

3930 Troost Avenue Urban Renewal Plan



**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI**

PLAN APPROVALS:

XX-XX -2020 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

XX-XX -2020 CITY PLAN COMMISSION

XX-XX -2020 NEIGHBORHOOD PLANNING AND DEVELOPMENT COMMITTEE

XX-XX -2020 CITY COUNCIL

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

_____, *Chairman*

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By Ordinance 16120 of November 21, 1952, the City Council of the City of Kansas City authorized and created the Land Clearance for Redevelopment Authority of Kansas City, Missouri under the Land Clearance for Redevelopment Authority Law, Section 99.300 et. seq. R.S. Mo. Section 99.310 of such Law, the Declaration of Policy, states:

"It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provisions of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale of lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, since the prevailing condition of or decay may make impractical the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible to conservation or rehabilitation in such manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented, and to the extent feasible, conserved and rehabilitated by the voluntary action and the regulatory process. A municipality, to the greatest extent that it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the redevelopment or rehabilitation or renewal of areas by private enterprise."

**3930 TROOST AVENUE
URBAN RENEWAL PLAN
OF
KANSAS CITY, JACKSON COUNTY, MISSOURI**

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3930 TROOST AVENUE URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

PROPONENTS	3930 Troost, LLC
LOCATION	The Plan Area consists of one parcel, 3930 Troost Avenue, on the west side of Troost Avenue, between E. 39 th and E. 40 th Streets, on the eastern edge of the Hyde Park neighborhood.
AREA PLAN	Midtown/Plaza Area Plan
COUNCIL DISTRICT	4 th District–Councilman Eric Bunch 4 th District–Councilwoman Kathryn Shields
PROJECT	The intent of the 3930 Troost Avenue Urban Renewal Plan is to stimulate private reinvestment in the creation of 25 units of affordable housing.
OBJECTIVES	Adoption of the 3930 Troost Avenue Urban Renewal Area Plan will: <ul style="list-style-type: none">• Rehabilitate a blighted former multifamily/hotel building and attached commercial building; and• Stimulate and facilitate private investment in a 25 – unit affordable housing project.
LCRA ASSISTANCE	Assistance anticipated by the Proponent includes: <ul style="list-style-type: none">• Tax Abatement
BLIGHT STUDY	On behalf of the Proponents, EDCKC staff documented physical conditions in the Plan Area that constituted blighted or insanitary conditions.

3930 Troost Avenue Urban Renewal Plan

I. DESCRIPTION OF THE PROJECT

This Plan Summary, statement of State, City and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the 3930 Troost Avenue Urban Renewal Plan (the “Plan”) for the 3930 Troost Avenue Urban Renewal Area.

The Plan Area is located within the Midtown/Plaza Area Plan prepared by the Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Midtown/Plaza Area Plan (adopted January 7, 2016 by Resolution No. 150899), as amended, recommends Residential Medium -Density for this portion of the Troost Avenue corridor.

The Plan Area is located along the Troost Avenue corridor and is adjacent to both the Hyde Park and Manheim Park neighborhoods. This portion of the Troost Avenue corridor is home to a diverse mixture of churches, small commercial uses, single-family and multifamily residential uses, vacant buildings and lots, and surface parking lots. The parcel included within the Plan Area consists of a deteriorated former hotel/multifamily building and a small modern commercial storefront addition adjacent to Troost Avenue. The Plan’s proponent has acquired the property needed for redevelopment.

The Plan’s proponents have proposed the rehabilitation of the deteriorated former hotel/multifamily building into 25 units of affordable housing, along with a related social services use. The Plan’s proponents believe that this proposed project is well-positioned to meet some of the affordable housing needs of this portion of Kansas City’s Eastside.

The Plan’s proponents believe that assistance from the Land Clearance for Redevelopment Authority (the “Authority”), consisting of real property tax abatement, will present opportunities to rehabilitate 3930 Troost Avenue as twenty-five (25) units of affordable housing.

The LCRA has considered and determined that the development, land use, and building requirements proposed by the Plan for the 3930 Troost Avenue Urban Renewal Area is designed with the general public purpose, to accomplish, in harmony or conformance with the Area Plan and the FOCUS Kansas City Plan, the City’s adopted comprehensive master plan, a coordinated, adjusted and harmonious development of the community and of its environs. The LCRA has

further considered and determined that such development will promote the health, safety, morals, order, convenience, prosperity and the general welfare of the community, in addition to efficiency and economy in the development process. The LCRA has further considered and determined that the proposed redevelopment and revitalization activities, which will be in conformance with all existing zoning and building codes, will make adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of healthful and convenient population distribution, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary and unsafe dwelling accommodations or insanitary areas or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

Location

The Plan is located within the 4th Council District of the City of Kansas City, Missouri on the eastern edge of the Hyde Park neighborhood. The 3rd Council District is directly east across Troost Avenue. Refer to Exhibit A-1 for a map of the Plan Area, Exhibit A-2 for the legal description of the Plan Area.

Conformance to the Comprehensive Plan

The Plan is located within Midtown/Plaza Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the "City"). The Midtown/Plaza Area Plan covers the parcels associated with the 3930 Troost Avenue Urban Renewal Plan. The Midtown/Plaza Area Plan identifies Residential Medium-Density for this portion of the Troost Avenue corridor. It will not be necessary to modify the land uses cited in the Midtown/Plaza Area Plan for this Urban Renewal Plan to be in conformance with the recommended land use cited in the Midtown/Plaza Area Plan. Refer to Exhibit B for a map of the current land uses. Refer to Exhibit C for a map of the proposed land uses for the 3930 Troost Avenue Urban Renewal Plan, which matches Exhibit B.

The Plan conforms to the FOCUS Kansas City Plan; the City's adopted comprehensive master plan, as it will specifically promote the following objectives:

Reaffirm and Revitalize the Urban Core

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- The Urban Renewal Area is located within the East Central Urbanized Zone Development Priority Zone identified in FOCUS.
 - Implement Urban Design Guidelines.
 - Provide high quality housing for residents of all income ranges.
 - Reinforce and encourage mixed-use neighborhoods.

Utilities and Infrastructure

- Encourage development where public facilities (water, sewer, streets) already exist.

II. FINDINGS

According to section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute, a "blighted area" and "insanitary area" are defined as follows:

Blighted Area: *An area which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and,*

Insanitary: *An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

The LCRA staff conducted a site inspection of the Plan Area on March 19, 2020. 3930 Troost Avenue consists of a historic home, which was later converted into the Oglesby Hotel, along with a small mid-20th century commercial addition. The buildings have been vacant for some time and have been boarded up to prevent access. The exterior of the historic Oglesby Hotel and commercial addition exhibit deferred maintenance, damaged roof, missing or deteriorated gutters and

downspouts, deteriorated soffits and eaves, deteriorated window and door frames, graffiti, and deteriorating masonry. These exterior conditions have created interior deterioration of ceilings, walls, and floors, as well as damaged or missing electrical, plumbing, and heating, ventilating and air-conditioning systems. See Exhibit F for blight documentation. These physical conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

Therefore, the Authority has determined that the proposed 3930 Troost Avenue Urban Renewal Area of Kansas City, Missouri, as of September 2019, is a “blighted area” according to the definition provided in Missouri’s Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city. The LCRA finds the Urban Renewal Area to be blighted in accordance with the section 99.320(3) R.S.Mo of Missouri’s Land Clearance for Redevelopment Statute. See Exhibit G for the LCRA’s Finding of Blight.

III. STATEMENT OF DEVELOPMENT OBJECTIVES

Local objectives to be achieved through the implementation of this Urban Renewal Plan include the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly development in conformance with the recommended land use map and building and zoning codes of Kansas City, Missouri.

Development objectives to be met through the adoption of this Urban Renewal Plan include the following items:

To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair the tax base and general welfare of the community.

To enhance the tax base of the municipality and the other public taxing districts by developing the area to its highest and best use and encouraging private investment in the surrounding areas, thereby

increasing tax revenues and corresponding public service to the community.

To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs.

To promote the health, safety, order, convenience, prosperity and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area.

The specific development objectives to be achieved through the implementation of this Urban Renewal Plan includes the following major items:

- To facilitate the rehabilitation of a deteriorated former hotel/multifamily building and attached commercial structure.
- To stimulate the creation of 25 affordable housing units, along with related social services use.

IV. LAND USE PLAN

A. Current Land Use Plan

The Plan Area lies within the Midtown/Plaza Area Plan. The current land use for this portion of the Prospect Avenue corridor is Residential Medium-Density. For a depiction of these current land uses, see Exhibit B – Current Land Use.

B. Proposed Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Medium Density uses within this portion of the Troost Avenue corridor. For a depiction of the Midtown/Plaza Area Plan land use recommendations, see Exhibit C – Proposed Land Use.

It will not be necessary to modify the land uses proposed in the Midtown/Plaza Area Plan to accommodate the proposed affordable housing project contemplated in the 3930 Troost Avenue Urban Renewal Plan.

C. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the 3930 Troost Avenue Urban

Renewal Area. All sites and building designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA “Design Review Process”, described in Appendix 1.

1. Building Design Objectives

Building materials and color schemes shall be complementary to (as much as possible) those used on adjacent buildings within adjacent block(s). Buildings shall be designed to avoid creation of unarticulated, blank facades and to create architectural style and proportion sympathetic or complementary to existing structures so that new construction is an integral element of overall site design. While major changes in building scale shall be avoided whenever possible, some diversity of building scales should also be encouraged.

2. Parking Design Objectives

All off-street parking areas for commercial uses to be improved as part of a redevelopment project assisted by the Authority shall conform to the screening requirements of Chapter 52, Article IV of the City of Kansas City’s Code of Ordinances. Redevelopers shall maintain parking facilities in an acceptable manner (weed- and litter-free, plantings trimmed and maintained, all required lighting is operable, pavement cracks and defects are sealed or corrected, etc.) in conformance with the Plan.

3. Signage

Within the 3930 Troost Avenue Urban Renewal Area, in exchange for tax abatement on any tracts owned by the owner or leaseholder of a freestanding outdoor advertising sign, the developer agrees to remove freestanding outdoor advertising signs prior to the approval of any property tax abatement by the Authority.

4. Street, pedestrian walkways and open space objectives

Each redevelopment proposal will, if required by the Development Services or the Department of Parks and Recreation, include provision of Authority-approved streetscape improvements. Such improvements may include sidewalks, street trees (or other approved plantings) with adequate drainage and grates, and well-maintained curbs.

5. General maintenance

General maintenance shall be required of all redevelopment parcels assisted by the Authority and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire must be repaired, or if repair is deemed infeasible, such structure shall be removed within 60 days of such calamity.

D. Zoning

The Plan Area is currently zoned B3-2. See Exhibit D-“Current Zoning” for details. See Exhibit E – “Proposed Zoning,” which shows the proposed rezoning as UR (Urban Redevelopment (a zoning category reserved for projects utilizing public incentives).

Adoption of this Plan will require commercial and multifamily projects seeking assistance from the Authority to be rezoned to UR (Urban Redevelopment). For purposes of implementation and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR zoning designation in order to be eligible for the tax abatement benefits of this Plan, only if the project meets either one of the criteria listed below:

1. Any new residential project of five (5) or more units, but excluding any new residential units that are to be constructed within an existing building; or

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2. Any project that involves construction of new buildings or an expansion greater than 10% or 1,000 square feet (whichever is less).

The requirements to obtain UR zoning for projects which are smaller than projects described in Nos. 1 and 2 above may only be waived by the Director of City Development upon the recommendation of the Executive Director of the LCRA. Prior to granting a waiver, the Director of City Development must consult with the Neighborhoods, Planning & Development Committee.

V. Urban Renewal Techniques To Be Used To Achieve Plan Objectives

With respect to implementation of the 3930 Troost Avenue Urban Renewal Plan, the following urban renewal techniques will be used to ensure positive economic and community development:

A. Tax Abatement

The LCRA may provide tax abatement or other forms of development assistance within the Area to projects, proposed by residents, organizations or business entities that are in conformance with this Plan. No property will receive abatement or other incentives unless the applicant(s) demonstrates that: 1) all property taxes have been paid for all of the properties owned by or under the control of the applicant(s) and 2) that there are no unresolved code violations on any property located within the City of Kansas City, Missouri that is owned or controlled by the applicant, unless, however, the applicant's proposed project within the Area shall correct or remediate any code violation at the property within the Plan area for which the applicant has been cited within the ninety (90) days prior to the submittal date of a Redevelopment Project Application. All commercial, industrial, retail, mixed-use, office, multi-family and/or institutional redevelopment projects seeking assistance from the LCRA will follow the Authority's Workable Program. The projects will be evaluated to determine if public assistance is

necessary to fulfill the objectives of the Plan. *In accordance with Ordinance No. 160383, property tax abatement within the 3930 Troost Avenue Urban Renewal Plan shall be eligible for a maximum of one-hundred percent (100%) as the Plan Area is located within a “continuously distressed” census tract.* Any property being considered for a subsequent tax abatement must exhibit significant blight at the time of the second application and that at least five years shall have elapsed since the end of the previous tax abatement, provided, however, that said requirement that at least five years shall have elapsed may be waived or reduced by the Authority in the event of hardship circumstances.

A request for development assistance that exceeds standard Chapter 99 tax abatement (assessed valuation of property “frozen” for 10 years of abatement on the increased valuation of the property) shall be considered as a request for a minor modification of this Plan.

B. Eminent Domain

Under the provisions of Section 99.420(4) R.S.Mo., the Authority is granted the power of eminent domain for the purposes of assisting in the implementation of approved redevelopment projects and/or the eradication of blight or insanitary conditions. The Authority does not believe that it will be necessary to exercise its power of eminent domain within the 3930 Troost Avenue Urban Renewal Area to further the purposes and intent of the Plan.

VI. Other Provisions Necessary to Meet Requirements of Law

1. No additional public utilities or recreational and community facilities are envisioned to be required at this time other than those called for in the Plan (curbs, gutters, sidewalks, alleys, lighting etc.). If at the time the development takes place, additional public facilities and/or utilities are deemed to be necessary, it shall be the responsibility of the developer to provide the same. It is anticipated that all water, sanitary and storm sewer, electrical power and telephone connector lines required will be a

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- redeveloper cost associated with the new construction envisioned for each structure.
2. Any changes in existing streets, street levels or grades, vacations of streets or alleys, or revisions of existing traffic movement patterns that may be required under this Plan will be the responsibility of the Developer and will be carried out according to the City's standards.
 3. No changes in building codes and/or ordinances are required.
 4. That the developer submit, as may be required by Chapter 88 of the Code of Ordinances, a storm drainage study for approval for the entire development, and that the developer make any improvements as required by Chapter 88 of the Code of Ordinances.
 5. That the developer submits, as may be required by Chapter 88 of the Code of Ordinances, plans for grading, siltation, and erosion control for approval prior to the commencement of any construction activity.
 6. That the developer obtains a Land Disturbance Permit prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area exceeds one acre.
 7. That the developer extend sanitary sewer as required by the Development Services Office.
 8. That the developer constructs or repairs curb, gutter and sidewalk as may be required by Chapter 88 of the Code of Ordinances.
 9. For projects that require rezoning, that the developer shall submit a street tree planting plan prior to or concurrent with the final plan submittal, secure the approval of the City Forester for street trees planted on right-of-way (with a copy to be submitted to the City Planning and Development Department staff), and agrees to plan in conformance with the plan approved by the City Forester. The plan shall include size, type, species, and placement of trees. For projects not requiring rezoning, a minimum of one street tree shall be planted for each residential unit, where feasible and as approved by the City Forester.
 10. That the developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations.
 11. That the Authority will include in any redevelopment contract for implementation of this plan, where applicable, Stormwater Best Management Practices (BMPs) for any new development or redeveloped property within the 3930 Troost Avenue Urban Renewal Plan boundaries. These BMPs may include, but are not limited to:
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- a. bio-swales (typically well-suited to streets with no curbs and gutters);
 - b. pervious paving, especially in areas that are over-parked;
 - c. rain gardens and similar vegetated detention basins; and
 - d. use of native plants.

VII. Workable Program

A. Workable Program and Rules for Implementation (Background).

1. On October 4, 2000, pursuant to Section 99.420(5) of the LCRA Law, the Authority adopted, as amended from time to time, The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Workable Program”), and the Rules for the Implementation of The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri (“Rules for Implementation”), as a basis upon which to judge future Urban Renewal Plans and any proposed amendments to existing Urban Renewal Plans.

Sections 99.320(20) and (21) of the LCRA Law requires that Urban Renewal Plans adopted by the Authority and the City Council comply with the Workable Program.

Impact of the Workable Program on Applications for Benefits under this Urban Renewal Plan.

The Authority shall not grant to any person (“Applicant”) any of the benefits (“LCRA Benefits”) the Authority has the power to grant under the LCRA Law unless the Authority shall have first determined whether the project proposed by the Applicant (“Project”), for which the Applicant has applied to the Authority for LCRA Benefits, would not be economically viable without the granting of the LCRA Benefits sought by the Applicant.

Each Applicant shall submit an application (“Application”) that shall include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be

economically viable without the granting of the LCRA Benefits sought by the Applicant. Each Application shall include such other information as required by the Workable Program and the Rules for Implementation.

Monitoring Urban Renewal Projects under this Urban Renewal Plan.

During the life of any LCRA benefits granted by the Authority to an Applicant, the Authority shall monitor the Project to assure that the City realizes the benefits to its tax and employment bases and physical improvements (“Public Benefits”) of the Project promised by the Applicant when the LCRA Benefits were granted.

In the event the City does not, in the opinion of the Authority, realize the Public Benefits, then the Applicant shall be obligated to pay to the Authority a sum (“Liquidated Public Benefit”) equal to the value of the LCRA Benefits, which were realized by the recipient of those benefits.

If the Applicant shall demonstrate to the satisfaction of the Authority that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefit.

VII. PROPOSED FINANCING PLAN

The proponents of this Plan have estimated the Total Project Costs for their project to be \$6,068,714. A total of five funding sources will be used. \$2,174,509 of low-income housing tax credit equity, \$2,255,454 of historic tax credit equity, \$1,000,000 of HOME funds from the City of Kansas City, a \$550,000 loan from the Missouri Housing Development Corporation, and a \$88,751 deferred Developer’s Fee constitute the project financing.

In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that a mixture of public and private funding sources, including low-income housing tax credit equity, historic investment tax credit equity, debt financing and a deferred Developer’s Fee, will be used to help finance redevelopment projects within the 3930 Troost Avenue Urban Renewal Area.

VIII. RELOCATION

The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary.

IX. AFFIRMATIVE ACTION PLAN

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 3) which requires that developers and project contractors submit individual affirmative action plans. All projects approved by LCRA are subject to applicable federal, state and/or City affirmative action regulations, requirements, guidelines and procedures.

X. DURATION OF CONTROLS

The 3930 Troost Avenue Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance

XI. PROVISION FOR AMENDING PLAN

This Plan may be modified by the Authority, provided that when the proposed modification will substantially change the development of the urban renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

Exhibit A – 1

Site Location

3930 Troost Avenue Urban Renewal Plan

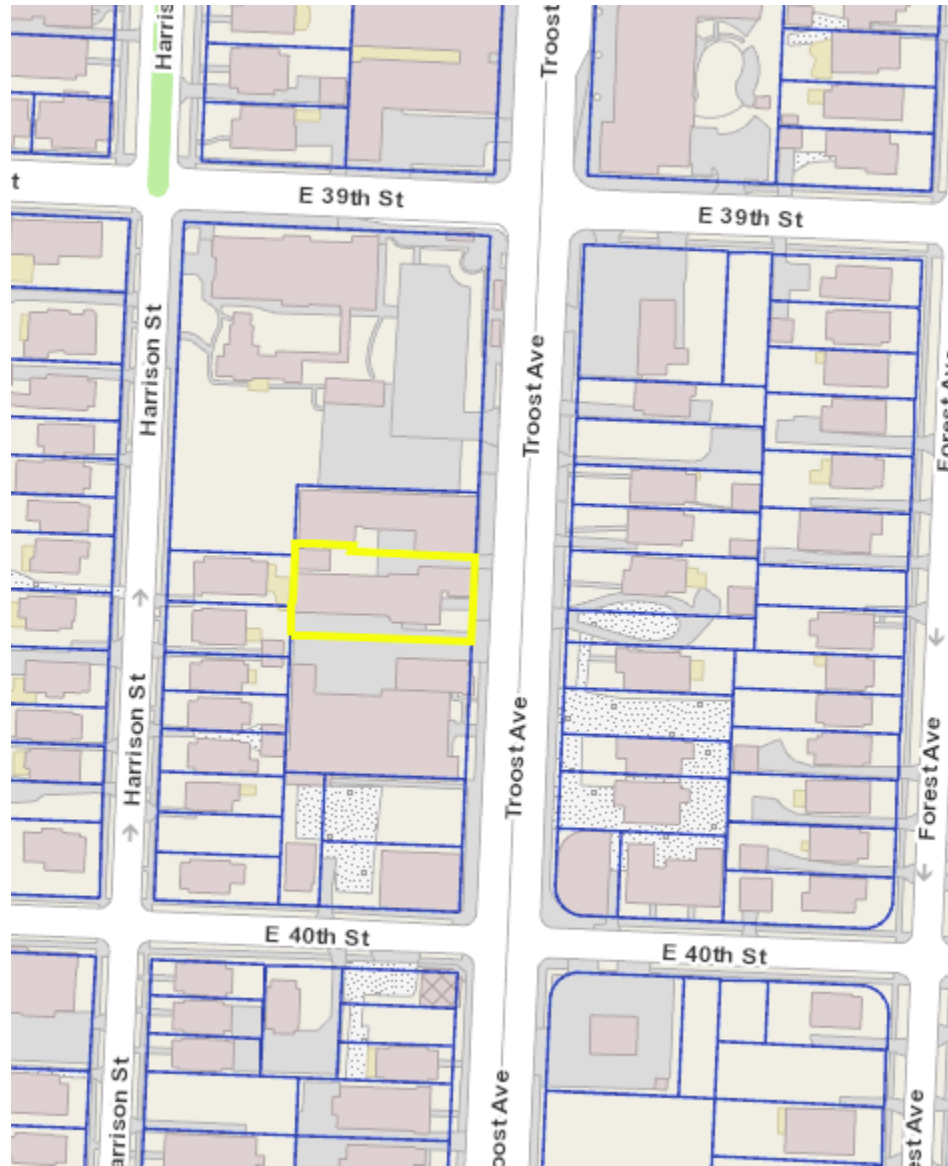


Exhibit A – 2
Legal Description

3926-28-30 TROOST – Jackson County PIN: 30-240-01-18-00-0-00-000

Legal Description:

The South 44 feet of Lot 7 and east 17.7 feet of Lot 18, North 31 feet of Lot 8 and the East 17.7 feet of Lot 17, of the Resurvey of Block 1, of Subdivision Blocks 1 & 2, Troost Highlands, a Subdivision of land in Kansas City and Jackson County, Missouri.

Exhibit B

Current Land Use

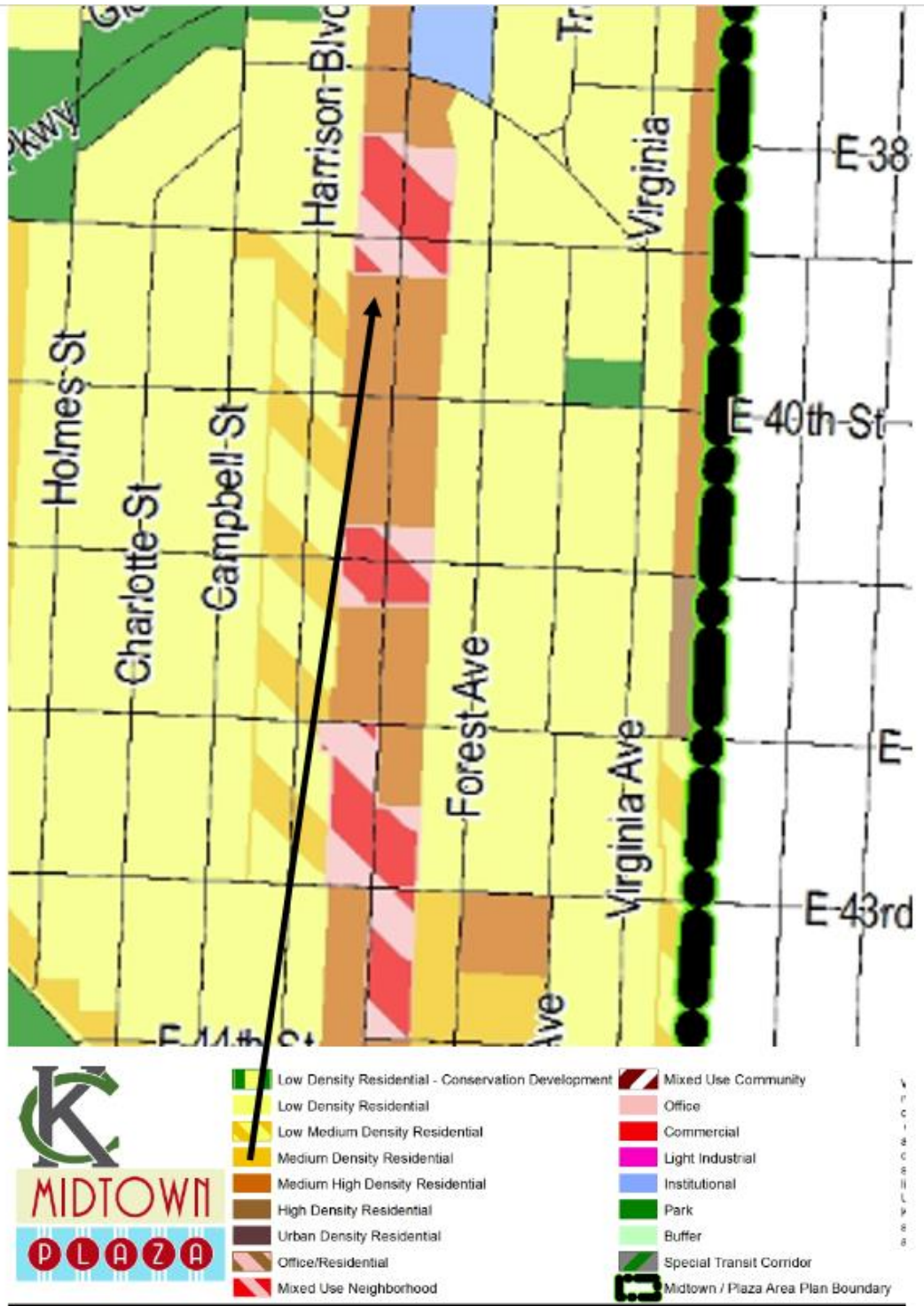


Exhibit C

Proposed Land Use

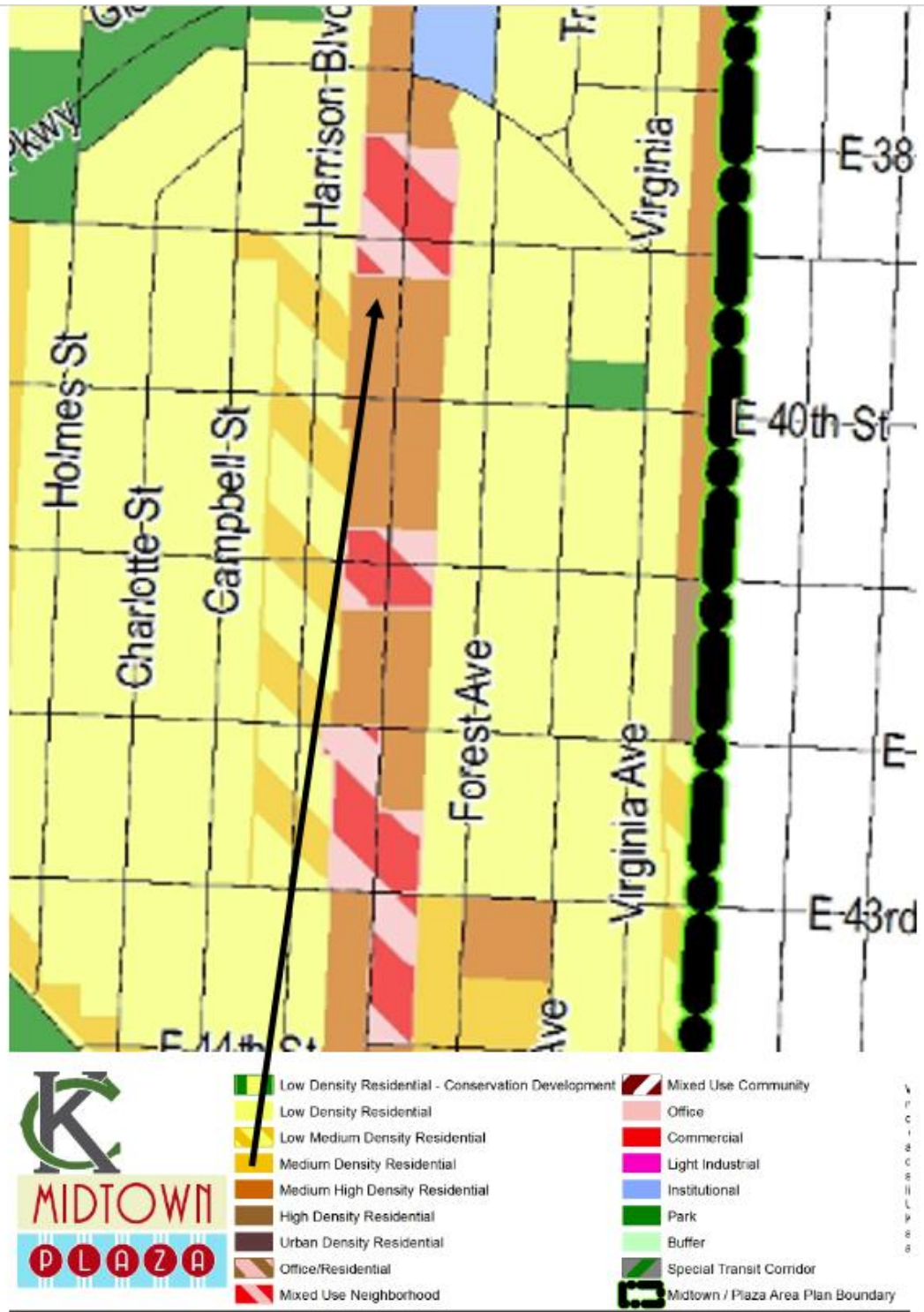


Exhibit C
Current Zoning

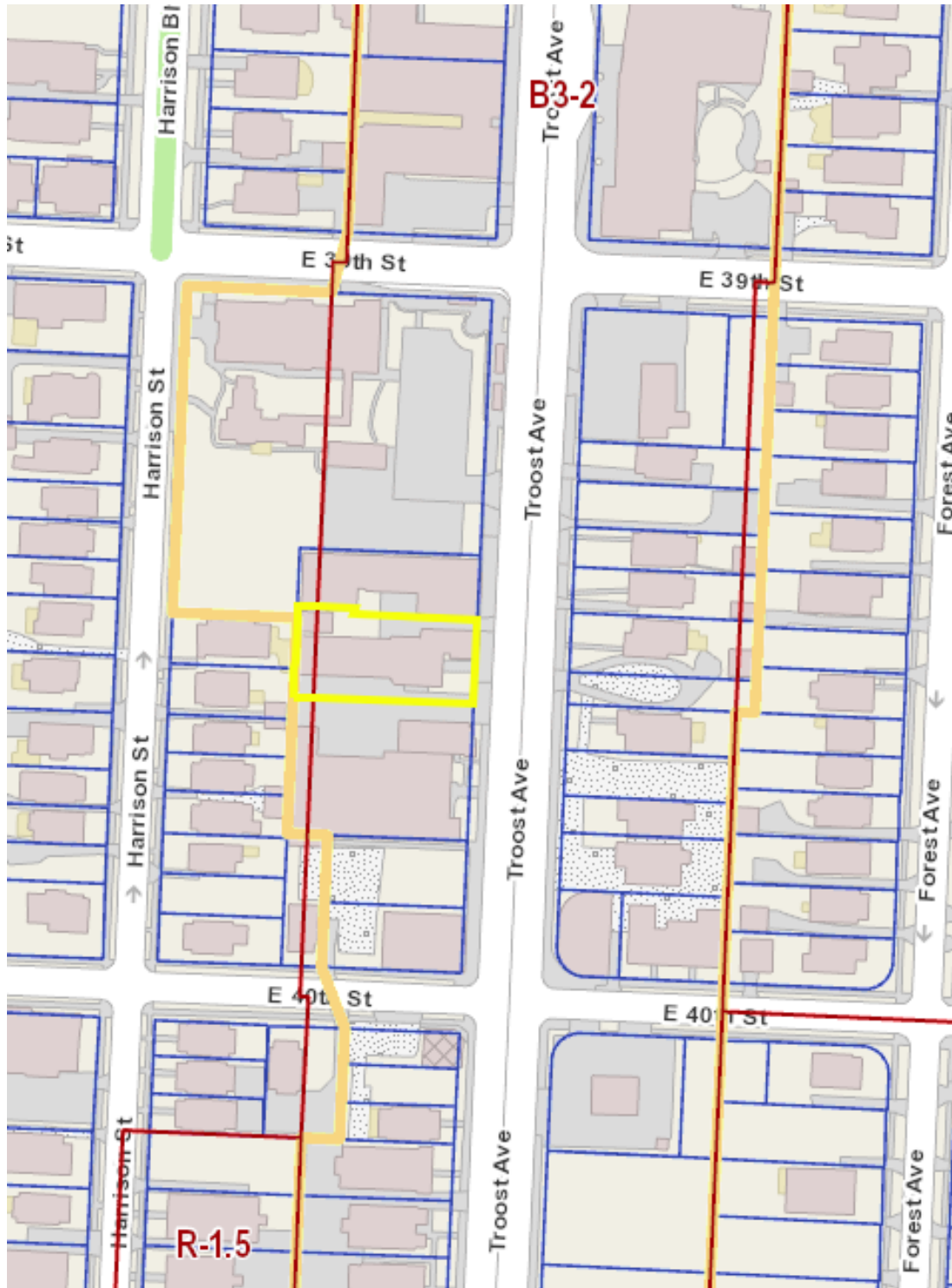


Exhibit D
Proposed Zoning

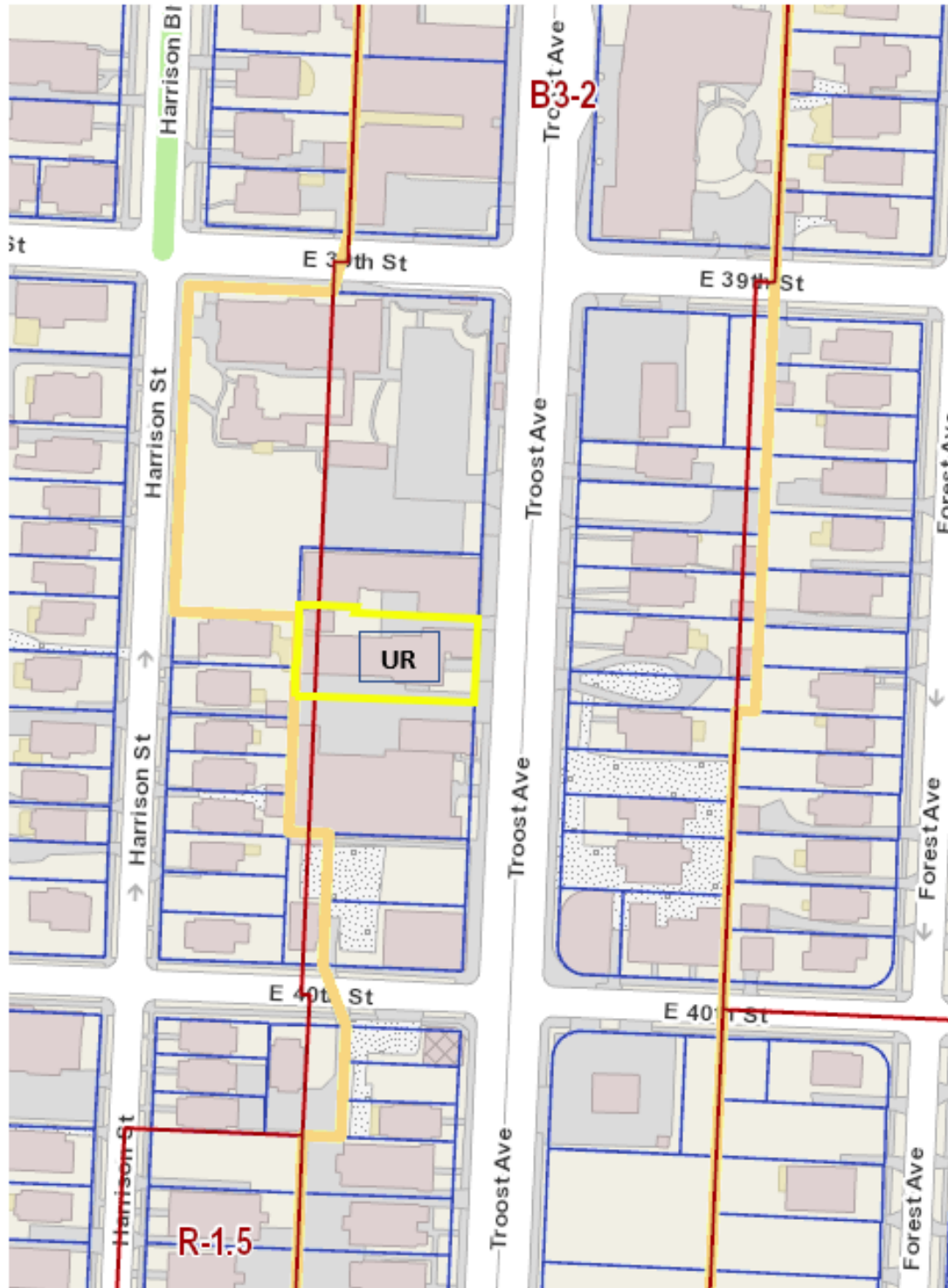


Exhibit F
Blight Study

To be provided under separate cover.

Exhibit G

**(The LCRA's Resolution making a finding of blight and approving the Urban
Renewal Plan will be provided following its adoption.)**