelopment Project Costs; and

f. The Redevelopment Plan includes a plan for the relocation assistance of businesses and residents.

Section 4. The Redevelopment Plan, a copy of which is attached and incorporated by reference as Exhibit "A", is approved and the Redevelopment Area described as follows and as described in Exhibit "A" is designated a redevelopment area pursuant to the Act:

The proposed Redevelopment Area has an irregular boundary and is generally described as being bound by Southwest Boulevard on the west, the Kansas City Terminal Railroad tracks and Pershing Road on the north, Penn Valley Park on the east and 26th Street on the south. The boundaries are more specifically described as follows:

Beginning at the point of intersection of the center line of Broadway and the south right of way line of 26th Street, thence west along the south right of way line of 26th Street to the east right of way line of Interstate 35; thence north along the east right of way line of Interstate 35 to the south right of way line of 25th Street: thence west along the south right of way line of 25th Street to the west right of way line of Interstate 35; thence south along the west right of way line of Interstate 35 to the center line of 26th Street; thence west and northwesterly along the center line of 26th Street to the east line of Lot 59. Block 4. Gates Addition; thence northeasterly along the east lot line of Lots 59 through 48, inclusive, Block 4, Gates Addition; thence northwesterly along the northern lot line of Lot 48. Block 4. Gates Addition, to the center line

of Southwest Boulevard; thence northeasterly 825 feet, more or less, along the center line of Sou thwest Boulevard to the south right of way line of the Kansas City Terminal Railroad; thence southeasterly 50 feet along a straight line: thence northeasterly along a straight line to the northwest corner of Lot 21. Block 3. Gates Addition; thence continuing northeasterly along a straight line 725 feet, more or less, to the east right of way line of Summit Street; thence south along the east right of way line of Summit Street to the north right of way line of 25th Street; thence east along the north right of way line of 25th Street to a point 171.28 feet west of the west line of Jefferson Street, as said street was established by Ordinance No. 37-077; thence northeasterly along a straight line to a point 9 feet west of the southwest corner of the 4th bridge pillar north of 25th Street on the west side of Interstate 35 bridge; thence northeasterly along a straight line to a point on the south right of way line of the Kansas City Terminal 82.52 feet west of the west line of Jefferson Street, said point being on the north lot line of Lot 3, Block 9, A.J. Lloyds Subdivision; thence east along the north lot line of Lot 3, Block 9, A.J. Lloyds Subdivision the north lot line of Lot 3, Block 10, A.J. Lloyds Subdivision, and the extension of said line to the center line of West Pennway; thence south 10 feet, more or less, along the center line of West Pennway to the westerly extension of the north right of way line of Pershing Road; thence east 510 feet, more or less; to the west lot line of Lot 9, Block C, Jamesons Subdivision; thence north along the west lot line of Lots 9 through 6, Block C, Jamesons Subdivision, to the north lot line of Lot 6, Block C, Jamesons Subdivision; thence east along the north lot line of Lot 6, Block C, Jamesons Subdivision, to the center line of Broadway; thence south along the center line of Broadway to the center line of Pershing Road; thence east and northeasterly along the center line of Pershing Road to the northerly extension of the east lot line of Lot 14, Waldo Place; thence south along the east lot line of Lots 14 and 13, Waldo Place, and the east lot line of Lots 52 and 51. Walnut Ridge, to a point 5 feet south of the north lot line of Lot 51, Walnut Ridge; thence west along a line 5 feet south of and parallel to the north lot line of Lot 51, Walnut Ridge, to the west lot line of Lot 51, Walnut Ridge; thence south along the west lot line of Lots 51 through 44, Walnut Ridge, to the south lot line of Lot 44, Walnut Ridge; thence southwesterly along a line to the southwest corner of Lot 78, Waldo Tract; thence south along the southerly extension of the west lot line of Lot 78, Waldo Tract, to the center line of 25th Street; thence west along the center line of 25th Street to the center line of Central Street; thence south along the center line of Central Street to the south right of way line of 26th Street, thence west along ight of way line of 26th Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri. Section 5. That the Commission be and is authorized to enter into all necessary agreements and take all such further action as may from time to time be required to effectuate the purposes of the Redevelopment Plan. Section 6. The Commission is authorized to issue obligations, in one or more series, secured by the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area and each of the areas selected for Redevelopment Projects. Section 7. Pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all funds generated from the Redevelopment Plan which are deposited into the Special Allocation Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and each of the areas selected for Redevelopment Projects and authorizes the Commission to pledge such funds on its behalf.

)	Approved as to form and legality:
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	Assistant City Attorney
	Contact us Employment E-Services Residents Visitors Business Neighborhoods Mayor/Council Home Search Site Directory Help Calendars News Departments City Services Forms Magor
	Contact us Employment E-Services Residents Visitors Business Neighborhoods Mayor/Council Home Search Site Directory Help Calendars News Departments City Services Forms Mans Recreation Public Safety Ordinances Taxes Permits & Licenses Contract Bids & RFP's Transportation International KC History FOCUs Housing Capital Improvements Videos Other Agencies
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ORDINANCE NO. 001035

Accepting the recommendations of the Tax Increment Financing Commission approving the First Amendment to the Summit Tax Increment Financing Plan (the "Amendment"); and designating a larger Redevelopment Area.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1986, as amended (the "Act"), the City Council of Kansas City, Missouri, by Ordinance No. 54556, passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the Summit Tax Increment Financing Plan was approved by Ordinance No. 951016 on August 31, 1995 (the "Plan"); and

WHEREAS, the Commission, having been duly constituted, its members appointed, and after all proper notice was given, met in public hearing on July 12, 2000, and, after receiving the comments of all interested persons and taxing districts, approved Resolution No. 7-12-00 (the "Resolution") recommending to the City Council the approval of the Amendment; and

WHEREAS, the Amendment is a comprehensive program intended to satisfy, reduce or eliminate those conditions, the existence of which qualified the Redevelopment Area as a conservation area, and to enhance the tax base within the Redevelopment Area through the implementation of a series of Redevelopment Projects and the adoption of tax increment financing in such Redevelopment Project Areas; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The recommendations of the Commission concerning the Amendment as set forth in the Resolution attached hereto as Exhibit "A" are hereby accepted and the Amendment, a copy of which is attached hereto as Exhibit "B," is hereby approved and adopted as valid and the Redevelopment Project(s) contained therein are hereby authorized.

Section 2. All terms used in this Ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Only of Examond City " Offine Officers Systems

Section 3. The following-described tract is hereby designated a Redevelopment Area:

Beginning at the point of intersection of the center line of Broadway and the south right-of-way line of 26th Street; thence west along the south right-of-way line of 26th Street to the east right-of-way line of Interstate 35; thence north along the east right-of-way line of Interstate 35 to the south right-of-way line of 25th Street; thence west along the south right-of-way line of 25th Street to the west right-of-way line of Interstate 35; thence south along the west right-of-way line of Interstate 35 to the center line of 26th Street; thence west and northwesterly along the center line of 26th Street to the to the east line of Lot 59, Block 4, 001035

GATES ADDITION; thence northeasterly along the east lot line of Lots 59 through 48, inclusive, Block 4, GATES ADDITION; thence northwesterly along the northern lot line of Lot 48, Block 4, GATES ADDITION, to the center line of Southwest Boulevard; thence northeasterly 825 feet, more or less, along the center line of Southwest Boulevard to the south right-of-way line of the Kansas City Terminal Railroad; thence southeasterly 50 feet along a straight line; thence northeasterly along a straight line to the northwest corner of Lot 21, Block 3, GATES ADDITION; thence continuing northeasterly along a straight line 725 feet, more or less, to the east right-of-way line of Summit Street; thence south along the east right-of-way line of Summit Street to the north right-of-way line of 25th Street; thence east along the north right-of-way line of 25th Street to a point 171.28 feet west of the west line of Jefferson Street, as said street was established by Ordinance No. 37-077; thence northeasterly along a straight line to a point 9 feet west of the southwest corner of the 4th bridge pillar north of 25th Street on the west side of Interstate 35 bridge: thence northeasterly along a straight line to a point on the south right-of-way line of the Kansas City Terminal 82.52 feet west of the west line of Jefferson Street, said point being on the north lot line of Lot 3, Block 9, A.J. LLOYDS SUBDIVISION; thence east along the north lot line of Lot 3, Block 9, A.J. LLOYDS SUBDIVISION the north lot line of Lot 3, Block 10, A.J. LLOYDS SUBDIVISION, and the extension of said line to the center line of West Pennway; thence south 10 feet, more or less, along the center line of West Pennway to the westerly extension of the north right-of-way line of Pershing Road; thence east 510 feet, more or less, to the west lot line of Lot 9, Block C, JAMESONS SUBDIVISION; thence north along the west lot line of Lots 9 through 6, Block C, JAMESONS SUBDIVISION, to the north lot line of Lot 6, Block C, JAMESONS SUBDIVISION: thence east along the north lot line of Lot 6, Block C, JAMESONS SUBDIVISION, to the center line of Broadway; thence south along the center line of Broadway to the center line of Pershing Road, thence east and northeasterly along the center line of Pershing Road to the center line of Kessler Road. thence south along the center line of Kessler Road to the easterly extension of the south right-of-way line of 26th Street; thence west along the easterly extension of the south right-of-way line of 26th Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

Section 4. In accordance with the recommendations of the Commission as set forth in the Resolution, the City Council hereby finds that:

A. The Redevelopment Area qualifies as a Conservation Area as evidenced by the following factors:

The Redevelopment Area described in the Amendment has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Amendment, all as certified to by proposed Redevelopers; all of the structures in the expanded area were constructed more than 35 years ago and conditions such as dilapidation, functionally obsolete structures, deterioration, substandard code compliance, excessive vacancies, excessive coverage and

1	the City as a whole.
)	C. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
	D. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Amendment and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
)	E. The Amendment includes a plan for relocation assistance for businesses and residences.
)))	F. A cost-benefit analysis showing the impact of the Amendment on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
)	G. The Amendment does not include the initial development or redevelopment of any gambling establishment.
	Section 5. The Commission is authorized to issue obligations in one or more series of bonds secured by the Summit Tax Increment Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it in Ordinance No. 54556. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance. Section 6. The City Council approves the pledge of all funds that are deposited into the Summit Tax Increment Financing Plan Account of the Special Allocation Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and authorizes the Commission to pledge such funds on its behalf.
)	
)	
)	Approved as to form and legality:
)	Assistant City Attorney
)	
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deleterious land use continue to exist.

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ORDINANCE NO. 011653

Accepting the recommendations of the Tax Increment Financing Commission approving the Second Amendment to the Summit Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1986, as amended (the "Act"), the City Council of Kansas City, Missouri, by Ordinance No. 54556, passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the Summit Tax Increment Financing Plan was approved by Ordinance No. 951016 on August 31, 1995 (the "Plan"); and

WHEREAS, the Commission, approved Resolution No. 7-12-00 recommending to the Council the approval of the First Amendment to the Summit Tax Increment Financing Plan which was approved by the Council on August 10, 2000, by the passage of Ordinance No. 001035; and

WHEREAS, the Second Amendment to the Summit Tax Increment Financing Plan (the "Second Amendment") was proposed to the Commission; and

WHEREAS, the Commission, having been duly constituted, its members appointed and after all proper notice was given, met in public hearing on September 12, 2001, and after receiving the comments of all interested persons and taxing districts, approved Resolution No. 9-14-01 recommending to the Council the approval of the Second Amendment; and

WHEREAS, the Second Amendment provides for amendment of the scope of work under Projects 8, 9 and 9A of the Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The recommendations of the Commission concerning the Second Amendment as set forth in the Resolution attached hereto as Exhibit "A" are hereby accepted and the Second Amendment, a copy of which is attached hereto as Exhibit "B," is hereby approved and adopted as valid and the Redevelopment Project(s) contained therein are hereby authorized.

Section 2. All terms used in this Ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended. Section 3. In accordance with the recommendations of the Commission as set forth in the Resolution, the City Council hereby finds that: A. The Redevelopment Area qualifies as a Conservation Area as evidenced by the following factors: 011653 The Redevelopment Area described in the Amendment has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Amendment, all as certified to by proposed Redevelopers, all of the structures in the expanded area were constructed more than 35 years ago and conditions such as dilapidation, functionally obsolete structures, deterioration, substandard code compliance, excessive vacancies, excessive coverage and deleterious land use continue to exist. B. The Amendment conforms to the comprehensive plan for the development of the City as a whole. C. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements. D. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Amendment and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area. E. The Amendment includes a plan for relocation assistance for businesses and residences. F. A cost-benefit analysis showing the impact of the Amendment on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act G. The Amendment does not include the initial development or redevelopment of any gambling establishment. Section 4. The Commission is authorized to issue obligations in one or more series of bonds secured by the Summit Tax Increment Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area and, subject to any constitutional limitations, to acquire by purchase. donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it in Ordinance No. 54556. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance. Section 5. The City Council approves the pledge of all funds that are

deposited into the Summit Tax Increment Financing Plan Account of the Special Allocation Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and authorizes the Commission to pledge such funds on its

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Section 1. The recommendations of the Commission concerning the Third Amendment as set forth in the Resolution attached hereto as Exhibit "A" are hereby accepted and the Third Amendment, a copy of which is attached hereto as Exhibit "B," is hereby approved and adopted as valid and the Redevelopment Project(s) contained therein are hereby authorized.

Section 2. All terms used in this Ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

011688

Section 3. In accordance with the recommendations of the Commission as set forth in the Resolution, the City Council hereby finds that:

A. The Redevelopment Area qualifies as a Conservation Area as evidenced by the following factors:

The Redevelopment Area described in the Amendment has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Amendment, all as certified to by proposed Redevelopers; all of the structures in the expanded area were constructed more than 35 years ago and conditions such as dilapidation, functionally obsolete structures, deterioration, substandard code compliance, excessive vacancies, excessive coverage and deleterious land use continue to exist.

- B. The Amendment conforms to the comprehensive plan for the development of the City as a whole.
- C. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- D. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Amendment and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- E. The Amendment includes a plan for relocation assistance for businesses and residences.
- F. A cost-benefit analysis showing the impact of the Amendment on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- G. The Amendment does not include the initial development or redevelopment of any gambling establishment.

Section 4. The Commission is authorized to issue obligations in one or more series of bonds secured by the Summit Tax Increment Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it in Ordinance No. 54556. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued

pursuant to Sections 99.800 to 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.				
Section 5. The City Council approves the pledge of all funds that are deposited into the Summit Tax Increment Financing Plan Account of the Special Allocation Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and authorizes the Commission to pledge such funds on its behalf.				
Approved as to form and legality:				
Assistant City Attorney				
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ORDINANCE NO. 030632

Accepting the recommendations of the Tax Increment Financing Commission approving the Fourth Amendment to the Summit Tax Increment Financing Plan; and designating an amended redevelopment area.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act. Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1986, as amended (the "Act"), the City Council of Kansas City, Missouri, by Ordinance No. 54556, passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the Summit Tax Increment Financing Plan was approved by Ordinance No. 951016 on August 31, 1995 (the "Plan"); and

WHEREAS, the Commission, approved Resolution No. 7-12-00 recommending to the Council the approval of the First Amendment to the Summit Tax Increment Financing Plan which was approved by the Council on August 10, 2000, by the passage of Ordinance No. 001035; and

WHEREAS, the Commission approved Resolution No. 9-14-01 recommending to the Council the approval of the Second Amendment to the Summit Tax Increment Financing Plan which was approved by the Council on December 13, 2001 by passage of Ordinance No. 011653; and

WHEREAS, the Commission approved Resolution No. 11-10-01 recommending to the Council the approval of the Third Amendment, which was approved by the Council on December 13, 2001 by the passage of Ordinance No. 011688; and

WHEREAS, the Fourth Amendment to the Summit Tax Increment Financing Plan (the "Fourth Amendment") was proposed to the Commission; and

WHEREAS, the Commission having been duly constituted, its members appointed, and after all proper notice was given, met in public hearing on March 12, 2003, and after receiving the comments of all interested persons and taxing districts, approved Resolution No. 3-08-03 recommending to the Council the approval of the Fourth Amendment: and

WHEREAS, the Fourth Amendment deletes from the redevelopment area an area of

land to be included in the Pershing Road Tax Increment Financing Plan; NOW, THEREFORE.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The recommendations of the Commission concerning the Fourth Amendment as set forth in the Resolution attached hereto as Exhibit "A" are hereby accepted and the Fourth Amendment, a copy of which is attached hereto as Exhibit "B," is hereby approved and adopted as valid and the Redevelopment Project(s) contained therein are hereby authorized.

Section 2. All terms used in this Ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 3. The following described area is hereby designated as the Summit Tax Increment Redevelopment Area, As Amended:

The proposed Redevelopment Area has an irregular boundary and is generally described as being bound by Southwest Boulevard on the west, the Kansas City Terminal Railroad tracks and Pershing Road on the north, Penn Valley Park on the east and 26th Street on the south. The boundaries are more specifically described as follows:

Beginning at the point of intersection of the center line of West Pennway and the south right-of-way line of 26th Street; thence west along the south right-of-way line of 26th Street to the east right-of-way line of Interstate 35; thence north along the east right-of-way line of Interstate 35 to the south right-of-way line of 25th Street; thence west along the south right-of-way line of 25th Street to the west right-of-way line of Interstate 35; thence south along the west right-of-way line of Interstate 35 to the center line of 26th Street; thence west and northwesterly along the center line of 26th Street to the east line of Lot 59, Block 4, GATES ADDITION, thence northeasterly along the east lot line of Lots 59 through 48, inclusive, Block 4, GATES ADDITION; thence northwesterly along the northern lot line of Lot 48, Block 4, GATES ADDITION, to the center line of Southwest Boulevard; thence northeasterly 825 feet, more or less, along the center line of Southwest Boulevard to the south right-of-way line of the Kansas City Terminal Railroad; thence southeasterly 50 feet along a straight line; thence northeasterly along a straight line to the northwest corner of Lot 21, Block 3, GATES ADDITION; thence continuing northeasterly along a straight line 725 feet, more or less, to the east right-of-way line of Summit Street; thence south along the east right-of-way line of Summit Street to the north right-of-way line of 25th Street; thence east along the north right-of-way line of 25th Street to a point 171.28 feet west of the west line of Jefferson Street, as said street was established by Ordinance No. 37-077; thence northeasterly along a straight line to a point 9 feet west of the southwest corner of the 4th bridge pillar north of 25th Street on the west side of Interstate 35 bridge; thence northeasterly along a straight line to a point on the south right-of-way line of the Kansas City Terminal 82.52 feet west of the west line of Jefferson Street, said point being on the north lot line of Lot 3, Block 9, A.J. LLOYDS SUBDIVISION: thence east along the north lot line of Lot 3, Block 9, A.J. LLOYDS SUBDIVISION the north lot line of Lot 3, Block 10, A.J. LLOYDS SUBDIVISION, and the extension of said line to the center line of West Pennway; thence south along the center line of West Pennway to the intersection with the north lot line of ANNES LOFTS CONDOMINIUM COMMON GROUND located in the Southeast Quarter of the Southeast Quarter of Section 07-49-33; thence east along the north lot line of ANNES LOFTS CONDOMINIUM COMMON GROUND located in the Southeast Quarter of the Southeast Quarter of Section 07-49-33 to the center line of the north-south alley located between West Pennway and Washington Street; thence south along the center line of the north-south alley located between West Pennway and Washington Street to the south right-of-way line of 26th Street: thence west

along the south right-of-way line of 26th Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri, And Beginning at the intersection of the center line of Pershing Road and the northerly extension of the west lot line of Lot 4. WALDO TRACT, a subdivision: thence south along the west lot line of Lot 4, WALDO TRACT and continuing southerly along the southerly prolongation of said west line of Lot 4 to its intersection with the northwesterly line of Kessler Boulevard; thence northerly along the westerly line of Kessler to the center line of Pershing Road; thence westerly along the center line of Pershing Road to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri. Section 4. In accordance with the recommendations of the Commission as set forth in the Resolution, the City Council hereby finds that good cause has been shown for the amendment of the Summit Tax Increment Financing Plan and that the findings of the Council in Ordinance No. 011688 with respect to the Plan are not affected by the Fourth Amendment and apply equally to the Fourth Amendment. Approved as to form and legality: **Assistant City Attorney** Contact us | Employment | E-Services | Residents | Visitors | Business | Neighborhoods | Mayor/Council | Home Search | Site Directory | Help | Calendars | News | Departments | City Services | Forms | Many Recreation | Public Safety | Ordinances | Taxes | Permits & Licenses | Contracts Bids & RFP's | Transportation | International | KC History | FOCUS Housing | Capital Improvements | Videos | Other Agencies

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ORDINANCE NO. 040665

Accepting the recommendations of the Tax Increment Financing Commission approving the Fifth Amendment to the Summit Tax Increment Financing Plan; and designating an amended redevelopment area.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1986, as amended (the "Act"), the City Council of Kansas City, Missouri, by Ordinance No. 54556, passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended. passed on August 29, 1991, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the Summit Tax Increment Financing Plan was approved by Ordinance No. 951016 on August 31, 1995 (the "Plan"); and

WHEREAS, the Commission, approved Resolution No. 7-12-00 recommending to the Council the approval of the First Amendment to the Summit Tax Increment Financing Plan which was approved by the Council on August 10, 2000, by the passage of Ordinance No. 001035; and

WHEREAS, the Commission approved Resolution No. 9-14-01 recommending to the Council the approval of the Second Amendment to the Summit Tax Increment Financing Plan which was approved by the Council on December 13, 2001 by passage of Ordinance No. 011653; and

WHEREAS, the Commission approved Resolution No. 11-10-01 recommending to the Council the approval of the Third Amendment, which was approved by the Council on December 13, 2001 by the passage of Ordinance No. 011688; and

WHEREAS, the Commission approved Resolution No. 9-14-01 recommending to the Council the approval of the Fourth Amendment to the Summit Tax Increment Financing Plan which was approved by the Council on June 5, 2003, by passage of Ordinance No. 030632; and

WHEREAS, the Firth Amendment to the Summit Tax Increment Financing Plan (the "Fifth Amendment") was proposed to the Commission; and

WHEREAS, the Commission having been duly constituted, its members appointed, and after all proper notice was given, met in public hearing on June 9, 2004,

and after receiving the comments of all interested persons and taxing districts, approved Resolution No. 06-01-04 recommending to the Council the approval of the Fourth Amendment; and

WHEREAS, the Fifth Amendment corrects the legal description of the Redevelopment Area, and provides for the construction of a parking deck on the east side of Belleview Avenue between 25th and 26th Streets; NOW, THEREFORE.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY: 040665

Section 1. The recommendations of the Commission concerning the Fifth Amendment as set forth in the Resolution attached hereto as Exhibit "A" are hereby accepted and the Fifth Amendment, a copy of which is attached hereto as Exhibit "B," is hereby approved and adopted as valid and the Redevelopment Project(s) contained therein are hereby authorized.

Section 2. All terms used in this Ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended.

Section 3. The following described area is hereby designated as the Summit Tax Increment Redevelopment Area, As Amended:

Beginning at the point of intersection of the center line of West Pennway and the south right-of-way line of 26th Street; thence west along the south right-of-way line of 26th Street to the east right-of-way line of Interstate 35: thence north along the east right-of-way line of Interstate 35 to the south right-of-way line of 25th Street; thence west along the south right-of-way line of 25th Street to the west right-of-way line of Interstate 35; thence south along the west right-of-way line of Interstate 35 to the center line of 26th Street; thence west and northwesterly along the center line of 26th Street to the east line of Lot 59, Block 4, Gates Addition; thence northeasterly along the east lot line of Lots 59 through 48, inclusive, Block 4, Gates Addition; thence northwesterly along the northern lot line of Lot 48. Block 4. Gates Addition, to the center line of Southwest Boulevard; thence northeasterly 825 feet, more or less, along the center line of Southwest Boulevard to the south right-of-way line of the Kansas City Terminal Railroad: thence southeasterly 50 feet along a straight line; thence northeasterly along a straight line to the northwest corner of Lot 21, Block 3, Gates Addition; thence continuing northeasterly along a straight line 725 feet, more or less, to the east right-of-way line of Summit Street; thence south along the east right-of-way

northeasterly along a straight line 725 feet, more or less, to the east right-of-way line of Summit Street; thence south along the east right-of-way line of Summit Street to the north right-of-way line of 25th Street, thence east along the north right-of-way line of 25th Street to a point 171.28 feet west of the west line of Jefferson Street, as said street was established by Ordinance No. 37-077; thence northeasterly along a straight line to a point 9 feet west of the southwest corner of the 4th bridge pillar north of 25th Street on the west side of Interstate 35 bridge; thence northeasterly along a straight line to a point on the south right-of-way line of the Kansas City Terminal 82.52 feet west of the west line of Jefferson Street, said point being on the north lot line of Lot 3, Block 9, A.J. Lloyds Subdivision; thence east along the north lot line of Lot 3, Block 9, A.J. Lloyds Subdivision the north lot line of Lot 3, Block 10, A.J. Lloyds Subdivision, and the extension of said line to the center line of West Pennway; thence south along the center line of West Pennway to the intersection with the north lot line of Annes Lofts Condominium Common Ground located in the Southeast Quarter of the Southeast Quarter of Section 07-49-33; thence east along the north lot line of Annes Lofts Condominium Common Ground located in the Southeast Quarter of the Southeast Quarter of Section 07-49-33 to the center line of the north-south alley located between West Pennway and Washington Street; thence south along the center line of the north-south alley located between West Pennway and Washington Street to the south right-of-way line of 26th Street; thence west

along the south right-of-way line of 26th Street to the Point of Beginning, all included in and a part of Kansas City, Jackson County, Missouri.

and

Lots 1, 2, 3 and 4, Waldo Tract, and Lots 13 and 14, except the parts of said Lots taken for Wyandotte Street and all that part of Lot 15 lying Southerly of Pershing Road and West of Wyandotte Street, as said road and street are not established, in Waldo Place; and the North 5 feet of Lot 51 and all of Lot 52 in Walnut Ridge.

Section 4. The City Council hereby finds that good cause has been shown for the amendment of the Plan and that the findings of the Council in Ordinance Nos.951016, 001035, 011653, 011688 and 030632 are not affected by the Fifth Amendment and apply equally to the Fifth Amendment.

Section 5. In accordance with the recommendations of the Commission as set forth in the Resolution, the City Council hereby finds that:

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- A. The Redevelopment Area qualifies as a Conservation Area as evidenced by the following factors:
- The Redevelopment Area described in the Fifth Amendment has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Fifth Amendment, all as certified to by proposed Redevelopers; all of the structures in the expanded area were constructed more than 35 years ago and conditions such as dilapidation, functionally obsolete structures, deterioration, substandard code compliance, excessive vacancies, excessive coverage and deleterious land use continue to exist.
- B. The Fifth Amendment conforms to the comprehensive plan for the development of the City as a whole.
- C. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefitted by the Redevelopment Project Improvements.
- D. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Fifth Amendment and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- E. The Fifth Amendment includes a plan for relocation assistance for businesses and residences.
- F. A cost-benefit analysis showing the impact of the Fifth Amendment on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- G. The Fifth Amendment does not include the initial development or redevelopment of any gambling establishment.
- Section 6. The Commission is authorized to issue obligations in one or more series of bonds secured by the Summit Tax Increment Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and

grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it in Ordinance No. 54556. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance. Section 7. The City Council approves the pledge of all funds that are deposited into the Summit Tax Increment Financing Plan Account of the Special Allocation Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and authorizes the Commission to pledge such funds on its behalf. Approved as to form and legality: Heather A. Brown **Assistant City Attorney** Contact us | Employment | E-Services | Residents | Visitors | Business | Neighborhoods | Mayor/Council | Home Search | Site Directory | Help | Calendars | News | Departments | City Services | Forms | Maps Recreation | Public Safety | Ordinances | Taxes | Permits & Licenses | Contracts Bids & RFP's | Transportation | international | KC History | FOCUS Housing | Capital Improvements | Videos | Other Agencies

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25# & Summit URA

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 981440

Declaring the area generally bounded by 25th Street on the north, 26th Street on the south, Southwest Boulevard on the west and Belleview Avenue on the east, to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Land Clearance for Redevelopment Authority Law.

WHEREAS, Section 99.430, Revised Statutes of Missouri, 1986, as amended. provides that an urban renewal plan may be prepared subject to the declaration that the area is blighted or insanitary and in need of redevelopment and rehabilitation; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri, undertake an Urban Renewal Plan for the area generally bounded 25th Street on the north, 26th Street on the south, Southwest Boulevard on the west and Belleview Avenue on the east: and

WHEREAS, said area is blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed area generally bounded by 25th Street on the north, 26th Street on the south, Southwest Boulevard on the west and Belleview Avenue on the east, and more specifically described as:

2501 Southwest Boulevard, Lots 33 to 27, inclusive, and the north 0.4 feet of Lot 38 and also vacating part of Southwest Boulevard northwesterly and adjacent to Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri;

2517-2525 Southwest Boulevard: Gates Addition, and all of Lot 38 except the north 0.4 feet of Block 4 and all Lots 39 through 47 and part of vacated Southwest Boulevard lying northwesterly and adjacent, all lying in Kansas City, Jackson County, Missouri;

Lots 1 through 5, Block 4, Gates Addition, a subdivision in Kansas City,

Jackson County, Missouri. is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an urban renewal project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, is hereby approved. COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 981440 Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended. Approved as to form and legality: **Assistant City Attorney** Contact us | Employment | E-Services | Residents | Visitors | Business | Neighborhoods | Mayor/Council | Hamé Search | Site Directory | Help | Calendors | News | Departments | City Services | Forms | Maps Recreation | Public Safety | Ordinances | Taxes | Permits & Licenses | Contracts Bids & RFPIs | Transportation | International | KC History | FOCUS Housing | Capital Improvements | Videos | Other Agencies



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LCRA 25th & Svammit Vi Amendent.

ORDINANCE NO. 981479

Approving certain revisions to the Urban Renewal Plan for the 25th & Summit Urban Renewal Area by including 3 additional parcels in the Urban Renewal Plan, subject to certain findings and conditions, in the area generally bounded by the Kansas City Railroad on the north, Summit Street on the east, Southwest Boulevard on the west and 26th Street on the south.

WHEREAS, by passage of Ordinance No. 61356, passed September 3, 1987, the City Council approved an urban renewal plan for the 25th & Summit Urban Renewal Area, a copy of which was filed with the City Clerk; and

WHEREAS, because of planning and other considerations, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, has considered it necessary and desirable to amend the Urban Renewal Plan for the 25th & Summit Urban Renewal Area to provide for the inclusion of 3 additional parcels in the Urban Renewal Area which is generally bounded by the Kansas City Railroad on the north, Summit Street on the east, Southwest Boulevard on the west and 26th Street on the south; and

WHEREAS, the City Council previously declared this additional area to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to passage of Committee Substitute for Ordinance No. 981440 on December 17, 1998; and

) WHEREAS, a copy of said revision has been filed with the City Clerk; and

WHEREAS, the Land Clearance for Redevelopment Authority has approved a
 resolution setting forth the amendments to the Urban Renewal Plan, a copy of
 said resolution incorporated as part of said amended plan; and

WHEREAS, the City Plan Commission has reviewed the revisions to the Urban Renewal Plan and has found said plan to be in conformity with the Master Plan for the development of the City as a whole and has recommended approval of the amendment on December 16, 1998, to incorporate 3 additional parcels to the Urban Renewal Plan, a copy of which resolution is attached hereto and is incorporated herein by reference as Exhibit "A"; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That certain revisions to the Urban Renewal Plan for the 25th &

	are hereby approved.
i	Section 2. That the amendment provides for the incorporation of 3 additional parcels of land to the Urban Renewal Plan, more specifically described as follows:
	981479 2501 Southwest Boulevard, Lots 33 to 27, inclusive, and the north 0.4 feet of Lot 38 and also vacating part of Southwest Boulevard northwesterly and adjacent to Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri;
	2517-2525 Southwest Boulevard: Gates Addition, and all of Lot 38 except the north 0.4 feet of Block 4 and all Lots 39 through 47 and part of vacated Southwest Boulevard lying northwesterly and adjacent, all lying in Kansas City, Jackson County, Missouri;
	Lots 1 through 5, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri.
	Section 3. That it is hereby found and determined that all of the findings, determinations, and conclusions made and set forth in Ordinance No. 61356, passed September 3, 1987, approving the Urban Renewal Plan for the 25th & Summit Urban Renewal Area, and in Committee Substitute for Ordinance No. 981440, passed on December 17, 1998, which declared the additional area to be a blighted and insanitary area, apply with equal force and effect to the area as of the date of this revision.
)) ,	Section 4. That said Urban Renewal Plan, as revised, is hereby found to be feasible and in conformity with the Master Plan for the development of the community as a whole.
)	
)	I hereby certify that as required by Chapter 99, Revised Statutes of Missouri, all public notices and hearings required have been given and had.
)	Secretary, City Plan Commission
)	Secretary, City Plan Commission
)	Approved as to form and legality:
)	
)	Assistant City Attorney
)	

Summit Urban Renewal Area. a copy of which is on file in the office of the City Clerk under Document No. 981479, and which is incorporated herein by reference,

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