

# Property / Facility Inspection Form

Tract 

Date <u>6-27-04</u>		Inspector <u>Potter</u>	
City <u>Kansas City, Missouri</u>		Project/Survey Area <u>25<sup>th</sup> &amp; Southwest Boulevard PIEA</u>	
Address <u>Not available</u>		Parcel Number <u>29440271702000000</u>	
Building Type <u>N/A</u>	# Stories <u>4 1/2</u>	Building Material <u>N/A</u>	Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is Property improved	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Property Size (sq. ft.)	<u>6,291 sq. ft.</u>

## Building Exterior

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation					
Walls					
Roof Rating					
Porch					
Stairs (Front & Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders & Gutters					
2 <sup>nd</sup> Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)					
Number of Out-buildings					

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls					
Private Sidewalks & Drives					
Lawns & Shrubs					
Excessive stored Vehicles (not for retail sales purposes)					
Open storage					
Accessory Structures					
Public Sidewalks, Curbs, Gutter					
Catch Basins					
Street Lights					
Street Conditions					

## Rating

☐ Standard
 ☒ Fair
 ☐ Poor
 ☐ Dilapidated

Brief Notes:

# Property / Facility Inspection Form

Tract **4**

Date <b>6.29.04</b>	Inspector <b>Potter</b>
City <b>Kansas City, Missouri</b>	Project/Survey Area <b>25<sup>th</sup> &amp; Southwest Boulevard PIEA</b>
Address <b>2536 Bellevue</b>	Parcel Number <b>29440271701000000</b>
Building Type <b>Residential</b>	# Stories <b>1.5</b>
Building Material <b>Truwood</b>	Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Property improved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Size (sq. ft.) <b>3,144 sq. ft.</b>

## Building Exterior

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation		X			
Walls		X			
Roof Rating			X		
Porch		X	X		
Stairs (Front & Rear)		X			
Chimney		X			
Doors		X			
Windows		X			
Exterior Paint		X			
Leaders & Gutters		X			
2 <sup>nd</sup> Floor Egress			X		
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues		X	X		slippery E fold
Building out of plumb		X			
Improvement Size (Approximate Square Feet)		N/A			
Number of Out-buildings	1				

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					Interior inspection not possible
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls		X			
Private Sidewalks & Drives			X		
Lawns & Shrubs					
Excessive stored Vehicles (not for retail sales purposes)			X		
Open storage			X		
Accessory Structures			X		
Public Sidewalks, Curbs, Gutter			X		
Catch Basins			X		
Street Lights		X			
Street Conditions		X			

## Rating

☐ Standard
 ☒ Fair
 ☒ Poor
 ☐ Dilapidated

Brief Notes:

# Property / Facility Inspection Form

Tract **5**

Date <b>6-29-04</b>		Inspector <b>Potter</b>	
City <b>Kansas City, Missouri</b>		Project/Survey Area <b>25<sup>th</sup> &amp; Southwest Boulevard PIEA</b>	
Address <b>2540 Bellevue</b>		Parcel Number <b>29440271600000000</b>	
Building Type <b>N/A</b>	# Stories <b>N/A</b>	Building Material <b>N/A</b>	Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Property improved <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Property Size (sq. ft.)		<b>6,286 sq. ft.</b>

## Building Exterior

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation					
Walls					
Roof Rating					
Porch					
Stairs (Front & Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders & Gutters					
2 <sup>nd</sup> Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)					
Number of Out-buildings					

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls					
Private Sidewalks & Drives					
Lawns & Shrubs					
Excessive stored Vehicles (not for retail sales purposes)					
Open storage					
Accessory Structures					
Public Sidewalks, Curbs, Gutter					
Catch Basins					
Street Lights					
Street Conditions					

## Rating

☐ Standard ☒ Fair ☒ Poor ☐ Dilapidated

Brief Notes:

# Property / Facility Inspection Form

Tract **6**

Date	6.29.04	Inspector	Potter
City	Kansas City, Missouri	Project/Survey Area	25th & Southwest Boulevard PIEA
Address	2542 Bellevue	Parcel Number	29440271500000000
Building Type	Residential	# Stories	1.5
Building Material	stucco	Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Property improved	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Size (sq. ft.)	3,142 sq. ft.

## Building Exterior

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation		X			
Walls		X			
Roof Rating		X			
Porch		X			
Stairs (Front & Rear)					
Chimney					
Doors		X			
Windows		X			
Exterior Paint		X			
Leaders & Gutters		X			
2nd Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)	/	/			
Number of Out-buildings					

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls		X			
Private Sidewalks & Drives			X		
Lawns & Shrubs			X		
Excessive stored Vehicles (not for retail sales purposes)					
Open storage					
Accessory Structures					
Public Sidewalks, Curbs, Gutter			X		
Catch Basins			X		
Street Lights					
Street Conditions					

## Rating

☐ Standard ☒ Fair ☐ Poor ☐ Dilapidated

Brief Notes:

# Property / Facility Inspection Form

Tract **7**

Date <u>6.29.06</u>		Inspector <u>Potter</u>	
City <u>Kansas City, Missouri</u>		Project/Survey Area <u>25th &amp; Southwest Boulevard PIEA</u>	
Address <u>2544 Belleview</u>		Parcel Number <u>29440271400000000</u>	
Building Type <u>Residential</u>	# Stories <u>1.5</u>	Building Material <u>brick</u>	Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Property improved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Size (sq. ft.)		<u>3,142 sq. ft.</u>

## Building Exterior

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation		<input checked="" type="checkbox"/>			<u>Possible exterior foundation settling.</u>
Walls		<input checked="" type="checkbox"/>			
Roof Rating					
Porch					
Stairs (Front & Rear)		<input checked="" type="checkbox"/>			
Chimney		<input checked="" type="checkbox"/>			
Doors		<input checked="" type="checkbox"/>			
Windows		<input checked="" type="checkbox"/>			
Exterior Paint		<input checked="" type="checkbox"/>			
Leaders & Gutters					
2nd Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)					
Number of Out-buildings					

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					<u>Interior inspection unavailable.</u>
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls		<input checked="" type="checkbox"/>			
Private Sidewalks & Drives			<input checked="" type="checkbox"/>		
Lawns & Shrubs					
Excessive stored Vehicles (not for retail sales purposes)					
Open storage				<input checked="" type="checkbox"/>	
Accessory Structures					
Public Sidewalks, Curbs, Gutter			<input checked="" type="checkbox"/>		
Catch Basins			<input checked="" type="checkbox"/>		
Street Lights		<input checked="" type="checkbox"/>			
Street Conditions		<input checked="" type="checkbox"/>			

## Rating

☐ Standard
 ☒ Fair
 ☐ Poor
 ☐ Dilapidated

Brief Notes:

# Property / Facility Inspection Form

Tract 

Date	6-29-09	Inspector	Potter
City	Kansas City, Missouri	Project/Survey Area	25 <sup>th</sup> & Southwest Boulevard PIEA
Address	1000 West 26 <sup>th</sup> Street	Parcel Number	29440271300000000
Building Type	N/A	# Stories	N/A
Building Material	N/A	Basement:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Property improved	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Property Size (sq. ft.)	9,379 sq. ft.

## Building Exterior

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation					
Walls					
Roof Rating					
Porch					
Stairs (Front & Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders & Gutters					
2 <sup>nd</sup> Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)					
Number of Out-buildings					

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls					
Private Sidewalks & Drives					
Lawns & Shrubs					
Excessive stored Vehicles (not for retail sales purposes)					
Open storage					
Accessory Structures					
Public Sidewalks, Curbs, Gutter					
Catch Basins					
Street Lights					
Street Conditions					

## Rating

☐ Standard
 ☒ Fair
 ☐ Poor
 ☐ Dilapidated

Brief Notes:

# Property / Facility Inspection Form

Tract

Date <u>6-27-04</u>		Inspector <u>Potter</u>	
City <u>Kansas City, Missouri</u>		Project/Survey Area <u>25<sup>th</sup> &amp; Southwest Boulevard PIEA</u>	
Address <u>1012 West 26<sup>th</sup> Street</u>		Parcel Number <u>29440272100000000</u>	
Building Type <u>N/A</u>	# Stories <u>N/A</u>	Building Material <u>N/A</u>	Basement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is Property improved <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Property Size (sq. ft.)		30,759 sq. ft.

## Building Exterior

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation					
Walls					
Roof Rating					
Porch					
Stairs (Front & Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders & Gutters					
2 <sup>nd</sup> Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)					
Number of Out-buildings					

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls					
Private Sidewalks & Drives					
Lawns & Shrubs			X-X		
Excessive stored Vehicles (not for retail sales purposes)					
Open storage					
Accessory Structures					
Public Sidewalks, Curbs, Gutter					
Catch Basins					
Street Lights					
Street Conditions					

- excessive trash/vegetation  
- Numerous piles dirt/rock.  
- Fallen tree (large) present

## Rating

☐ Standard ☒ Fair ☒ Poor ☐ Dilapidated

Brief Notes:

# Property / Facility Inspection Form

Tract

Date <u>6.29.04</u>		Inspector <u>Potter</u>	
City <u>Kansas City, Missouri</u>		Project/Survey Area <u>25<sup>th</sup> &amp; Southwest Boulevard PIEA</u>	
Address <u>2501 Southwest Boulevard</u>		Parcel Number <u>29440270900000000</u>	
Building Type <u>N/A</u>	# Stories <u>N/A</u>	Building Material <u>N/A</u>	Basement: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is Property improved	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Property Size (sq. ft.)	306 sq. ft.

## Building Exterior

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation					
Walls					
Roof Rating					
Porch					
Stairs (Front & Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders & Gutters					
2 <sup>nd</sup> Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)					
Number of Out-buildings					

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls					
Private Sidewalks & Drives					
Lawns & Shrubs					
Excessive stored Vehicles (not for retail sales purposes)					
Open storage					
Accessory Structures					
Public Sidewalks, Curbs, Gutter					
Catch Basins					
Street Lights					
Street Conditions					

## Rating

☐ Standard ☒ Fair ☐ Poor ☐ Dilapidated

Brief Notes:



# Property / Facility Inspection Form

Tract 

Date	6.29.04	Inspector	Potter
City	Kansas City, Missouri	Project/Survey Area	25th & Southwest Boulevard PIEA
Address	2501 Southwest Boulevard	Parcel Number	29440270100000000
Building Type	<del>Manufacturing</del> <i>Commercial/Industrial</i>	Building Material	<i>Aluminum</i>
Is Property improved	<input checked="" type="checkbox"/> Yes	Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	No <i>1-2</i>	Property Size (sq. ft.)	16,982 sq. ft.

## Building Exterior

*Boulevard Brewery*

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation					
Walls					
Roof Rating					
Porch					
Stairs (Front & Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders & Gutters					
2nd Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)					
Number of Out-buildings					

*Brillly good condition.*  
*- Courtyard Blvd. Brewery*  
*Tasty Bar, Abundant.*  
  
*Urban Brewery*  
*- Brewery, Remodeled*

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls	<input checked="" type="checkbox"/>				
Floors	<input checked="" type="checkbox"/>				
Ceiling					
Stairs					
Lighting	<input checked="" type="checkbox"/>				
Electric	<input checked="" type="checkbox"/>				
Foundation Floor	<input checked="" type="checkbox"/>				
Foundation Walls	<input checked="" type="checkbox"/>				
Ceiling	<input checked="" type="checkbox"/>				
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment	<input checked="" type="checkbox"/>				
Heating Equipment	<input checked="" type="checkbox"/>				
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

*FORCED Air*

## Property Condition

Retaining Walls		<input checked="" type="checkbox"/>			
Private Sidewalks & Drives		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Lawns & Shrubs					
Excessive stored Vehicles (not for retail sales purposes)		<input checked="" type="checkbox"/>			
Open storage					
Accessory Structures					
Public Sidewalks, Curbs, Gutter		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Catch Basins					
Street Lights		<input checked="" type="checkbox"/>			
Street Conditions		<input checked="" type="checkbox"/>			

*Sidewalks in poor condition*

## Rating

☒ Standard    ☐ Fair    ☐ Poor    ☐ Dilapidated

Brief Notes: *Brillly. good cond.*

# Property / Facility Inspection Form

Tract

Date	6-29	Inspector	Potter
City	Kansas City, Missouri	Project/Survey Area	25 <sup>th</sup> & Southwest Boulevard PIEA
Address	Not Available	Parcel Number	29440272201000000
Building Type	# Stories	Building Material	Basement: Yes <input type="checkbox"/> No <input type="checkbox"/>
Is Property improved	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Size (sq. ft.)	6,322 sq. ft.

## Building Exterior

*Boulevard Brewery*

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation					
Walls					
Roof Rating					
Porch					
Stairs (Front & Rear)					
Chimney					
Doors					
Windows					
Exterior Paint					
Leaders & Gutters					
2 <sup>nd</sup> Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)					
Number of Out-buildings					

*Termination, P-Hook, CIP System.*

## Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					
Floors					
Ceiling					
Stairs					
Lighting					
Electric					
Foundation Floor					
Foundation Walls					
Ceiling					
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment					
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control					

## Property Condition

Retaining Walls				
Private Sidewalks & Drives				
Lawns & Shrubs				
Excessive stored Vehicles (not for retail sales purposes)				
Open storage				
Accessory Structures				
Public Sidewalks, Curbs, Gutter				
Catch Basins				
Street Lights				
Street Conditions				

## Rating

☒ Standard ☐ Fair ☐ Poor ☐ Dilapidated

Brief Notes:

Property / Facility Inspection Form

Tract 1

Date <u>6.29</u>		Inspector <u>Potter</u>	
City <u>Kansas City, Missouri</u>		Project/Survey Area <u>25<sup>th</sup> &amp; Southwest Boulevard PIEA</u>	
Address <u>Not available</u>		Parcel Number <u>29440272202000000</u>	
Building Type	# Stories	Building Material <u>CMU</u>	Basement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is Property improved <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Property Size (sq. ft.)	25,246 sq. ft.

Building Exterior

Bodevard Brewery - warehouse

Item	Standard	Fair	Poor	Dilapidated	Comments
Foundation					
Walls		<input checked="" type="checkbox"/>			
Roof Rating		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Porch					
Stairs (Front & Rear)					<u>long line, general</u>
Chimney					
Doors		<input checked="" type="checkbox"/>			
Windows		<input checked="" type="checkbox"/>			<u>storage</u>
Exterior Paint		<input checked="" type="checkbox"/>			
Leaders & Gutters					
2 <sup>nd</sup> Floor Egress					
Inadequate Original Construction					
Inadequate Drainage					
Inadequate Conversion					
Inadequate Facility Use					
Topography Issues					
Building out of plumb					
Improvement Size (Approximate Square Feet)		<u>N/A</u>			
Number of Out-buildings					

Interior

Item	Standard	Fair	Poor	Dilapidated	Comments
Walls					
Floors					
Ceiling					<u>UST located NE corner</u>
Stairs					
Lighting					
Electric					<u>abandoned in place.</u>
Foundation Floor					
Foundation Walls					
Ceiling		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<u>numerous water marks from leaky roof</u>
Staircase					
Columns					
Girders & Beams					
Plumbing Equipment					
Heating Equipment		<input checked="" type="checkbox"/>			<u>forced air gas</u>
Chimney					
Ventilation					
Evidence of Moisture					
Rodent Control		<input checked="" type="checkbox"/>			<u>numerous rat traps present</u>

Property Condition

Retaining Walls					
Private Sidewalks & Drives		<input checked="" type="checkbox"/>			
Lawns & Shrubs					
Excessive stored Vehicles (not for retail sales purposes)					
Open storage					
Accessory Structures					
Public Sidewalks, Curbs, Gutter		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Catch Basins					
Street Lights					
Street Conditions		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Rating

☐ Standard ☒ Fair ☒ Poor ☐ Dilapidated

Brief Notes:

Fair to Poor

**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.

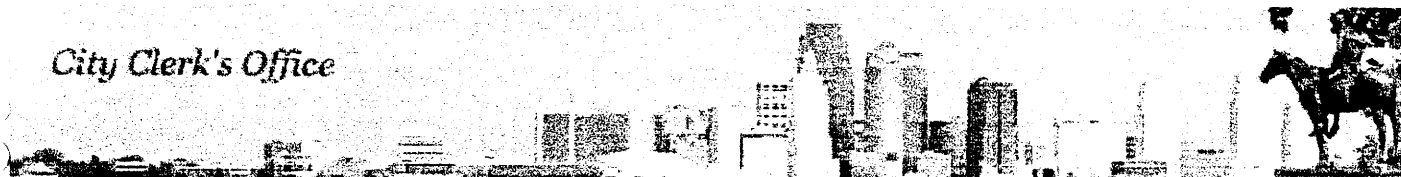
Exhibit D: Assumptions and Limiting Conditions

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 thirty-nine 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 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 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 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 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.

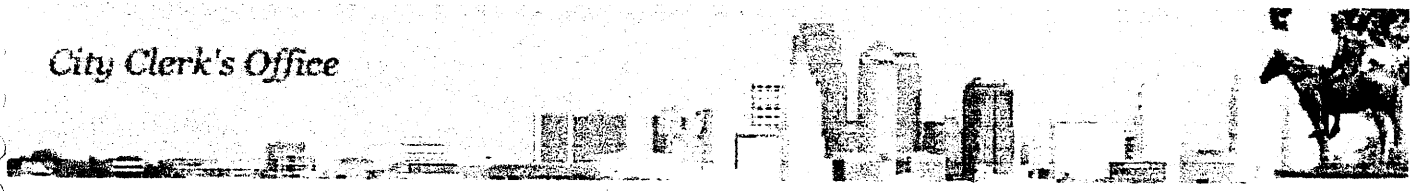
Section 6. The Commission is authorized to issue obligations, in one or more series, secured by the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area and each of the areas selected for Redevelopment Projects.

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:

Assistant City Attorney

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1st Amendment

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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.

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 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

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 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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2nd Amendment

**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

behalf.

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Approved as to form and legality:

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Assistant City Attorney

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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.

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Approved as to form and legality:

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Assistant City Attorney

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*4<sup>th</sup> Amendment*

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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.  
030632

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.

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Approved as to form and legality:

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Assistant City Attorney

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5<sup>th</sup> Amendment

**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 Fifth 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 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:

040665

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 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 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

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**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,

LCR  
25th & Summit JRA  
Blight

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

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L CRA  
25th & Summit U.  
Amendment.

**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 &

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, are hereby approved.

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

Approved as to form and legality:

\_\_\_\_\_  
Assistant City Attorney

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